

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.

SIMON FRASER JUNIOR HIGH SCHOOL

Simon Fraser Junior High, located adjacent to Sir Winston Churchill Senior High School in the northwest of Calgary, was originally built as a flat roof masonry structure in 1964. An addition which included a basement storage space, a music room and mechanical space occurred in 1982. The basement storage is currently used as a Drama room with an attached mechanical room opening into the space. In 1984 another addition extended the 1982 structure to include a lunchroom, kitchen and more mechanical space. Four attached portables and an associated entry was added in 1992. This entrance serves as the main entry from the parking lot, and is subsequently the most used. The parking lot is in poor condition due to age and also to underground work that hasn't been properly paved over (the paving is subsiding in this area relative to adjacent areas). The basketball courts in the parking lot should be relocated.

Exterior cladding is in good condition. However window replacement is required for the 1964 portion as many of the windows display signs of condensation, damaged seals and frames. Extensive repainting is required throughout, and many other finishes in the 1964 section require replacement or upgrading. Attached portables are typically in good condition with the exception of the carpets which should be replaced. The site area between the attached portables and the 1964 wing needs work to reduce a major dust/dirt problem which is affecting air quality.

Mechanical services are in reasonable condition with some upgrading required. Electrical services require major upgrading.

Simon Fraser Junior High School is a well –maintained facility overall which could benefit from a major upgrade to the older parts of the building. Circulation issues which cause major problems in moving students from class to class should be addressed in any upgrade.

Estimated total costs for renovations to School are **\$1,679,500.00**. This figure is broken down as follows:

1. Site Conditions	\$62,500.00
2. Building Exterior	\$437,600.00
3. Building Interior	\$827,700.00
4. Mechanical Systems	\$35,500.00
5. Electrical Systems	\$292,000.00
6. Portable Buildings	<u>\$24,200.00</u>
Total:	<u>\$1,679,500.00</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 deficient.

Existing Total Area	5456.34 m ²
Projected Required Area	6188 m ²
Deficient	(731.66 m ²)

FURTHER INVESTIGATION REQUIRED

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required. The roof on the 1964 area may be the original roof, and if so 36 years old. As estimated cost of replacement for this area alone is \$270,000.00.
2. Further investigation is necessary to determine how to retrofit ceiling space which is currently used as a plenum causing health issues.
3. Further investigation needs to be made regarding asbestos removal if any work on upgrading finishes in the 1964 area is done in the school. An Asbestos Audit is available.
4. Further investigation should be made of old light fixtures which probably contain P.C.B.'s due to age.

SCHOOL PLAN / DATA INFORMATION

The plan information for this building is not current. There have been some plan revisions to the circulation which occurred when a wing of portables was added to the building in 1992. We suggest that new plans include information on areas of additions and renovations as was done on the plans prepared in 1979. Detached portables are also not shown on the plan.

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