

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 constructed in 1954. A freestanding portable was added in 1999 for a total area of 2194.80 sq. m.

The school is constructed of masonry and frame construction.

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 resurfacing of parking area, replacement of windows, painting of exterior doors and replacement of areas of tile and carpet in the library.

Mechanical

Heating is provided from an original steam heating system to unit ventilators. While systems are generally in good working order, systems are over 45 years old and past life expectancy.

Electrical

There are two electrical services in the school and both are relatively new. Additional exterior lighting required. More power outlets needed for staff parking stalls. All life safety systems require upgrades to meet the current codes. Some corridors require more lighting to meet acceptable levels.

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	17,400.00
2.	Building Exterior	163,900.00
3.	Building Interior	153,400.00
4.	Mechanical Systems	330,000.00
5.	Electrical Systems	149,500.00
6.	<u>Portables</u>	<u>22,500.00</u>

Total Estimated Costs	\$836,700.00
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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.)	2717
<u>Projected required total gross area (sq. m.)</u>	<u>3036</u>

Overage (Deficiency) – sq. m.	(319)
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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. Identify roof leaks and condition of existing roof.
3. 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.