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### Evaluation Team

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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 1980. Eight portables were added in 1981, with four removed this year

The school is constructed of concrete slab on grade and suspended slabs at the second floor. Walls are concrete block with brick or metal siding. Interior walls are concrete block and poured concrete bearing walls. Roofs are sloped or flat metal deck on OWSJ.

## **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 is found in some asbestos paneling, which acts as a heat shield at the pottery kilns. 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 and horizontal metal siding. No problems were noted. Some upgrading of asphalt areas is required. Handicapped accessibility must be addressed. New carpet is required throughout along with new toilet partitions.

## **Mechanical**

A new hose and standpipe system is required, as is backflow prevention on the domestic water system. A new hot water heating system is required. Humidification should also be added.

### **Electrical**

Additional exterior lighting in the parking lot is required. Upgrade lighting throughout to T-8's

### **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	\$12,500.00
2.	Building exterior	\$0.00
3.	Building interior	\$210,800.00
4.	Mechanical systems	\$48,600.00
5.	Electrical systems	\$61,000.00
6.	Portables – n/a	\$15,000.00
		<hr/>
Total Estimated Costs		\$347,900.00

### **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)	3429.5
Projected required total gross area (square metres)	<u>3983</u>
Overage / (Deficiency) (square metres)	(553.5)

### **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. 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.