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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 school was constructed in 1977 and has since had twelve portable classrooms added. The building is a steel frame/load bearing masonry structure with a flat roof and no basement.

## **Summary of Observations and Recommendations**

The Asbestos Material Report reviewed on site indicated that hazardous materials are to be expected in floor, countertop and ceiling finishes and in insulation.

## **Architectural**

A few site conditions require attention. The wooden playground equipment is obsolete and should be replaced. A barrier-free curb cut should be located adjacent to on-street accessible parking. Slip resistant finishes are required on stairs to portable buildings and at entrances to the main building.

Acoustic and accordion partitions in the building have exceeded their lifespan and are due for replacement. Similarly, all tackboards and chalkboards are recommended for replacement throughout the school. It has also been recommended that floor, wall and ceiling finishes be replaced in several areas of the building. Corridors containing stairs access the portable classrooms located at the back of the school. Ramps for barrier-free access should be added where required.

## **Mechanical**

Mechanical systems are in good condition, however they do not meet the requirements for this type of building. Upgrades to systems are required. Life safety and indoor air quality issues should be addressed.

## **Electrical**

Electrical systems are in good condition with only minor upgrades required. Fire alarm system should be upgraded. Surge protection on main service 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	\$62,500.00
2.	Building Exterior	\$0.00
3.	Building Interior	\$112,900.00
4.	Mechanical Systems	\$542,500.00
5.	Electrical Systems	\$58,000.00
6.	Portables	\$71,500.00
<b>Total Estimated Costs</b>		<hr/> <b>\$847,400.00</b>

### **Space Adequacy**

The existing area, according to School Building Area Guidelines, appears to be adequate. Although, deficiencies exist in Administration, Science Rooms, and Classrooms and the Gymnasium is considerably larger than guidelines dictate for an Elementary School.

Existing Total Gross Area (m <sup>2</sup> )	4461.4
Projected required total gross area (m <sup>2</sup> )	<u>4390.0</u>
Overage / (deficiency) (m <sup>2</sup> )	71.4

### **Further Investigation**

A full roof inspection should include investigation into possible leaks at rooftop condensing units and at south end of building. A Building Code Review is also recommended. A review is required to establish if the hazards associated with climbing outweigh those presented by snow and ice falling from climbing prevention grillework installed on roofs of portables. Some cracks have developed at the walls around the stage and should be investigated. A lack of natural light and noise conditions in some classrooms has been noted and should be addressed. Further investigation is required into the uneven floor surfaces and below grade water problems at portables. Despite recent remedial measures strong moldy odors persist within the portables. Investigation required determining the presence of PCB lighting ballasts.

### **School Plan Data Information**

The plan and area information for the building was supplied by the school jurisdiction and appears to be accurate with a few exceptions. The Library/Computer Lab revisions are not shown. Four attached portable classrooms located at the back of existing portables are also not indicated on the plan.