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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 1954, is a two storey concrete, masonry and steel structure with a flat roof, partial basement and crawl/pipe spaces, and brick and stucco cladding. Additions completed in 1957 and 1973 are of similar construction. The 1965 addition is clad in brick and precast and the majority of the basement is unexcavated.

Summary of Observations and Recommendations

The building now houses CBE's Adult Academic Programs and is no longer used as a senior high school. Several extensive, and very successful, renovations have been completed to facilitate these programs, but have probably rendered the building inappropriate for use as a high school. Recommendations have been made for repairs and remedial work where required. Some of the basement spaces have very rudimentary finishes, which may be suitable for the Arts and Crafts functions they contain, and therefore new finishes have not been recommended in these areas.

The Asbestos Materials Report reviewed on site indicated that asbestos might be found in floor, ceiling and countertop finishes and piping insulation and mudding.

Architectural

The building is particularly inaccessible to barrier-free traffic. While some ramps and one stair-lift exist, other stairs are scattered throughout the building and provide the only access to many areas. At least one elevator and several stair lifts should be added. The aluminum windows on newer portions of the building are in reasonable condition. However, the original wood windows are exceptionally decayed and are allowing dust and pollutants into the building. Replacement of

all wood windows is recommended. It is also recommended that all exterior doors be replaced. The original classroom and lab casework has exceeded its lifespan and should be replaced.

Mechanical

The existing mechanical systems are 50 plus years old, have reached the end of their life and are not functional for the present use of most of the areas. There have been some upgrades done to a small area of the school that has incorporated new mechanical systems that are more suited. Air conditioning is not provided in most areas, which is causing considerable discomfort. Life safety systems require major upgrades for this type of facility.

Electrical

Lighting systems in the school are obsolete and need to be replaced to meet school illumination levels. Fire alarm systems require strobes to meet modern codes. Many panels are full and obsolete and circuits are not available. Exit signs in portions of the school are not battery powered. Fluorescent fixtures may contain PCB ballasts and a disposal system 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	\$500.00
2.	Building Exterior	\$735,500.00
3.	Building Interior	\$633,150.00
4.	Mechanical Systems	\$3,875,000.00
5.	Electrical Systems	\$1,230,000.00
6.	Portables	\$0.00
Total Estimated Costs		\$6,474,150.00

Space Adequacy

The total existing area, according to the School Building Area Guidelines, is more than adequate for a high school application. However, the school is now being used as an "Adult Academic Program" center.

Existing Total Gross Area (m ²)	19,184.9
Projected required total gross area (m ²)	<u>16,364.0</u>
Overage / (deficiency) (m ²)	2820.9

Further Investigation

Further investigation is required into the telegraphing of studs and nail heads on the exterior drywall walls of the Learning Resources Centre. An investigation is recommended into the cause of water penetration at the foundation of the 1957 addition basement Art Room. This investigation should also include a review of the grades sloping steeply towards south side of 1965 addition. A roof inspection is also required. An investigation is recommended into reports of structural movement at 1965 addition "breezeway" as well as the large cracks visible in plaster at the Main Entrance washroom. Further investigation is also required regarding the brick veneer deterioration recorded in the attached photographs. A complete code review of the school is recommended. Lighting 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 is considerably out of date, as evidenced in attached schematic plans provided by the school. Area information for the extensive reprogramming indicated on these schematic drawings was not available and therefore, the calculations contained in Section 7 of this evaluation are significantly skewed. A complete survey of the building is required.