

## **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 1969. No further additions have been added. Total area is 3800.3 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**

Recommended work would include repair of play areas, replace play equipment, repair skylights and acoustic treatment, and replace carpet in damaged areas.

### **Mechanical**

Heating and ventilation is provided from rooftop heating/cooling units. While systems are generally in good working order, base equipment is 30 years old and past life expectancy. A modernization approximately 5 years ago revised the gas heating in the units to glycol from new boilers and provided new controls. Base units however, require replacement.

### **Electrical**

The electrical systems are in good condition. Life safety systems require upgrades to meet the current codes. Ventilation required for computer equipment room.

### **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	63,300.00
2.	Building Exterior	35,700.00
3.	Building Interior	63,400.00
4.	Mechanical Systems	100,000.00
5.	Electrical Systems	10,500.00
6.	<u>Portables</u>	<u>0.00</u>

Total Estimated Costs	\$272,900.00
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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.)	3656
<u>Projected required total gross area (sq. m.)</u>	<u>3983</u>
Overage (Deficiency) – sq. m.	(327)

### **Further Investigation**

Further Investigation is required to:

1. Assess the impact of the removal of hazardous material during any renovation work.
2. Review roof condition and accessories.
3. Provide additional distribution, control and wiring for any 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.