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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. A portable was placed on site, but no record of when could be found. Minor renovations to drama and business education were made in 1985.

The school is constructed concrete slab on grade and a suspended, post-tensioned slab at the second floor. Walls are precast concrete beams with brick exterior and concrete block interior walls. Some demountable partitions are found in office areas. Roofs are sloped or flat steel frame.

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 insulation. 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 brick needs to be recaulked to the window frames. Handicapped accessibility is addressed. Carpets should be replaced in classrooms, the library and office areas. Repainting and repairs to fireproofing are required in the CTS wing. New millwork is required in the horticulture area. New washroom partitions are required. The portable requires painting.

Mechanical

The heating plant is original to the building and requires additional maintenance. The ventilation systems require air balancing. The CO system in the automotive shop must be replaced. Additional exhausts are required in science rooms and in the shops.

Electrical

More electrical panels are required in the shops. Additional fixtures are required in various areas. The portable needs the lighting upgraded to T-8's and exit lighting connected to emergency battery pack.

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	\$0.00
2.	Building exterior	\$15,000.00
3.	Building interior	\$207,250.00
4.	Mechanical systems	\$89,500.00
5.	Electrical systems	\$25,300.00
6.	Portables	\$8,000.00

Total Estimated Costs	\$295,800.00
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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)	10201.8
Projected required total gross area (square metres)	<u>9965</u>
Overage / (Deficiency) (square metres)	236.8

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. A sampling of the post-tension anchors should be reviewed to determine their condition. Cracking of the brick façade is noted near the front entry and art room as well as cosmetology, this should be reviewed further. The use of asbestos panels welding booths and an acceptable substitute should be reviewed. 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.

