

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 WILFRED LAURIER SCHOOL

Sir Wilfred Laurier School, located in the southeast of Calgary on a large split-level site, was originally built in 1966 as a masonry building with a brick and stucco exterior. Upgrades in 1997 replaced the original ceilings with acoustic suspended tile. Numerous leaks have occurred throughout the school and a roof replacement/repair is recommended for the near future.

The exterior of the building is in generally good repair with the exception of the original aluminum windows. These are failing and should be replaced. The interior of the building requires major upgrades with locker replacement, painting, refinishing of millwork and resurfacing as well as adding barrier free access to the 2nd floor. Barrier free washrooms on each floor are required. The mechanical systems are in reasonable shape. The electrical systems require upgrading with new panels and additional circuits and outlets.

Estimated total costs for renovations to School are **\$793,400.00**. This figure is broken down as follows:

1. Site Conditions	\$8,500.00
2. Building Exterior	\$126,000.00
3. Building Interior	\$452,000.00
4. Mechanical Systems	\$18,500.00
5. Electrical Systems	\$188,400.00
6. Portable Buildings	\$0.00
Total:	<u>\$793,400.00</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 (m²)	5258.3
Projected Required Area (m²)	5436.0
Deficiency (m²)	(177.7)

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 \$295,000.00.
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.
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. Minor plan changes need to be incorporated.

TABLE OF CONTENTS

A. EXECUTIVE SUMMARY

B. SCHOOL FACILITY EVALUATION

PART I - FACILITY PROFILE AND SUMMARY

PART II - PHYSICAL CONDITION

Section 1 – Site Conditions

Section 2 – Building Exterior

Section 3 – Building Interior – Overall Conditions

Section 4 – Mechanical Systems

Section 5 – Electrical Systems

Section 6 – Portable Buildings

PART III – SPACE ADEQUACY

Section 7 - Space Adequacy

PART IV – ADDITIONAL NOTES AND COMMENTS

C. MINI-PLANS

D. SUPPLEMENTAL INFORMATION

ITEM 1. FIRE SAFETY INSPECTION REPORT

ITEM 2. REPORT ON ASBESTOS MATERIALS AUDIT