

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.

SHERWOOD COMMUNITY SCHOOL

Sherwood Community School, located in southeast Calgary, was originally built in 1956 as a wood-frame structure with a stucco, brick and wood siding exterior. Three additions followed in 1958, 1965 and 1980 which more than tripled the original size of the building.

The exterior of the building is showing signs of age. Repainting of wood at the exterior is required and several sections of stucco are rapidly deteriorating. Numerous roof leaks were reported and water staining is evident on ceiling tiles at the interior. Inside the building is also showing signs of its age. Glue-on ceiling tiles required continual maintenance as they fall off and are generally discoloured and damaged. Wall finishes, flooring, millwork and lockers all require replacement or refurbishing. Any renovation work undertaken should take into account the extensive use of products containing asbestos throughout older portions of the school.

Mechanical systems are in generally good condition with the exception of plumbing fixtures (particularly lavatories) which are showing signs of age and should be replaced in any upgrade to the school. Some additional ventilation is required at the computer lab.

Electrical systems are reaching capacity and will require expansion. Upgrading of lighting systems is also suggested.

Estimated total costs for renovations to School are **\$1,686,700.00**. This figure is broken down as follows:

1. Site Conditions	\$37,900.00
2. Building Exterior	\$436,500.00
3. Building Interior	\$770,800.00
4. Mechanical Systems	\$51,500.00
5. Electrical Systems	\$390,000.00
6. Portable Buildings	<u>\$0.00</u>
Total	<u>1,686,700.00</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 ²)	8205.8
Projected Required Area (m ²)	7222.0
Surplus (m ²)	983.8

FURTHER INVESTIGATION REQUIRED

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required. Lots of signs of water leakage on ceilings. Estimated cost to replace entire roof is \$386,000.00.
2. Further investigation needs to be made regarding asbestos removal if any work is done in the school. A copy of the Asbestos Audit is attached. Asbestos texture coats should be replaced.
3. Further investigation of potential air/vapour barrier problems at specific locations should be made (see 2.3.2)
4. Further investigation needs to be made of code issues. Scope required not covered in this survey.
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 is not current. Minor plan changes need to be incorporated.

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