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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 1956 school and the 1957 addition are single storey wood frame structures with partial basements, crawlspaces, service tunnels and roofs sloped to centre of building wings. The 1959 addition is a two-storey masonry structure containing four classrooms. The fourth and final addition includes an Auxiliary Gymnasium, Library and additional classrooms and is a single storey wood frame structure with a flat roof and no basement.

## **Summary of Observations and Recommendations**

The exterior and interior of the building was painted in 1996/1997 and therefore wall and stucco finishes are in good condition. However, the remainder of the finishes, equipment, and electrical and mechanical services are nearing or have exceeded their lifespan and require considerable revision.

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

### **Architectural**

The wood windows are original and up to 45 years old with peeling and checked paint, water damage, and sealed unit failure. Replacement of all windows is recommended. The exterior doors and hardware are also recommended for replacement. Two entrances to the school are already barrier-free accessible, but new barrier-free washroom facilities and stair-lifts are required. Many of the cabinets, ceiling and flooring finishes are also original, worn and due for replacement.

### **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, panelboards and receptacles. Data cabling installation is not complete in 1959 addition.

### 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	\$1,500.00
2.	Building Exterior	\$275,000.00
3.	Building Interior	\$278,500.00
4.	Mechanical Systems	\$950,000.00
5.	Electrical Systems	\$180,000.00
6.	Portables	\$0.00
<b>Total Estimated Costs</b>		<b><u>\$1,685,000.00</u></b>

### Space Adequacy

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

Existing Total Gross Area (m <sup>2</sup> )	4338.8
Projected required total gross area (m <sup>2</sup> )	<u>4526.0</u>
Overage / (deficiency) (m <sup>2</sup> )	(187.2)

### **Further Investigation**

A Roofing Inspection should also include a review of skylights. Ceilings around skylights are stained and have apparently leaked over the winter months. A Building Code Review should also be completed. Further investigation is recommended, prior to the installation of new flooring, to determine the cause of sagging and cracked floors in 1956 and 1957 classroom wings. 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. A floor plan showing boiler room, basement storage room, crawl spaces and tunnels was not provided. If a plan is not on record a survey should be completed.