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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 constructed in 1964. Renovations to enclose two courtyards were completed in 1982. Minor renovations have been made to the building, upgrading the Office and a handicapped lift has been installed.

The original building is constructed of concrete slab on grade and suspended slabs at the tunnels. The walls are concrete block with brick exterior, with concrete block bearing walls. Roofs are flat, glulam structure with T&G wood decking. The 1982 enclosures are concrete slab on grades, one with a sloped roof, the other 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 expected in piping elbow insulation and the boiler insulation and some interior finishes. These issues are dealt with as the jurisdiction undertakes upgrading. The costs associated with removing hazardous materials have not been included in any of the costing.

Architectural

The exterior of the building is finished in brick. The upper portion of the walls is exposed glulam beams, which require repainting. Sitework including replacing a sidewalk, paving the parking area and repaving the fire access route must be considered. Handicapped accessibility has been addressed. Some additional architectural work is required to accommodate the recommended mechanical and electrical renovations, a cash allowance is included.

Mechanical

The heating plant is original to the building and requires replacement. The ventilation system requires upgrading. A new hot water system is required.

Electrical

Additional exterior lighting is required. A new fire alarm system with exit lights connected to the emergency power system is required. Upgrade fluorescent lighting to T-8's 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	\$18,600.00
2.	Building exterior	\$72,900.00
3.	Building interior	\$129,500.00
4.	Mechanical systems	\$140,800.00
5.	Electrical systems	\$131,250.00
6.	Portables – n/a	_____
	Total Estimated Costs	\$493,050.00

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)	4779.77
Projected required total gross area (square metres)	<u>4634</u>
Overage / (Deficiency) (square metres)	145.77

Further Investigation

Further investigation is required to determine the impact of the removal of hazardous material during any renovation work. Code related issues with respect to fire separations should be reviewed at the time of renovation. The water leakage problem at the SW corner in the basement requires investigation. 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.