

## **EXECUTIVE SUMMARY**

South Central High School was constructed in 1961, and added to in 1966, 1970, and 1994. There are no relocatables at this facility.

The school is principally masonry construction, with a wood roof deck, and stucco/masonry exterior finish. Substantial remediation required for wet crawlspaces, cost included. A cost has been included for sprinklering, to comply with Code; however, this should be investigated further. The building interior requires a fair amount of repair. Repairs and maintenance are required to the exterior fabric to prevent further deterioration, and also site work repairs.

Mechanically, the school is in generally acceptable condition; however, ventilation upgrade is required. Amalgamation of mechanical systems should be considered in the future. Some other minor upgrades are required. The school has a limited amount of air-conditioning.

The electrical system is generally acceptable. A lighting upgrade has been done. CTS shop equipment requires magnetic starters to prevent possibility of accident, cost is included.

The estimated construction cost for the remedial work identified in the attached evaluation is summarized below. Costs are based on "Appendix A-Cost Unit Rate Chart", provided by Alberta Infrastructure, and supplemented by Yardstick for Costings, 1998 edition. A listing of the Yardstick costing rates used is included with this evaluation.

1.	Site related work	\$ 45,000.00
2.	Building exterior	\$ 450,000.00
3.	Building interior	\$ 200,640.00
4.	Mechanical	\$ 85,250.00
5.	Electrical	\$ 9,500.00
6.	Relocatables	<u>\$ 0.00</u>
	Total Estimated Cost	\$ 790,390.00

Space Adequacy Assessment

Based on school capacity of 305 students, the School Building Area Guidelines indicates that the existing school area has a surplus as noted below.

Existing Total Area Calculation (s.m.)	3,937.90
Equivalent New Facility Area Calculation (s.m.)	3,783.00
Surplus (s.m.)	154.90

Further Investigation

Code review recommended as building area exceeds present Code limits for a non-sprinklered building. Further investigations are recommended for wet crawlspaces, roofing condition, some structural concerns and the possibility of hazardous materials.

School Data Plan Information

An addition has taken place which is not currently shown on the mini-plans. This change which was noted during site inspection, is approximated on the attached plans.