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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 1992. An addition doubling its size was built in 1994. No upgrading has been done.

The school is constructed concrete slab on grade. Walls are steel studs with brick and stucco exterior. There are some interior concrete blocks 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 in the building is not anticipated.

Architectural

The exterior of the building is finished in brick and stucco. Stucco is only found at upper elevations. No problems are noted. Some upgrading of the walkways and site drainage is necessary. Handicapped accessibility is addressed. The gypsum board interior walls are showing signs of damage and paint removal from tape, they require repainting.

Mechanical

Very little work is required at this time. The office requires air balancing. A strong sewer smell in one washroom should be investigated. A dedicated exhaust fan is required at the pottery kiln in the Art Room.

Electrical

All fluorescent fixtures upgrade to fixtures with T-8 lamps.

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 | \$40,000.00 |
| 2. | Building exterior | \$0.00 |
| 3. | Building interior | \$31,500.00 |
| 4. | Mechanical systems | \$5,000.00 |
| 5. | Electrical systems | \$102,000.00 |
| 6. | Portables – n/a | <hr/> |
| | Total Estimated Costs | \$178,500.00 |

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) | 4846.7 |
| Projected required total gross area (square metres) | <u>5781.0</u> |
| Overage / (Deficiency) (square metres) | (934.3) |

Further Investigation

Further investigation is required to determine a solution to the dust problem in the gymnasium. 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.