

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.

SIR JAMES LOUGHEED SCHOOL

Sir James Lougheed School, located on a relatively flat site in southwest Calgary, is an older facility, built in 1957, with no additions or portables. The school is a one-storey structure with a partial basement. Services located in the basement feed the classrooms from below. Upgrades to the administration offices and library made in the last 3 or 4 years included new carpeting and suspended acoustical ceilings.

Due to the age of the building, interior finishes are showing signs of wear. There is a considerable amount of asbestos texture coat on walls and ceilings. Other materials are of high quality and have been well maintained, and add character to the school. These finishes, including clear wood paneling, wood doors and frames, and wood baseboards should be retained in any future modifications, upgrades or major renovations.

Electrical systems require upgrades to the service, life safety systems, panels, and expansion of wiring and cabling capacities. The mechanical system as a whole is working properly and may last another 10 years, however, there are some components which are reaching life expectancy.

Sir James Lougheed is a well-maintained facility overall and is a building of pleasing proportions and great character. Plaster walls curve into the entry of each classroom and a light "cupola" brings natural light into the corridor at the centre of the buildings. Classrooms and office areas receive a generous amount of natural light.

Estimated total costs for renovations to Sir James Lougheed School are **\$648,600.00**. This figure is broken down as follows:

1. Site Conditions	\$74,500.00
2. Building Exterior	\$75,200.00
3. Building Interior	\$151,300.00
4. Mechanical Systems	\$195,000.00
5. Electrical Systems	\$152,600.00
6. Portable Buildings	<u>\$0.00</u>
Total:	<u>\$648,600.00</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	2131.8 m ²
Projected Required Area	2012.5 m ²
Deficient	(119.3 m ²)

FURTHER INVESTIGATION REQUIRED

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required. The roof may be the original roof, and if so 33 years old. As estimated cost of replaces \$120,000.00.
2. Further investigation needs to be made regarding asbestos removal if any work is done in the school. An Asbestos Audit is available. There is quite a lot of texture coat material on ceilings and upper walls that is starting to crack – replacement is advised in the audit and in our report. The cost of removing this material has been given a rough estimate - further investigation is required.
3. 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. There have been some very minor plan revisions. We suggest that new plans include information on areas of additions and renovations as was done on the plans prepared in 1979. We suggest that the areas of rooms be calculated based on known as-builts or original construction documents rather than on modern computer generated areas which do not necessarily take into account actual wall construction.

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