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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.

The original school, built in 1957, is a three-storey concrete and steel structure with masonry infill, flat roof and no basement. In 1965 an expansion of similar construction added classrooms to the third floor. A modernization in 1981 provided Drama facilities. The school has undergone additional renovations for which dates, plan and area information was not available. These include the addition of a glass enclosed elevator and refurbishing of finishes at the Main Entrance, modernization of the Cafeteria and Kitchen, a large weight room, and renovations to the third floor to accommodate the Sports School.

Summary of Observations and Recommendations

Recent renovations have made the school barrier-free accessible. However, many of the finishes, equipment and building services are original, have exceeded their life span and are recommended for replacement.

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

Architectural

Regrading is recommended to correct very poor drainage at back parking areas and roadways. The parking area outside the Industrial Shops requires resurfacing. Concrete columns and entrance soffits require repainting. Most exterior doors and windows are original, some have failed and all are due for replacement. Interior doors and much of the cabinetry are also original, have exceeded their lifespan and are recommended for replacement. Various floor finishes throughout the building are worn and should be replaced. Gymnasium ceiling tiles are loose and threatening to fall, replacement is recommended.

Mechanical

Base Mechanical systems in this building are 50 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. Special Exhaust systems are required in numerous areas.

Electrical

Many electrical systems have been recently upgraded. Some additional receptacles required in classrooms.

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	\$5,000.00
2.	Building Exterior	\$342,200.00
3.	Building Interior	\$1,375,600.00
4.	Mechanical Systems	\$2,975,000.00
5.	Electrical Systems	\$31,500.00
6.	Portables	\$88,800.00

Total Estimated Costs	<hr/> \$4,818,100.00
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Space Adequacy

The total existing area, according to the School Building Area Guidelines, is excessive. However, plan and area information was not entirely current and therefore calculations are imprecise.

Existing Total Gross Area (m ²)	17685.1
Projected required total gross area (m ²)	<u>15911.0</u>
Overage / (deficiency) (m ²)	1774.1

Further Investigation

A Building Code Review and a Roofing Inspection of school and portables are recommended for this school. A structural evaluation is required of cracks in flooring at courtyard overhang. Older light fixtures may contain PCB ballasts and a disposal program is required.

School Plan Data Information

The plan and area information for the building was supplied by the school jurisdiction and is considerably out-of-date. Several renovations not shown on plans include a Cafeteria and Kitchen modernization, the addition of a glassed-in elevator and front entrance remodel, reallocation of Classrooms to a large Weight Room facility, renovations to the third floor to accommodate the Sports School and various other smaller changes. Area information for these renovations was not available and therefore, the calculations contained in Section 7 of this evaluation are significantly skewed. Additionally, the number of portables on site did not agree with the number indicated on the data sheets provided, nor did the area provided for the second addition coincide with plan information. A complete survey of the building is required.