

## **TABLE OF CONTENTS**

	<b>Page</b>
<b>Executive Summary</b>	<b>i</b>
<b>Facility Profile and Summary</b>	<b>1</b>
<b>Section 1 – Site Conditions</b>	<b>4</b>
<b>Section 2 – Building Exterior</b>	<b>7</b>
<b>Section 3 – Building Interior</b>	<b>11</b>
<b>Section 4 – Mechanical Systems</b>	<b>14</b>
<b>Section 5 – Electrical Systems</b>	<b>21</b>
<b>Section 6 – Portable Buildings</b>	<b>26</b>
<b>Section 7 – Space Adequacy</b>	<b>27</b>
<b>Mini Plans</b>	<b>Ai</b>
<b>Typical Photographs</b>	<b>Aiii</b>

### **Evaluation Team**

**Architectural, Mechanical, Electrical**  
**The Cohos Evamy Partners**  
**200, 902 11<sup>th</sup> Avenue S.W.**  
**Calgary, Alberta T2R 0E7**  
**Phone: (403)245-5501 Fax: (403)229-0504**  
**E-mail: [Calgary@cohos-evamy.com](mailto:Calgary@cohos-evamy.com)**

## **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 building is a one and a half storey wood frame structure with a full basement and sloped roofs. A second building completed in 1912 is a two-storey sandstone finished school with a full basement, sloped roof and decorative copula. An addition built in 1961 joining the two buildings is a one-storey masonry building with a full basement and flat roof. The building is presently leased to several parties: a charter school, a women's group, continuing education and a Japanese school.

## **Summary of Observations and Recommendations**

The entire school is showing signs of age and a lack of maintenance. Many elements require replacement and several studies should be completed.

### **Architectural**

Replacement of site fencing and playground equipment is recommended as well as reseeding of the playing fields. All exterior wood cladding, trim, fascias, soffits, copula and stucco require repainting.

Repainting and repairs are also recommended for cracked and/or peeling paint and plaster inside the school. Exterior and interior doors and hardware are original and should be replaced along with all windows. Millwork and many floor and ceiling finishes throughout the building are original and worn and replacement is recommended. Barrier-free accessibility does not exist past the front doors. An elevator, stair lifts and barrier-free washrooms are recommended.

## **Mechanical**

Mechanical systems in this building are over 60 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**

All electrical systems are obsolete. Lighting does not meet modern school illumination standards. There is no fire alarm system present in the school. A fire alarm system complete with bells, strobes and smoke detectors is 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	\$77,750.00
2.	Building Exterior	\$570,100.00
3.	Building Interior	\$660,000.00
4.	Mechanical Systems	\$1,100,000.00
5.	Electrical Systems	\$318,500.00
6.	Portables	\$0.00

<b>Total Estimated Costs</b>	<hr/>	<b>\$2,726,350.00</b>
------------------------------	-------	-----------------------

### **Space Adequacy**

The existing area, according to School Building Area Guidelines, is excessive. More circulation space exists due to the nature of additions and CTS Areas that are not part of the Elementary School Guidelines.

Existing Total Gross Area (m <sup>2</sup> )	5847.1
Projected required total gross area (m <sup>2</sup> )	<u>3983.0</u>
Overage / (deficiency) (m <sup>2</sup> )	1864.1

### **Further Investigation**

Several signs of roof leaks and damaged ceilings were observed in the original wood frame portion of the school. A roof inspection that also includes a study of options for ice control is recommended. The exterior walls of the original building are also showing signs of deterioration and should be examined. The plaster on interior partitions of the sandstone building is cracking and should be reviewed prior to painting. Acoustic measures applied to occupied rooms below the gymnasium are ineffective. Other acoustic measures should be explored. A complete code review and asbestos report would be in order for this school. 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. However, the plan does not reflect repartitioning in the following areas: Day Care functions in Room 0001, Japanese School Administration functions in Room 1002 and Kindergarten and Library functions in Room 1006. A new survey of the school is required