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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 original school, built in 1912, is a 1 ½ storey masonry structure with sloped wood frame roof and full basement. An addition to the school was constructed in 1956 and is a masonry and steel structure with a flat roof and partial basement and crawl spaces.

Although maintenance for the building appears to have been very good, many of the elements in the original building have exceeded their lifespan and require replacing. In addition, the building does not meet present barrier-free guidelines.

Summary of Observations and Recommendations

The asbestos report reviewed on site indicated that all damaged material has been removed, however suspected asbestos containing materials remain in the building.

Architectural

A few site conditions require attention. Additional fencing and fencing repairs are needed for safety reasons and the paved parking should be resurfaced due to deterioration and ponding. Signed barrier-free parking is also required.

The addition of barrier-free stair-lifts, elevator and washroom facilities are required. All exterior and interior doors and hardware are original and require replacement. The windows in the original building are single paned and prone to icing and replacement is recommended. Floor finishes in the library, stage, washrooms and original building require replacement or refinishing and most of the original casework is also due for replacement.

Mechanical

Mechanical systems in this building are 50 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.

Electrical

Many electrical systems are obsolete and require replacement. The building has a 120-volt fire alarm system, which requires upgrading. Many lighting systems do not meet modern illumination levels and require replacement. The main service is not adequately grounded.

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	\$12,250.00
2.	Building Exterior	\$100,000.00
3.	Building Interior	\$398,250.00
4.	Mechanical Systems	\$804,000.00
5.	Electrical Systems	\$213,500.00
6.	Portables	\$0.00

Total Estimated Costs	<hr/> \$1,528,000.00
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Space Adequacy

The existing area, according to School Building Area Guidelines, is excessive. Some of the excess is due to large playroom areas and the basement cafeteria spaces.

Existing Total Gross Area (m ²)	3919.5
Projected required total gross area (m ²)	<u>3026.0</u>
Overage / (deficiency) (m ²)	893.5

Further Investigation

This building requires considerable investigation and costly repairs to bring it up to present day standards. The garbage bin is located directly outside the main entrance and creates a conflict between student and truck traffic; alternative locations should be explored. A complete code review and roof and building envelope inspections are required. The building suffers from extreme hot and cold conditions, which may be due to poor insulation values as well as mechanical systems. The roof inspection should include a review of cracks and telegraphing plaster in attic rooms and solutions for ice build-up at original building. Lighting recommended for replacement may contain PCB ballasts and therefore a disposal program may be required.

School Plan Data Information

The plan and area information for the building was supplied by the school jurisdiction. The information appears to be accurate with the exception of new demountable partitions for Japanese School Administration in an original building classroom.