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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 1959, is 1 ½ storey load-bearing masonry/steel structure with a flat roof, partial basement, crawlspaces and service tunnels. A small single storey 1964 addition houses the Administration rooms. A two-storey addition, built in 1966, includes a Library, Classrooms and non-instructional areas. A more recent expansion, date unknown, appears to have enlarged and renovated the existing Administration area.

## **Summary of Observations and Recommendations**

The building is in reasonable condition, with exterior and interior finishes requiring minor repairs or replacement in addition to window and door replacement. Some equipment and fixtures and mechanical and electrical services have exceeded their lifespan and are recommended for replacement.

The Asbestos Materials Report reviewed on site indicated that asbestos is expected in pipe mudding and crawlspace ductwork is wrapped with asbestos cloth. Costs have not been included for removal of hazardous materials associated with the revisions recommended in this evaluation.

## **Architectural**

Pathways surrounding the building require resurfacing and existing parking stall(s) should designated barrier-free with appropriate signage added. Exterior doors and windows are recommended for replacement. An elevator and barrier-free washrooms are required. Carpeting requires repairs and replacement. Computer workstations, metal toilet partitions and Staff Washroom vanities are also recommended for replacement. It is recommended that worn chalkboards be replaced with whiteboards.

## **Mechanical**

Mechanical systems are in operating condition but have reached the end of their life. Systems do not provide the required ventilation and life safety needs that are presently being incorporated in new buildings. Replacement of systems should incorporate new standards.

## **Electrical**

Lighting systems are obsolete and require replacement to maintain required lighting levels. Minor upgrades required for surge protection, panelboards, emergency lighting and receptacles. New main switchboard required due to water leakage and overall deterioration of QMQB switchboard.

## **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	\$5,500.00
2.	Building Exterior	\$125,200.00
3.	Building Interior	\$152,300.00
4.	Mechanical Systems	\$1,040,000.00
5.	Electrical Systems	\$280,500.00
6.	Portables	\$0.00

<b>Total Estimated Costs</b>	<hr/> <b>\$1,603,500.00</b>
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### **Space Adequacy**

The total existing area, according to the School Building Area Guidelines, is deficient. These results are imprecise due to lack of information regarding latest Administration addition.

Existing Total Gross Area (m <sup>2</sup> )	5136.7
Projected required total gross area (m <sup>2</sup> )	<u>5239.0</u>
Overage / (deficiency) (m <sup>2</sup> )	(102.3)

### **Further Investigation**

A Building Code Review and Roof Inspection should be completed for the school. The concrete floor in the boiler room is in very poor condition and should be reviewed for cause and remedial measures by a structural engineer. The student drop-off procedure should be reviewed for ways to eliminate congestion and pedestrian conflicts at front entrance. Some cracks in concrete block outside the Library and in boiler room foundation wall should be assessed. Crawlspace should be reviewed for fire alarm compliance. 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 appears to be accurate with the exception of the Administration Area. The plans do not indicate a recent expansion of this area. An estimate of the addition's total area has been used for calculations in this report and consequently the results are imprecise. A new survey of the school is recommended.