

TABLE OF CONTENTS

	Page
Executive Summary	i
Facility Profile and Summary	1
Section 1 – Site Conditions	4
Section 2 – Building Exterior	7
Section 3 – Building Interior	11
Section 4 – Mechanical Systems	14
Section 5 – Electrical Systems	21
Section 6 – Portable Buildings	26
Section 7 – Space Adequacy	27
Mini Plans	Ai
Typical Photographs	Aii

Evaluation Team

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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 school was constructed in 1976, with some recent upgrades to the mechanical ventilation system.

The building is a single storey steel frame structure with a flat roof and partial basement, with brick and metal siding to the exterior.

Summary of Observations and Recommendations

The Asbestos Material Report was not available for viewing on site, further investigation is recommended. The school is in good condition as to finishes and systems.

Architectural

Barrier-free washrooms should be added along with replacement of exterior doors.

Mechanical

Mechanical systems are in good shape and require only continued maintenance. Life safety issues should be addressed.

Electrical

The school has a 120 Volt fire alarm system, which needs to be upgraded. Surge protection should be provided on the main panel. Ballasts may contain PCB's and a disposal system 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	\$750.00
2.	Building Exterior	\$39,000.00
3.	Building Interior	\$35,200.00
4.	Mechanical Systems	\$177,500.00
5.	Electrical Systems	\$36,000.00
6.	Portables	\$51,500.00
	Total Estimated Costs	<hr/> \$339,950.00

Space Adequacy

The existing area, according to the School Building Area Guidelines, is excessive.

Existing Total Gross Area (m ²)	3399.7
Projected required total gross area (m ²)	<u>2436.0</u>
Overage / (deficiency) (m ²)	913.7

Further Investigation

Further investigation is required to assess the condition and movement of the slab-on-grade at front entrance prior to proceeding with remedial work. A roof inspection should be conducted to ascertain the extent of roof repairs. Further is required to ascertain the presence of PCB's in the light ballasts. A code review of the school is recommended.

School Plan Data Information

The plan and area information for the building was supplied by the school jurisdiction and appears to be accurate. However, two portables shown at the southwest corner of the plan have been removed from site.