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Evaluation Team

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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 school, built in 1996, is a two-storey load-bearing masonry/steel structure with a flat roof and no basement. The school floor plan distinguishes itself with “breakout” rooms shared between classes and large circulation spaces centred within pods of classrooms.

Summary of Observations and Recommendations

The school, being only four years old, is in excellent condition. Some minor repairs and a review of some problem areas are recommended.

Architectural

The addition of corner guards to drywall partitions in high traffic areas is recommended. Some of the clear stained wood doors require refinishing and damaged floor stops should be replaced.

Mechanical

The school is near new and Mechanical systems are in excellent condition requiring only continued maintenance.

Electrical

Electrical systems are in good condition and only minor upgrades are 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	\$0.00
2.	Building Exterior	\$0.00
3.	Building Interior	\$7,000.00
4.	Mechanical Systems	\$14,000.00
5.	Electrical Systems	\$4,500.00
6.	Portables	\$0.00

Total Estimated Costs	<hr/> \$25,500.00
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Space Adequacy

The total existing area, according to the School Building Area Guidelines, is deficient.

Existing Total Gross Area (m ²)	6280
Projected required total gross area (m ²)	<u>6834</u>
Overage / (deficiency) (m ²)	(554)

Further Investigation

The traffic patterns outside the school should be reviewed with the City to determine if an illuminated crosswalk is appropriate. Further investigation is recommended into isolated instances of vinyl composite tile failure prior to proceeding with remedial measures. A Roof Inspection is recommended to review signs of a roof leak on the second floor. Observation of the exterior wall at Administration should continue, confirming that remedial measures have been successful. Further investigation is required to determine the cause of water damage at the windowsill of Classroom N114. Note that this classroom is just around the corner from the Administration Area where water penetration problems exist. The cracking of the concrete block in the Gymnasium should be investigated further. A review by an acoustic consultant may be required regarding the sound transmission between the Music Room and Library.

School Plan Data Information

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