

## **TABLE OF CONTENTS**

	<b>Page</b>
<b>Executive Summary</b>	<b>i</b>
<b>Facility Profile and Summary</b>	<b>1</b>
<b>Section 1 – Site Conditions</b>	<b>4</b>
<b>Section 2 – Building Exterior</b>	<b>7</b>
<b>Section 3 – Building Interior</b>	<b>11</b>
<b>Section 4 – Mechanical Systems</b>	<b>14</b>
<b>Section 5 – Electrical Systems</b>	<b>21</b>
<b>Section 6 – Portable Buildings</b>	<b>26</b>
<b>Section 7 – Space Adequacy</b>	<b>27</b>
<b>Mini Plans</b>	<b>Ai</b>
<b>Typical Photographs</b>	<b>Aii</b>

### **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 school was built in 1960 and is a single storey wood frame structure with a flat roof and no basement. The 1968 addition is of similar construction and includes a Library, Classrooms, Staff Room and Washrooms. The third and final addition, built in 1964, is a load-bearing masonry/steel single storey structure containing additional classroom.

## **Summary of Observations and Recommendations**

Many of the finishes on the exterior and interior of the building are in poor condition, showing their age and require refurbishing. The exception to this is paint finishes to the inside, which have been restored recently. Mechanical and electrical services are in a similar condition and require revisions.

The Asbestos Materials Report reviewed on site indicated that asbestos is expected in mechanical parging, mudding, and insulation, and ceiling, floor and countertop finishes. Costs have not been included for removal of hazardous materials associated with the revisions recommended in this evaluation.

### **Architectural**

The playground equipment is obsolete and in poor condition and should be replaced. Exterior doors are original and have deteriorated a great deal. Replacement of all exterior doors and hardware is recommended. All painted exterior finishes, including wood windows, require repainting. Some sealed window units have failed and should be replaced. The addition of barrier-free washroom facilities is also recommended. Many of the floor finishes are worn and have exceeded their lifespan and should be replaced and /or repaired. Ceiling finishes in a few locations are also due for replacement. Workstations in one of the Computer Classrooms are poor condition and replacement is suggested.

### **Mechanical**

Base Mechanical systems in this building are 40 years old. Systems are lacking in many areas including Fire Protection, Indoor Air Quality and Handicapped Plumbing facilities. Age of systems is such that they have little remaining life. We would recommend that systems be budgeted for total replacement and upgrade. New addition systems are in good shape and require only IAQ upgrades and continued maintenance.

### **Electrical**

Lighting systems are obsolete and require replacement to maintain required lighting levels. Minor upgrades required for surge protection, and receptacles. Panelboards are obsolete and require replacement.

### 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	\$60,750.00
2.	Building Exterior	\$85,000.00
3.	Building Interior	\$208,500.00
4.	Mechanical Systems	\$1,120,000.00
5.	Electrical Systems	\$177,000.00
6.	Portables	\$0.00
<b>Total Estimated Costs</b>		<b>\$1,651,250.00</b>

### Space Adequacy

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

Existing Total Gross Area (m <sup>2</sup> )	5481.7
Projected required total gross area (m <sup>2</sup> )	<u>5645.5</u>
Overage / (deficiency) (m <sup>2</sup> )	(163.8)

### **Further Investigation**

A Roofing Inspection is required to review repeated roof leaks. Further investigation is required to determine the cause of sagging subfloors. A building Code Review should be completed for the school. Light fixtures recommended for replacement should be reviewed, determining 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.