

## **A. EXECUTIVE SUMMARY**

### **BACKGROUND**

In November 1999 Alberta Infrastructure embarked on an evaluation of selected school facilities in all school divisions in Alberta. Selected architectural firms, working closely with mechanical, electrical and structural consultants as well as with representatives of the school divisions themselves visited the selected schools and, using a standard evaluation form developed by Alberta Infrastructure, completed assessments of the physical condition of the schools.

Working under the direction of regional coordinators for the north, central and south regions of the province, and drawing on information available from the School Facilities Branch, evaluation forms were then completed by the architectural firms to provide a profile of each school. Each profile includes capacity and space adequacy when compared with an equivalent new facility. An estimate of costs for repairs/renovations to physical conditions deemed emergency/critical, poor/unsatisfactory or marginal were made. Regional coordinators reviewed draft copies of all reports to ensure that, as far as possible, a uniformity in assessment of existing conditions was met.

While programmatic issues are touched on briefly in some reports under Part IV, Additional Comments, these issues and any cost implications are not the focus of the reports and will be dealt with elsewhere.

### **SENATOR PATRICK BURNS JUNIOR HIGH SCHOOL**

Senator Patrick Burns Junior High School, located on approximately 12 acres within the northwest of Calgary, is a large building which was originally u-shaped with the two wings as double storey classroom blocks. An addition in 1966 closed in the structure to create an exterior courtyard between the two wings.

The original curtain wall design is in poor condition, showing water stains and water ponding on both the exterior and interior of the building. Replacement of both porcelain panels and glazing is suggested if continued repair and window replacement is not a viable option.

Recent upgrading has brought new linoleum and new ceilings to specific classrooms and offices. The majority of original finishes are showing signs of deterioration and further upgrading will be required soon.

**Estimated total costs** for renovations to School are **\$2,055,100.00**. This figure is broken down as follows:

1. Site Conditions	\$40,000.00
2. Building Exterior	\$900,000.00
3. Building Interior	\$552,500.00
4. Mechanical Systems	\$101,600.00
5. Electrical Systems	\$461,000.00
6. Portable Buildings	\$0.00
Total	<u>\$2,055,100.00</u>

\*Items that have been identified as requiring further investigation have not been included in the estimated costs.

#### **SPACE ADEQUACY**

The existing area according to the "School Building Area Guidelines" and "Supplement – Maximum Gross Area of School Building Projects", is surplus:

Existing Total Area (m <sup>2</sup> )	7989.3
Projected Required Area (m <sup>2</sup> )	7970
Surplus (m <sup>2</sup> )	19.3

### **FURTHER INVESTIGATION REQUIRED**

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required. The roof may be original. Estimated cost to replace entire roof if necessary is \$235,000.00.
2. Further investigation needs to be made regarding asbestos removal if any work is done in the school.
3. Further investigation of code issues needs to be made including review for fire resistance rating of materials in corridors and exiting (see locked corridor at 2<sup>nd</sup> level).
4. Further investigation required for large crack in locked corridor mentioned above.
5. Further investigation should be made of old light fixtures which probably contain P.C.B.'s due to age.

### **SCHOOL DATA PLAN INFORMATION**

The plan information for this building appears to be current.

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#### PART III – SPACE ADEQUACY

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