

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 WINSTON CHURCHILL SCHOOL

Sir Winston Churchill High School, located in the northwest of Calgary, shares site with Simon Fraser Junior High to the east and a community centre to the south. The original building dates from 1970 and has three levels. A minor addition in 1983 enclosed an internal courtyard and an addition in 1999 enclosed an area at the principal entrance. In 1984 renovations were made to staff areas and the school cafeteria which onto the internal courtyard. A mezzanine overlooking the gym has been enclosed with glazing for a weight room and basement storage areas have been converted to a weight room and a sports medicine classroom. Six attached portables are located on the east side of the building and are all in good condition.

At the exterior "buttresses" in the brick cladding has created "chimneys" which facilitate climbing and roof access. Preventative measures should be taken in order to minimize access to the roof and discourage climbing. The aluminum windows are in poor condition with damaged seals, broken operating mechanisms and distorted frames. Many internal blinds are damaged and inoperable. Some of the original interior finishes have been replaced but many are still in place. The building has been well maintained but some refinishing is required. Flooring in all corridor and "open" areas has been replaced recently with marmoleum.

Electrical systems require major upgrades due to increased loads and age. Mechanical systems are typically in good condition. Additional ventilation to accommodate program changes and increased loads is required.

Estimated total costs for renovations to School are **\$1,846,159.00**. This figure is broken down as follows:

1. Site Conditions	\$28,550.00
2. Building Exterior	\$513,200.00
3. Building Interior	\$356,409.00
4. Mechanical Systems	\$140,000.00
5. Electrical Systems	\$804,000.00
6. Portable Buildings	<u>\$4,000.00</u>
Total:	<u>\$1,846,159.00</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 (m ²)	19,444.5
Projected Required Area (m ²)	20,519.0
Deficient (m ²)	(1,074.5)

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 \$425,000.00.
2. Further investigation needs to be made regarding asbestos removal if any work is done in the school.
3. Further investigation should be made of the brick "chimneys" which facilitate students climbing onto the roof.
4. Further investigation needs to be made of exiting distances from the 2nd floor.
5. Further investigation needs to be made to determine the capacity of the humidifier and cooling systems (see 4.5.9 and 4.6.1).
6. 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. 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