

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 1913. No additions have been constructed. The building has a total area of 2534.50 sq. m.

The school is constructed of wood framing and load bearing masonry walls. The roof structure is wood 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 asphalt surfacing of the parking lot, adding ramp, replacing signage, revising drainage system, installing new windows and hardware and providing elevator and washrooms for the handicapped.

Mechanical

Heating is provided from an original steam heating system. Ventilation is provided from central fan systems. While systems are generally in good working order, systems are original 1912 vintage and require replacement.

Electrical

The electrical systems are in good condition. Weatherproof covers on some car plug-ins need repair. More exterior lighting required for the west parking lot. Life safety systems require upgrades to meet the current codes. Some corridors require more lighting to meet acceptable levels. Gymnasiums also need more lighting. Telephone system is not capable of any more outside lines, which was a big concern of the administration. The P.A. system also requires repair or replacement because of the various decibel levels throughout the school.

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	26,800.00
2.	Building Exterior	207,300.00
3.	Building Interior	146,100.00
4.	Mechanical Systems	325,000.00
5.	Electrical Systems	81,500.00
6.	<u>Portables</u>	<u>0.00</u>
Total Estimated Costs		\$786,700.00

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.)	2334
<u>Projected required total gross area (sq. m.)</u>	<u>3036</u>
Overage (Deficiency) – sq. m.	(702)

Further Investigation

Further Investigation is required to:

1. Assess the impact of the removal of hazardous material during any renovation work.
2. The emergency generator on site is fed with natural gas and may be required to be changed to diesel. 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.