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Evaluation Team

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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 was constructed in 1966 with the addition added in 1970.

The building is a mixture of structural components with the Industrial Arts wing consisting of a concrete frame with a wood roof deck and metal infill walls between the concrete frames. The balance is a two storey steel frame with brick, metal siding and pre-cast concrete facing/trim.

Summary of Observations and Recommendations

The Asbestos Material Report was not reviewed, but the contract has been let for the removal of the asbestos with the completion date set at June 15, 2000.

Architectural

Some of the exterior brick work has been damaged by improper rain water management at the junction of sloping metal siding and brick wing wall at the south west end of the gymnasium. There were a few damaged bricks at the south face near the roofline of the new addition. The aluminum windows are original, and in good condition but some sealed units require replacement units. The plywood infill panels at exterior exit doors need to be replaced.

The flooring in the school requires replacement in certain areas, along with ceilings that have been damaged by roof leaks. Barrier free washrooms and an elevator should be added.

Mechanical

Mechanical systems are at a point where major upgrades are required. There are many complaints of comfort that appear to be legitimate. Mechanical systems are not to a standard required for this type of facility.

Electrical

The school needs a fire alarm upgrade to include strobes, additional bells and smoke detection. The lighting systems are obsolete and need to be upgraded.

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	\$750.00
2.	Building Exterior	\$10,900.00
3.	Building Interior	\$193,400.00
4.	Mechanical Systems	\$2,005,000.00
5.	Electrical Systems	\$272,000.00
6.	Portables	\$4,500.00
Total Estimated Costs		<hr/> \$2,486,550.00

Space Adequacy

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

Existing Total Gross Area (m ²)	7354.8
Projected required total gross area (m ²)	<u>7936.0</u>
Overage / (deficiency) (m ²)	(581.2)

Further Investigation

Further investigation is required to assess the condition of the existing roof at the main building and portables, monitor and investigate movement of floor cracks, sanitary sewer, boiler condition and check for PCB's in existing light ballasts. A code review is recommended to determine the requirement of fire separations at stairwells and to evaluate the issues regarding the installation of a sprinkler system in the building.

School Plan Data Information

The plan and area information for the building was supplied by the school jurisdiction and appears to be accurate with the exception that portable classrooms 166 and 167 have been removed.