

## **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.

### **SUNALTA ELEMENTARY SCHOOL**

Sunalta Elementary is located on a hilly site adjacent to Crowchild Trail in southwest Calgary, is one of a few historical sandstone structures still in use by the Calgary Board of Education. Built in 1912, the original building expanded in 1957 to include a larger gymnasium and support spaces. The original sandstone exterior is still in excellent condition and the majority of the older interior finishes were of high quality and are still in good condition.

Extensive painting has been done by parents and the community to a number of interior spaces. An extremely colorful, eye-catching, and creative mural covers the most prominent corner of the 1957 addition facing busy Crowchild trail roadway. The bright colors of both the mural and the interior work were chosen for historical accuracy and display an awareness of creativity, childhood learning and the build environment. Sunalta has a great deal of character and is a landmark building for its community and an important part of the historical fabric of Calgary.

Upgrading of boilers and a ventilation upgrade of the 1912 wing is suggested. Backflow devices are required for fire suppression system. Upgrading is also required for power supply and distribution and lighting. Extensive data cabling is necessary.

**Estimated total costs** for renovations to School are **\$1,405,065.00**. This figure is broken down as follows:

1. Site Conditions	\$600.00
2. Building Exterior	\$280,500.00
3. Building Interior	\$627,000.00
4. Mechanical Systems	\$295,465.00
5. Electrical Systems	\$201,500.00
6. Portable Buildings	\$0.00
Total:	<u>\$1,405,065.00</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 <sup>2</sup> )	4690.9
Projected Required Area (m <sup>2</sup> )	3430.0
Surplus (m <sup>2</sup> )	1260.9

The generous surplus in the area is due to the generous circulation spaces allowed for in the historical schools.

#### **FURTHER INVESTIGATION REQUIRED**

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required. The flat roof on Sunalta may be the original. Estimated cost to replace entire roof is \$78,000.00. The sloped metal roof appears to be in good condition.
2. Further investigation is needed to determine if the sandstone requires retooling (estimates range from \$50,000 to \$100,000 for similar sandstone schools).
3. Further investigation is needed to determine if the soffits and fascias should be replaced at this time as part of the lead abatement program.
4. 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.
5. 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. Some minor plan changes need to be incorporated. The computer generated drawings, unless developed from site measurements, may not be accurately showing wall thicknesses. Areas were taken from the older plans.

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