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### **Evaluation Team**

**Architectural, Mechanical, Electrical**  
**The Cohos Evamy Partners**  
**200, 902 11<sup>th</sup> Avenue S.W.**  
**Calgary, Alberta T2R 0E7**  
**Phone: (403)245-5501 Fax: (403)229-0504**  
**E-mail: [Calgary@cohos-evamy.com](mailto:Calgary@cohos-evamy.com)**

## **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 building was constructed in 1971. Subsequent to a fire within the building in 1990, many of the finishes, casework and equipment have been replaced. The school has also undertaken to add partitions around the classrooms adjacent to the library.

The building is a single storey concrete slab on grade, steel and gluelam beam structure with masonry walls. The building has a flat roof and no basement or crawl spaces exist.

## **Summary of Observations and Recommendations**

The Asbestos Material Report reviewed on site indicated that there is no asbestos present in the building.

## **Architectural**

The paved parking lot has deteriorated and requires resurfacing. The wooden playground equipment is in the process of decaying and becoming unsafe and should be replaced. A curb cut is required at the barrier-free on-street parking.

The brick and stucco finish on the exterior of the building is in good condition. However, the exterior doors show signs of deterioration and have become difficult to seal. Replacement of all exterior doors is recommended. Existing blackboards should be replaced with whiteboards.

### **Mechanical**

Mechanical systems are in good condition and require only continued maintenance. Life safety systems are deficient and should be upgraded. Ventilation systems require upgrades, in that classrooms are overcrowded thus ventilation is not adequate for the number of occupants.

### **Electrical**

The building requires additional exterior lighting for security and personal protection. The building has a good fire alarm system but requires additional strobes to meet current codes. Surge protection should be installed on the main service to protect all microprocessor-based systems.

### **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	\$71,500.00
2.	Building Exterior	\$20,000.00
3.	Building Interior	\$21,000.00
4.	Mechanical Systems	\$230,250.00
5.	Electrical Systems	\$49,500.00
6.	Portables	\$0.00
	<b>Total Estimated Costs</b>	<b>\$392,250.00</b>

### **Space Adequacy**

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

Existing Total Gross Area (m <sup>2</sup> )	3533.0
Projected required total gross area (m <sup>2</sup> )	<u>3983.0</u>
Overage / (deficiency) (m <sup>2</sup> )	(413.5)

### **Further Investigation**

Further investigation is required to evaluate space, noise and functional issues within double classrooms and open Library. Additionally, acoustic issues between Stage and Gymnasium should be reviewed as well as the lack of natural light to Classrooms 17 and 20. A review of the cracked concrete block walls at the northwest exit is required to determine if there are any structural implications. The paint finish applied to the existing wall vinyl is not performing and should be examined. Some service rooms should be assessed to determine if labeled doors are required by Code.

### **School Plan Data Information**

The plan and area information for the building was supplied by the school jurisdiction. The plan appears to be accurate but does not reflect recent revisions in the Administration Area, Library and Group Classrooms.