

## TABLE OF CONTENTS

	Page
Executive Summary	i
Facility Profile and Summary	1
Section 1 – Site Conditions	4
Section 2 – Building Exterior	6
Section 3 – Building Interior	8
Section 4 – Mechanical Systems	10
Section 5 – Electrical Systems	17
Section 6 – Portable Buildings	21
Section 7 – Space Adequacy	22
Mini Plans	Ai
Typical Photographs	Photo page 1

### Evaluation Team

Architectural

#### Building Science Specialists

345 305 4625 Varsity Dr. N.W.

Calgary, Alberta T3A 0Z9

Phone: (403) 543-2255 Fax: (403) 241-3015

E-mail: [bssl@telusplanet.net](mailto:bssl@telusplanet.net)

Mechanical/Electrical

#### J.R. Mayor Consultant

231 Oakridge Circle S.W.

Calgary, Alberta T2V 4H4

Phone/Fax: (403) 281-8022

## **Executive Summary**

In March 2000, Alberta Infrastructure engaged Building Science Specialists to evaluate the condition of 21 schools within the Calgary Board of Education. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the condition and recommendations.

The original building was a group of 8 portables put on site in 1985. The school was built in 1987 and an additional two portables were added.

The school is constructed concrete slab on grade and the portables are wood frame. Walls are concrete block with brick or synthetic stucco exterior. Interior walls are concrete block. Roofs are OWSJ and metal deck, either sloped or flat.

## **Summary of Observations and Recommendations**

The school jurisdiction has a roof replacement program. No reports are available for the roof and further investigation is required. The presence of hazardous materials in the building is not anticipated.

### **Architectural**

The exterior of the building is finished in brick and synthetic stucco. The synthetic stucco is cracking & further review is necessary. The parking lot requires resurfacing. A railing is required at the handicapped ramp access. Carpeting requires replacement in classrooms as well as portables and library.

### **Mechanical**

New hot water heaters are required and backflow prevention must be installed on the domestic water service. The HVAC units for the portables are dated and should be replaced.

### **Electrical**

Upgrade the lighting to T-8 lamps throughout.

### **Costing**

The estimated construction costs for the remedial work in the attached evaluation form has been based on the Costing Unit Rate Chart 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	\$21,000.00
2.	Building exterior	\$0.00
3.	Building interior	\$41,000.00
4.	Mechanical systems	\$14,000.00
5.	Electrical systems	\$72,000.00
6.	Portables	\$98,000.00
		<hr/>
Total Estimated Costs		\$238,000.00

### **Space Adequacy**

The existing area, according to the School Building Area Guidelines and Supplement – maximum Gross Area of School Building Projects is deficient.

Existing Total Gross Area (square metres)	4302.2
Projected required total gross area (square metres)	<u>4526</u>
Overage / (Deficiency) (square metres)	(223.8)

### **Further Investigation**

Further investigation is required to determine settlement occurring at the centre core of the school as well as two locations on the exterior. The synthetic stucco is cracking at the base and at panel joints and should be reviewed further. The subflooring in the portables should be reviewed for adequacy and the presence of water, as a bad smell exists in wet weather. There is no report on the roof; it requires further review, as do the roof accessories.

### **School Plan Data Information**

The plan information for the building was supplied by the school jurisdiction. Area information was provided by Alberta Infrastructure. The information generally appears to be up to date with some minor room function revisions.