

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 1958. Attached portables were added in 1962 for a total area of 3853.20 sq. m.

The school is constructed of concrete floors 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 addition cost for removal of hazardous material has not been included in any of the costing.

Architectural

Recommended work would include resurfacing of play areas, window and hardware replacement, provision for handicap washrooms and elevator, millwork replacement to classrooms as well as walls being painted.

Mechanical

Heating is provided from an original steam heating system to unit ventilators. While systems are generally in good working order, systems are over 40 years old and past life expectancy.

Electrical

The electrical systems are in good to fair condition. Life safety systems require upgrades to meet present codes. Repairs to water leaks into the main electrical service demands immediate attention.

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	18,700.00
2.	Building Exterior	163,800.00
3.	Building Interior	196,400.00
4.	Mechanical Systems	440,000.00
5.	Electrical Systems	117,300.00
6.	<u>Portables</u>	<u>55,300.00</u>

Total Estimated Costs	\$991,500.00
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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.)	3206
<u>Projected required total gross area (sq. m.)</u>	<u>3317</u>

Overage (Deficiency) – sq. m.	(111)
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Further Investigation

Further Investigation is required to:

1. Assess the impact of the removal of hazardous material during any renovation work.
2. Investigate roofing for leaks or replacement
3. Determine permanent solution to water seepage into school from high water table.
4. Provide additional distribution, control and wiring for any proposed mechanical upgrades.

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.