

TABLE OF CONTENTS

	Page
Executive Summary	i
Facility Profile and Summary	1
Section 1 – Site Conditions	4
Section 2 – Building Exterior	6
Section 3 – Building Interior	8
Section 4 – Mechanical Systems	10
Section 5 – Electrical Systems	15
Section 6 – Portable Buildings	19
Section 7 – Space Adequacy	20
Mini Plans	Ai
Typical Photographs	Photo page 1

Evaluation Team

Architectural

Building Science Specialists

345 305 4625 Varsity Dr. N.W.

Calgary, Alberta T3A 0Z9

Phone: (403) 543-2255 Fax: (403) 241-3015

E-mail: bssl@telusplanet.net

Mechanical/Electrical

J.R. Mayor Consultant

231 Oakridge Circle S.W.

Calgary, Alberta T2V 4H4

Phone/Fax: (403) 281-8022

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 1982. Portables were part of the original design and added at the same time.

The school is constructed of concrete slab on grade. Walls are concrete block with brick exterior. Interior walls are concrete block. Roofs are 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 expected. 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. Efflorescence is noted on the east and west elevations and requires further review. Handicapped accessibility is addressed. Some skylight glazing needs to be replaced. Washroom partitions require replacement. Some fire separations require repairs.

Mechanical

The building requires a hose and standpipe system, as well as backflow prevention on both fire and domestic water lines. Two new hot water heaters are required. Extensive repairs are required to the ventilation system

Electrical

The fire alarm system requires upgrading with the addition of audio/visual alarms. The lighting throughout is to be upgraded 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	\$0.00
2.	Building exterior	\$8,000.00
3.	Building interior	\$8,000.00
4.	Mechanical systems	\$96,200.00
5.	Electrical systems	\$85,000.00
6.	Portables	\$52,000.00
		<hr/>
Total Estimated Costs		\$249,200.00

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)	3903.7
Projected required total gross area (square metres)	3983
Overage / (Deficiency) (square metres)	(79.3)

Further Investigation

Further investigation is required to determine the cause(s) of the efflorescence on the exterior brick. 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.