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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 was constructed in 1967, and is partnered with the University of Calgary to promote research and teacher training. One-way glass observation galleries on the second floor permit observation of on-going classroom teaching and activities.

The building is a two story steel frame structure with a combination of flat and sloped roofs, brick and pre-cast concrete to the exterior.

## **Summary of Observations and Recommendations**

The Asbestos Material Report indicates the presence of asbestos that should be removed, further investigation is recommended. The school is in good condition with regard to finishes and systems.

## **Architectural**

Barrier-free washrooms should be added along with repair of a downspout and remedial work associated with exposed reinforcing steel in the pre-cast concrete. Replace damaged ceiling tile caused by previous roof leaks. Add an elevator for second floor access.

### **Mechanical**

Mechanical systems are in good shape and require only continued maintenance. Life safety issues should be addressed.

### **Electrical**

Electrical systems are in good condition with only minor upgrades required. Lighting ballasts may contain PCB's and disposal program will be 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	\$750.00
2.	Building Exterior	\$4,400.00
3.	Building Interior	\$107,000.00
4.	Mechanical Systems	\$215,000.00
5.	Electrical Systems	\$39,500.00
6.	Portables	\$0.00

<b>Total Estimated Costs</b>	<hr/>	<b>\$366,650.00</b>
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### **Space Adequacy**

The existing area, according to the School Building Area Guidelines, is over the recommended area due to the observation/corridors and student teachers area.

Existing Total Gross Area (m <sup>2</sup> )	5955.4
Projected required total gross area (m <sup>2</sup> )	<u>3857.0</u>
Overage / (deficiency) (m <sup>2</sup> )	2098.4

### **Further Investigation**

Further investigation is required in regards to the removal of asbestos materials and the presence of PCB's. A code study is required regarding the dead end corridors. A Roof Inspection is required.

### **School Plan Data Information**

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