

EXECUTIVE SUMMARY

Alberta Infrastructure, Property Development, have engaged Gibbs Gage Architects as an Evaluation Consultant to evaluate the conditions of the schools in the Calgary Roman Catholic Separate School Board Division No. 1. The schools were reviewed in accordance with the Evaluation Guideline Outline and the findings were compiled on the forms entitled School Facility Evaluation Project both provided by Alberta Infrastructure.

St. Stephen school was evaluated in March 2000 and the report was completed in April 17, 2000. The mechanical evaluation was carried out by Wiebe Forest Engineering Ltd. and the electrical by Stebnicki Robertson and Associates.

Architectural

St. Stephen school was constructed in 1966 and a small 2 storey addition was constructed in 1986. There are six attached relocatable portables on the east side of the school. The portables require some upgrading to the finishes. The core school requires some upgrading of finishes including some upgrading of finishes including some work to metal cladding on the exterior walls. The site is of good size, but requires some grading and resurfacing of hardscape areas.

The school is constructed of concrete slab on grade and precast concrete second floor, precast concrete and masonry walls. There is no sprinkler system and no barrier free access to the second floor.

Mechanical

Mechanically, there is a hot water heating system to perimeter heating and unit ventilators. Unit ventilators in classrooms provide outside air for classrooms. Mechanical system is in fair condition.

Electrical

Electrically, the systems are in fair to poor condition. Lighting, panels, cabling in the computer room and mechanical electrical services are in poor condition.

Summary of Observations and Recommendations.

Cost Estimate - Evaluation Ratings 3 or less.

The estimated construction cost for the remedial work identified in this report was based on Costing Unit Rate Chart developed by Alberta Infrastructure. Items of unit costs not identified in the Rate Chart or individual items which were deemed more appropriate to estimate individually (i.e. site repairs, hardware upgrade, stucco repairs, etc.) have been estimated by our office. All estimates are based on Calgary costs. No costs have been included for further investigations (F.I.) required items.

1.	Site related work	\$	11,300.00
2.	Building exterior	\$	17,000.00
3.	Building Interior	\$	134,300.00
4.	Mechanical	\$	61,000.00
5.	Electrical	\$	191,640.00
6.	Portables	\$	65,400.00
Total estimated cost		\$	<u>480,640.00</u>

Space Adequacy Assessment

The existing area according to the School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects, has a deficit.

Existing Total Area (M ²)	4776.00
Projected Required Area (M ²)	6499.00
Deficit (M ²)	(1723.00)

Further Investigation

Required for roof conditions- no inspection report available. There is no report available on hazardous materials and given the age and the condition of the school a report should be done. Further investigation is required for second floor stress cracks. The pad-mounted transformer is located too close to building. A blast wall may be required to meet Alberta Building Code. Provide additional distribution, control and wiring for any proposed mechanical upgrades.

School Data Plan Information

The plan information for this building appears to be up to date. The area information appears to be correct. The school capacity is indicated at 775 total.

