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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 1964, is a single storey building with load-bearing masonry walls, wood roof deck, no basement and an interesting combination of flat and pyramid shaped roofs. The 1975 addition is of a similar construction and contains the Library and tiered floor Ancillary Room. One attached portable classroom has also been added to the back of the school.

Summary of Observations and Recommendations

The building is in relatively sound condition requiring only the addition of barrier-free facilities and a few finish upgrades. The mechanical systems are equally acceptable, however, many of the electrical systems are recommended for replacement. Several site improvements are also recommended.

The Asbestos Materials Report reviewed on site indicated that asbestos is expected in piping insulation. Costs have not been included for removal of hazardous materials associated with the revisions recommended in this evaluation.

Architectural

Paving of the parking lot, designation of barrier-free parking and the addition of an accessible sidewalk to the front entrance is recommended. Playground equipment is obsolete and due for replacement. In the interest of security and student safety the addition of fencing on the north side of the site is suggested. Splashpads should be provided for rainwater downspouts in grassed areas.

Wood gutters and fascia are in need of repair and painting. Floor finishes in the Classrooms and Corridors are worn, damaged and should be replaced. Barrier-free washroom facilities do not exist and should be added in addition to a stair-lift for access to the Gymnasium. It is also recommended that chalkboards be replaced with whiteboards.

Mechanical

Mechanical systems are in good shape requiring only continued maintenance. Life safety issues and plumbing issues should be addressed.

Electrical

Lighting systems are obsolete and require replacement to maintain required lighting levels. Minor upgrades required for surge protection, panelboards and receptacles. Building requires new fire alarm system including detection, bells/strobes and pullstations.

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	\$86,250.00
2.	Building Exterior	\$4,500.00
3.	Building Interior	\$110,800.00
4.	Mechanical Systems	\$265,250.00
5.	Electrical Systems	\$108,000.00
6.	Portables	\$54,700.00
Total Estimated Costs		\$629,500.00

Space Adequacy

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

Existing Total Gross Area (m ²)	2091.5
Projected required total gross area (m ²)	<u>2186</u>
Overage / (deficiency) (m ²)	(94.5)

Further Investigation

The size of the parking lot should be reviewed prior to proceeding with recommended paving. A Building Code Review is recommended. The Roof Inspection should include a review of the clerestorey windows at pyramid rooftops. The flooring assembly of the Storage/Resource Room, located in gap between the school and portable, should be reviewed as it seems inappropriate and may not meet codes. The pullout stage in the Gymnasium should be reviewed in detail to ensure that is a sound and safe assembly. If stage is deemed unsafe, perhaps it can be removed to enlarge the storage space. Classrooms 1, 2, 8 and 9 should be reviewed for the possibility of adding operable windows. If glare problems persist once chalkboards have been converted to whiteboards shading options for clerestorey windows in classrooms should be reviewed. 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 added Portable and Staff Room allocation. A new survey of the school is recommended to bring these areas up to date