

## **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.

### **SUNNYSIDE COMMUNITY SCHOOL**

Sunnyside Community School, serving kindergarten to grade six, is located in northwest Calgary, just north of the downtown, across the Bow River. The original masonry structure was built in 1919 as a small, single level, brick building, with a basement. An addition made in 1956 doubled the footprint and added classrooms and a gymnasium. The addition created an indoor "courtyard" between the existing and newer parts of the building. Situated within one of the oldest neighborhoods in Calgary, the school site is well used by the community. Plans are underway to establish themed gardens representing the different Eco-zones of Alberta, and to upgrade the school grounds.

Exterior finishes are in generally good condition except that some brick and mortar on the older portion is beginning to deteriorate as a result of age. Repointing of some areas is required. Repainting is required on wooden sills, frames and soffits. Several interior finishes require refinishing or replacements such as large areas of flooring, both in carpet and linoleum, and much of the older millwork. Overall, Sunnyside Community School is a well-maintained facility with a lot of character. Any upgrading should respect the age of the school and colours and materials chosen to be in keeping with its history.

Estimated total costs for renovations to Sunnyside Community School are **\$548,350.00**. This figure is broken down as follows:

1.	Site Conditions	\$93,900.00
2.	Building Exterior	\$40,500.00
3.	Building Interior	\$191,200.00
4.	Mechanical Systems	\$122,750.00
5.	Electrical Systems	\$100,000.00
6.	Portable Buildings	<u>\$0.00</u>
	Total:	<u>\$548,350.00</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	2295.1 m <sup>2</sup>
Projected Required Area	1679 m <sup>2</sup>
Surplus	616.0 m <sup>2</sup>

Note that some areas in the basement that were not originally intended as classroom space are included in the area calculations. These areas are not appropriate instructional space in our opinion. Some inefficiencies in circulation were created in the addition. However, the extra area forms a well-used interior "courtyard".

**Further Investigation Required**

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required. The roof on Sunnyside is reported to have leaked badly in the past. We estimate the cost of replacement at \$128,000.00.
2. Further investigation needs to be made regarding asbestos removal if any work is done in the school. An Asbestos Audit is available. There is an asbestos texture coat on the ceiling over the interior "courtyard".
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. We suggest that any new plans include information on areas of additions and renovations as was done on the plans prepared in 1979. We suggest that the areas of rooms be calculated based on known as-builts or original construction documents rather than on modern computer generated areas which do not necessarily take into account actual wall construction.

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