

## **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 1950. An addition was added in 1954 for a total area of 2756.20 sq. m.

The school is constructed of frame construction for walls, floors and ceiling/roof.

## **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 paving parking lot and rehabilitate play areas, replace windows and hardware, repaint interior, replace acoustic tile and provide handicap washroom.

### **Mechanical**

Heating is provided from an original steam heating system to unit ventilators. While systems are generally in good working order, systems are 50 years old and past life expectancy.

### **Electrical**

The two electrical services are still functioning but are very old. Replacement will be necessary if any expansion is required. Life safety systems require upgrades to meet the current codes. 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  | 32,325.00   |
| 2. | Building Exterior  | 273,000.00  |
| 3. | Building Interior  | 234,900.00  |
| 4. | Mechanical Systems | 395,000.00  |
| 5. | Electrical Systems | 166,000.00  |
| 6. | <u>Portables</u>   | <u>0.00</u> |

|                       |                |
|-----------------------|----------------|
| Total Estimated Costs | \$1,101,225.00 |
|-----------------------|----------------|

### **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.)                  | 2345        |
| <u>Projected required total gross area (sq. m.)</u> | <u>3026</u> |
| Overage (Deficiency) – sq. m.                       | (681)       |

### **Further Investigation**

Further Investigation is required to:

1. Assess the impact of the removal of hazardous material during any renovation work.
2. Review roof leaks and roof condition.
3. Assess wavy floor condition.
4. 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.