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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.

This four year old school is located downtown on the main floor of the Telus' Len Werry Building and as a result parking and accessibility are limited. The space occupied by the school is leased from Telus and all maintenance is provided by Telus. An additional space, named Briar Hill Daycare, is leased in another building just east of the main school.

Summary of Observations and Recommendations

The school is only four years old with finishes and equipment in very good condition. Very few remedial measures are required. Mechanical and electrical systems are provided by the landlord and are working well.

Architectural

Barrier-free washrooms require conforming grab bars and lever hardware. Additional ceramic wall tile is recommended around Boys' Washroom urinals. Repainting of classroom 106 and additional tackboards are also recommended.

Mechanical

The school's systems are supplied from the office tower. Systems work well with only ventilation upgrades required.

Electrical

Electrical systems are in good condition. Surge protection should be provided on panels.

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	\$0.00
2.	Building Exterior	\$0.00
3.	Building Interior	\$6,400.00
4.	Mechanical Systems	\$50,000.00
5.	Electrical Systems	\$3,000.00
6.	Portables	\$0.00
Total Estimated Costs		<hr/> \$59,400.00

Space Adequacy

The total existing area, according to the School Building Area Guidelines, is deficient. However, calculations are incomplete due to lack of information.

Existing Total Gross Area (m ²)	571.8
Projected required total gross area (m ²)	<u>1546.0</u>
Overage / (deficiency) (m ²)	(974.2)

Further Investigation

Further investigation required determining the cause of unpleasant odors in student washrooms. A review is required of noise issues between Classrooms 105 and 106. Some service/storage room walls do not extend full height and should be reviewed as part of a Code Study. An Asbestos Materials Report should be completed for the school.

School Plan Data Information

Plan and area information was not provided by the school jurisdiction for this school. A schematic plan provided by W.H. Cushing Workspace School shows the layout of the main school and is attached to this report. A plan was not available for the Briar Hill space just east of the school. Due to lack of information, Section 7 calculations are incomplete with the exception of room quantities. A survey is recommended.