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## **Executive Summary**

The Cohos Evamy Partners has been commissioned by Alberta Infrastructure to conduct facility evaluations of twenty-four public schools within Calgary School District No. 19. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the conditions and recommendations.

The original building was constructed in 1965 with the addition added in 1967.

The building is a two storey steel frame/load bearing masonry structure with a flat roof, and no basement.

## **Summary of Observations and Recommendations**

The Asbestos Material Report was not reviewed as it was turned into head office.

## **Architectural**

The exterior brickwork has been damaged by improper rainwater management, some has been repaired and some requires repair along with remedial work to the roof. The aluminum windows are original, in good condition but some sealed units require replacement.

Millwork is in poor condition and requires repair and the wood flooring in the gymnasium and stage area needs to be refinished.

## **Mechanical**

Mechanical systems are in good condition requiring only minimal upgrade. Areas of concern are life safety, plumbing fixtures, exhaust systems and spray humidifiers, which require upgrades.

## Electrical

The building has a 120 Volt fire alarm system that needs replacement. The lighting systems are obsolete and do not provide adequate light levels and should be replaced. Also, the lighting system may contain PCB ballasts; therefore a disposal program is required.

## Costing

The estimated costs for the remedial work in the attached evaluation form have been based on Costing Unit Rate Charts 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	\$24,510.00
2.	Building Exterior	\$6,700.00
3.	Building Interior	\$165,100.00
4.	Mechanical Systems	\$275,000.00
5.	Electrical Systems	\$137,000.00
6.	Portables	\$0.00
<b>Total Estimated Costs</b>		<hr/> <b>\$608,310.00</b>

### **Space Adequacy**

The existing area, according to the School Building Area Guidelines, is deficient in all areas with the exception of classrooms and non-instructional areas. However, the space appears to be sufficient for its present "Collaborative Learning Community Program" use.

Existing Total Gross Area (m <sup>2</sup> )	5290.1
Projected required total gross area (m <sup>2</sup> )	<u>5510.0</u>
Overage / (deficiency) (m <sup>2</sup> )	(219.9)

### **Further Investigation**

Further investigation is required to assess the condition of the existing roof prior to proceeding with brick repairs and the presence of PCB in the existing light ballasts. A building code review is also recommended.

### **School Plan Data Information**

The plan and area information for the building was supplied by the school jurisdiction and is reasonably accurate.