

TABLE OF CONTENTS

	Page
Executive Summary	i
Facility Profile and Summary	1
Section 1 – Site Conditions	4
Section 2 – Building Exterior	7
Section 3 – Building Interior	11
Section 4 – Mechanical Systems	14
Section 5 – Electrical Systems	21
Section 6 – Portable Buildings	26
Section 7 – Space Adequacy	27
Mini Plans	Ai
Typical Photographs	Aii

Evaluation Team

Architectural, Mechanical, Electrical
The Cohos Evamy Partners
200, 902 11th Avenue S.W.
Calgary, Alberta T2R 0E7
Phone: (403)245-5501 Fax: (403)229-0504
E-mail: Calgary@cohos-evamy.com

Executive Summary

The Cohos Evamy Partners has been commissioned by Alberta Infrastructure to conduct facility evaluations of twenty-four public schools within Calgary School District No. 19. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the conditions and recommendations.

The original building and subsequent addition were both constructed in 1949. The Administration Area has been recently renovated with new partitions, casework, doors and finishes. Walls, ceilings, doors and frames on the interior of the school have all been repainted within the last year.

The building is a single storey wood frame structure with a flat roof, partial basement and crawl spaces.

Summary of Observations and Recommendations

The Asbestos Material Report reviewed on site indicated that hazardous materials might be found in piping insulation and mudding, boiler parging and around univent heaters.

Architectural

The stucco finish on the exterior of the building appears to have been recently refurbished and is in excellent condition. However, the wood doors and windows are original, in poor condition and replacement is recommended. Sills are decayed and falling apart in some locations, as seen in attached photo. Removal of rusted and damaged metal fencing and repair of schoolyard paving is recommended. Railings should also be installed at exit stairs and a barrier-free ramp provided at main entrance.

The sheet flooring throughout the building appears to be original and is split, worn and held down at various seam locations with exposed nails. Flooring replacement is recommended. Kitchen and classroom cabinetry is original and worn and replacement is recommended. Additionally, barrier-free washroom facilities do not exist and should be provided. The floor and wall finishes in the washrooms are also original and deteriorated and should be replaced.

Mechanical

Mechanical systems in this building are 60 years old. Systems are lacking in many areas including Fire Protection, Indoor Air Quality and Handicapped Plumbing facilities. Age of systems is such that they have little remaining life. We would recommend that systems be budgeted for total replacement and upgrade.

Electrical

The building electrical systems are obsolete and require replacement. The building has two electrical services, one of which feeds most of the mechanical fan systems. The existing fire alarm system is not supervised and is obsolete and a new system should be installed. The lighting systems are obsolete and the light levels are not up to modern standards.

Costing

The estimated costs for the remedial work in the attached evaluation form have been based on Costing Unit Rate Charts developed by Alberta Infrastructure. Where this data was incomplete or inappropriate to the recommended work, unit costs based on the local Calgary market were used.

1.	Site Related Work	\$10,250.00
2.	Building Exterior	\$320,000.00
3.	Building Interior	\$143,500.00
4.	Mechanical Systems	\$890,000.00
5.	Electrical Systems	\$169,500.00
6.	Portables	\$0.00

Total Estimated Costs	<hr/> \$1,533,250.00
------------------------------	-----------------------------

Space Adequacy

The existing area, according to the School Building Area Guidelines, is adequate.

Existing Total Gross Area (m ²)	2748
Projected required total gross area (m ²)	<u>2741</u>
Overage / (deficiency) (m ²)	7

Further Investigation

Further investigation is required to assess the condition of the existing subfloor prior to proceeding with installation of new sheet flooring. A roofing inspection is required. The ceiling in the Administration Area is sagging and should be investigated. Minor acoustic issues in classrooms should be reviewed. Asbestos Material Report should be examined to confirm that quantities and locations of existing Asbestos are acceptable. Piping systems should be checked for thickness and deterioration. Building may contain PCB ballasts: a disposal program is required. A code review is recommended to determine the requirement of fire separations at storage rooms and crawl spaces. An examination of the piping is required to confirm replacement is necessary.

School Plan Data Information

The plan and area information for the building was supplied by the school jurisdiction. However, the total of all areas shown on the supplied plan is in excess of total area provided by Alberta Infrastructure. Additionally, a basement storage room, partitioning to Classroom 1006 and revisions to Administration Area are not shown on the plans. A new survey is required.