

April 16, 2000

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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 1967. Minor renovations have been made to the building, upgrading the Office.

The original school is constructed of concrete slab on grade and suspended slabs at upper levels. Walls are concrete block with some interior demountable partitions. Roofs are sloped or flat wood decking on glulam structure. There is clerestorey glazing to the classroom pods and library.

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 ceiling stipple finish only.. 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 original building is finished in brick and vertical metal siding to the gymnasium. Handicapped accessibility must be addressed. Some floor finishes require upgrading. There are some severe site drainage and roof drainage issues which require further investigation.

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Mechanical

The heating/ventilation units are original to the building and some parts require replacement or upgrading. Four new hot water tanks are required. Backflow prevention is required.

Electrical

Emergency lighting requires upgrading. More lamps are required 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	\$30,750.00
2.	Building exterior	\$23,500.00
3.	Building interior	\$236,500.00
4.	Mechanical systems	\$75,600.00
5.	Electrical systems	\$77,900.00
6.	Portables – n/a	_____
Total Estimated Costs		\$444,250.00

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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)	2676.6
Projected required total gross area (square metres)	<u>2813.0</u>
Overage / (Deficiency) (square metres)	(136.4)

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. Site and roof drainage requires further review. 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.