

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 |

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 building was constructed in 1957. The exterior stucco has been recently replaced.

The building is a single storey wood frame structure with a flat roof, partial basement and crawl spaces.

Summary of Observations and Recommendations

The Asbestos Material Report reviewed on site indicated that hazardous materials should be found in piping insulation and mudding, boiler parging and sprayed texture ceilings.

Architectural

The stucco finish on the exterior of the building has been recently replaced and is in excellent condition. However, the wood windows are original, have cracking paint and suffer from frosting and condensation. It is recommended that all windows be replaced. Exterior doors are also original and have exceeded their lifespan and should be replaced.

The interior finishes are all in good condition and no major remedial work is recommended at this time.

Mechanical

Mechanical systems in this building are 43 years old. Systems are lacking in many areas including Fire Protection, Indoor Air Quality and Handicapped Plumbing facilities. The age of systems is such that they have little remaining life. We would recommend that systems be budgeted for total replacement and upgrade.

Electrical

The building lighting is obsolete and requires replacement. The electrical distribution is 40 years old and requires replacement. The building requires a new fire alarm system, and exit lighting requires replacement and upgrading. The lighting system may contain PCB ballasts, therefore a disposal program is required.

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 | \$2,750.00 |
| 2. | Building Exterior | \$214,000.00 |
| 3. | Building Interior | \$66,700.00 |
| 4. | Mechanical Systems | \$770,000.00 |
| 5. | Electrical Systems | \$120,500.00 |
| 6. | Portables | \$0.00 |
| Total Estimated Costs | | <hr/> \$1,173,950.00 |

Space Adequacy

The overall existing area, according to the School Building Area Guidelines, is very close to standard assessment. However, Staff and Ancillary areas are considerably deficient.

| | |
|---|---------------|
| Existing Total Gross Area (m ²) | 2178.6 |
| Projected required total gross area (m ²) | <u>2186.0</u> |
| Overage / (deficiency) (m ²) | (7.4) |

Further Investigation

Further investigation is required to assess the presence of PCB in the existing light ballasts and a roofing report is required to determine the condition of the existing roof. A Building Code Review is also recommended.

School Plan Data Information

The plan and area information for the building was supplied by the school jurisdiction and appears to be up-to-date.