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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, constructed in 1965, and the addition, completed in 1969, are load bearing masonry/steel structures with flat roofs and no basement. One portable classroom has been attached at the west end of the building and one freestanding portable containing two classrooms is located behind the building.

Summary of Observations and Recommendations

The Asbestos Materials Report reviewed on site indicated that, although some abatement measures have been undertaken, asbestos may be present in ceiling tiles, transite boards, flooring tile and stage flooring.

Architectural

Site revisions recommended include replacement of wooden playground equipment, additional fencing around playground, paving of the parking lot, barrier-free parking and slip resistant treads and ramp to freestanding portable.

The exterior finishes of the main building are in good condition and no remedial work is recommended at this time. However, several items require attention on the inside of the building. Most casework is original and is due for replacement. Doors and frames require painting. Flooring and ceiling finishes in several areas are damaged or have exceeded their lifespan and should be replacement is recommended. Barrier-free washroom facilities should also be provided.

Mechanical

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

Electrical

Electrical systems are in good condition with only minor upgrades required. Additional circuits and panels are required. Surge protection on main service 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	\$81,750.00
2.	Building Exterior	\$0.00
3.	Building Interior	\$214,100.00
4.	Mechanical Systems	\$765,000.00
5.	Electrical Systems	\$50,500.00
6.	Portables	\$24,000.00

Total Estimated Costs	<hr/> \$1,135,350.00
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Space Adequacy

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

Existing Total Gross Area (m ²)	4500.65
Projected required total gross area (m ²)	<u>4526.00</u>
Overage / (deficiency) (m ²)	(25.35)

Further Investigation

The parking lot appears to undersized and should be reviewed prior to proceeding with recommended paving. A Building Code review is recommended. A roofing inspection of the main building and portables should be completed. The progress of repairs to the condensing unit and the resultant damage to ceiling finishes should be reviewed. Noise and natural light issues in the open classrooms and Library should also be reviewed. The freestanding portable should be assessed for noise concerns and cracks in wall at center of unit. Further investigation is also required to assess the underground ductwork. The lighting recommended for replacement should be reviewed to determine the presence of PCB ballasts and the subsequent need for a disposal program. Lighting fixtures may contain PCB Ballasts and therefore a disposal system 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 apart from the absence of portables on the plan.