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Evaluation Team

Architectural, Mechanical, Electrical
The Cohos Evamy Partners
200, 902 11th Avenue S.W.
Calgary, Alberta T2R 0E7
Phone: (403)245-5501 Fax: (403)229-0504
E-mail: 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 1954. The Administration Area has been recently renovated with new partitions, casework, doors and finishes. Walls, ceilings, doors and frames on the interior of the school were in the process of being patched and painted.

The building is a single storey wood frame structure with a flat roof, partial basement and crawl spaces.

Summary of Observations and Recommendations

The Asbestos Material Report was not available for viewing but all asbestos has been removed.

Architectural

The stucco finish on the exterior of the building appears to be in good condition. However, the wood windows are original, in good condition but require repainting. The exterior doors are also original to the building and require replacement.

The interior finishes are all in good condition and no major remedial work is recommended. However, chalkboards should be replaced with whiteboards and barrier-free washroom facilities added.

Mechanical

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.

Electrical

The lighting systems in the school are obsolete and do not provide adequate lighting levels. The school has a new main service but the existing panelboards are obsolete and should be replaced. The lighting system may contain PCB ballasts; therefore a disposal program is 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	\$2,750.00
2.	Building Exterior	\$46,000.00
3.	Building Interior	\$29,600.00
4.	Mechanical Systems	\$725,000.00
5.	Electrical Systems	\$63,500.00
6.	Portables	\$0.00

Total Estimated Costs	<hr/>	\$866,850.00
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Space Adequacy

The existing area, according to the School Building Area Guidelines, is deficient for all spaces except the Library, classrooms and non-instructional areas.

Existing Total Gross Area (m ²)	1473.4
Projected required total gross area (m ²)	<u>1779.5</u>
Overage / (deficiency) (m ²)	(306.1)

Further Investigation

Further investigation is required to assess the presence of PCB's in the existing light ballasts. A roofing inspection is required.

School Plan Data Information

The plan and area information for the building was supplied by the school jurisdiction and appears to be accurate.