

EXECUTIVE SUMMARY

In March 2000 Alberta Infrastructure engaged Norman Dobell Associates Architects to evaluate the condition of twenty-two schools within the Calgary School District #19. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the condition and recommendations.

The original building was constructed in 1952. Additions were added in 1960 and 1961 for a total area of 6117.70 sq. m.

The school is constructed of slab on grade and load bearing masonry walls. The roof structure is steel framed.

Summary of Observations and Recommendations

The school jurisdiction have expressed their concerns and hope that all investigations will lead to the improvement of health, safety and accessibility to all their buildings. The presence of hazardous material in some buildings is expected in all piping insulation, light ballasts, and some interior finishes. The jurisdiction deals with this issue as they undertake upgrading. The additional cost for removal of hazardous material has not been included in any of the costing.

Architectural

The original building (1952) is in poor repair and extremely inefficient to meet current needs. The cost to repair the structure, equipment, etc. cannot be justified. It is recommended that the structure be demolished and if required portables be installed as a temporary measure.

Recommended work would include replacing gravel parking lot with asphalt and providing one handicap stall, the replacement of exterior doors and hardware, replacement of millwork in Art room and replacement of interior doors and hardware. In addition an elevator and two H.C. washrooms are required.

Mechanical

Heating is provided from a steam heating system. Ventilation was more recently upgraded to central low velocity air systems. While systems are generally in good working order, base equipment is 40 years old and past life expectancy. While more current, the air systems are also near life expectancy.

Electrical

The electrical systems are in fair to good condition. Life safety systems require upgrades to meet the current codes. Some classroom and corridors require more lighting to meet acceptable levels. Panels and motor starters will need to be replaced through attrition.

Costing

The estimated construction cost for the remedial work in the attached evaluation form has been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Where this data is incomplete or inappropriate to the recommend work, unit cost based on the local Calgary market were used

1.	Site Related Work	33,500.00
2.	Building Exterior	18,800.00
3.	Building Interior	191,000.00
4.	Mechanical Systems	640,000.00
5.	Electrical Systems	190,500.00
6.	<u>Portables</u>	<u>0.00</u>
Total Estimated Costs		\$1,073,800.00

Space Adequacy

The existing area, according to the School Building Guidelines and Supplement - Gross Area of School Building Projects is deficient.

Existing Total Gross Area (sq. m.)	4145
<u>Projected required total gross area (sq. m)</u>	<u>6349</u>
Overage (Deficiency) – sq. m.	(2204)

Further Investigation

Further Investigation is required to:

1. Assess the impact of the removal of hazardous material during any renovation work.
2. Add electrical to accommodate proposed mechanical alterations.

School Plan Data Information

School plan information for the building was supplied by the school jurisdiction. Area information was provided by Alberta Infrastructure. The information generally appears to be up to date with some minor room function revisions.