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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 1955, is a single storey load-bearing masonry/steel structure with a flat roof, partial basement and crawl/pipe spaces. The first addition, in 1959, added five classrooms to the existing basement. The 1965 addition is similar to the original building construction and includes a second gymnasium and the north classroom wing. The third and final addition, in 1971, added a library.

Summary of Observations and Recommendations

Many of the original interior finishes have been replaced or refurbished recently and therefore few remedial measures have been recommended. The building is however, not very barrier-free accessible and several recommendations have been made in this regard. The mechanical and electrical systems are aging and require considerable revision.

The Asbestos Materials Report reviewed on site indicated that asbestos is expected in floor tiles, ceiling finishes, mechanical systems insulation and at the Science Prep fume hood. Costs have not been included for removal of hazardous materials associated with the revisions recommended in this evaluation.

Architectural

The front entrance is reached by a long flight of stairs and the addition of a ramp for barrier-free accessibility is recommended. In addition, an elevator to the lower floor and barrier-free washroom facilities are required. Most of the original wood windows have been replaced with new aluminum windows. The remaining wood windows require painting and/or replacement. Exterior doors and wood spandrel panels have deteriorated greatly and replacement is recommended. Some of the remaining original flooring is worn and has exceeded its lifespan and should be replaced.

Cabinetry in Home Economics and basement washroom finishes are similarly aged and are recommended for replacement.

Mechanical

The existing heating and ventilation systems have reached the end of their life and replacement is recommended. The school climate is very uncomfortable as there are limited working controls. Plumbing systems are in need of replacement. Dedicated exhaust systems in shops require safety upgrades.

Electrical

Lighting systems are obsolete and require replacement to maintain required lighting levels. Minor upgrades required for surge protection, panelboards and receptacles.

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	\$15,750.00
2.	Building Exterior	\$66,000.00
3.	Building Interior	\$236,500.00
4.	Mechanical Systems	\$1,535,000.00
5.	Electrical Systems	\$223,500.00
6.	Portables	\$0.00
Total Estimated Costs		\$2,076,750.00

Space Adequacy

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

Existing Total Gross Area (m ²)	7866.9
Projected required total gross area (m ²)	<u>8735.0</u>
Overage / (deficiency) (m ²)	(868.1)

Further Investigation

A Roofing Inspection is recommended to review the many signs of roof leaks and damaged ceilings. The inspection should also include a review of the skylights. Fire ratings appear to be compromised in several areas of the building and should be evaluated with a complete Code Study. A review of student drop-off procedures would also be in order. Cracking in brick veneer at back of school and at Gymnasium concrete block should be reviewed in more detail. Lighting fixtures 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.