

TABLE OF CONTENTS

	Page
Executive Summary	i
Facility Profile and Summary	1
Section 1 – Site Conditions	4
Section 2 – Building Exterior	7
Section 3 – Building Interior	11
Section 4 – Mechanical Systems	14
Section 5 – Electrical Systems	21
Section 6 – Portable Buildings	26
Section 7 – Space Adequacy	27
Mini Plans	Ai
Typical Photographs	Aii
Revised Plans	Aiv

Evaluation Team

Architectural, Mechanical, Electrical
The Cohos Evamy Partners
200, 902 11th Avenue S.W.
Calgary, Alberta T2R 0E7
Phone: (403)245-5501 Fax: (403)229-0504
E-mail: Calgary@cohos-evamy.com

Executive Summary

The Cohos Evamy Partners has been commissioned by Alberta Infrastructure to conduct facility evaluations of twenty-four public schools within Calgary School District No. 19. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the conditions and recommendations.

The original school, built in 1967, is a one and a half storey load-bearing masonry/steel structure with a flat roof and no basement. A modernization was completed in 1985 and included upgrades to the Industrial Arts Shop, Administration, Library and second floor Ancillary Rooms. An addition, also in 1985, included a Cafeteria and Kitchen, Auxiliary Gymnasium, Music Room and resultant enclosed courtyard. The load-bearing masonry, open web steel joist and metal deck structure in the addition has been left exposed and brightly painted.

Summary of Observations and Recommendations

The original and refurbished building finishes and equipment are generally in good condition and require minimal revisions. However, several measures are required to allow the building to meet barrier-free standards. The mechanical and electrical systems are aging and require considerable revision.

The Asbestos Materials Report reviewed on site indicated that asbestos is expected in fireproofing, piping insulation and transite countertops in shops. Costs have not been included for removal of hazardous materials associated with the revisions recommended in this evaluation.

Architectural

Other than the main entrance the building is not very barrier-free accessible. The addition of barrier-free washrooms, a stair-lift at the stage and an elevator for second floor access is recommended. The doors to the courtyard are warped and difficult to seal and hollow metal interior fire rated doors are sagging and have little room left for adjustment, replacement

is recommended. Cabinetry in Home Economics is original, chipped, has exceeded its lifespan and is also recommended for replacement. Original ceilings are stained, damaged, becoming loose and should be replaced.

Mechanical

Base Mechanical systems in this building are 34 years old. Systems are lacking in many areas including Fire Protection, Indoor Air Quality and Handicapped Plumbing facilities. Age of systems is such that they have little remaining life. We would recommend that systems be budgeted for total replacement and upgrade. New addition systems are in good shape and require only continued maintenance.

Electrical

Lighting systems are obsolete and require replacement to maintain required lighting levels. Minor upgrades required for surge protection, panelboards, receptacles, and fire alarm systems.

Costing

The estimated costs for the remedial work in the attached evaluation form have been based on Costing Unit Rate Charts developed by Alberta Infrastructure. Where this data was incomplete or inappropriate to the recommended work, unit costs based on the local Calgary market were used.

1.	Site Related Work	\$750.00
2.	Building Exterior	\$6,000.00
3.	Building Interior	\$248,000.00
4.	Mechanical Systems	\$2,275,000.00
5.	Electrical Systems	\$141,000.00
6.	Portables	\$0.00
Total Estimated Costs		\$2,670,750.00

Space Adequacy

The total existing area, according to the School Building Area Guidelines, is more excessive. However, area calculations are imprecise due to lack of information.

Existing Total Gross Area (m ²)	6187.5
Projected required total gross area (m ²)	<u>5329.0</u>
Overage / (deficiency) (m ²)	858.5

Further Investigation

Some paint damage is visible around the Library skylight which has apparently leaked in the past and been corrected. However, the skylight should be reviewed with the Roof Inspection prior to proceeding with repairs. A Building Code Review is also recommended. Lighting recommended for replacement should be reviewed to determine the presence of PCB ballasts and the requirement for a disposal program.

School Plan Data Information

The plan and area information for the building was supplied by the school jurisdiction and is considerably out of date. The portable noted in the Standard Assessment and Utilization Report has been removed. The addition consisting of a Music Room, Auxiliary Gymnasium, Kitchen and Cafeteria are not shown on the plan. For the purposes of calculations contained in Section 7, plans provided by Thomas B. Riley School were used and are attached to this report. The information on this plan is sketchy and as a result the calculations are imprecise and a new building survey is recommended.