

## **EXECUTIVE SUMMARY**

Bow Island Elementary was constructed in 1958, and added to in 1973. The addition provided storage for Gymnasium and supplies for the school. Some minor modernization of architectural finishes were done in 1989. These were done in the Administration and Library areas. Suspended ceilings were added and interior doors renewed. The windows were also modernized. A relocatable was added to the school in 1996.

The school is of steel and masonry construction, with a wood deck flat roof, and a combination of brick and stucco cladding. The relocatable is of combustible construction. A roofing inspection is recommended as barrier-free access is incomplete as the Main Entrance requires handicap door operators, and vanities in washrooms need to be changed to accommodate wheelchairs. The interior is generally good with some minor repairs. The combustible roof needs to be fire rated to comply with current Code. The building exterior requires minor repairs.

Mechanically, the school is generally good; however, there is no ventilation or air conditioning except in the Administration Area. Ventilation needs to be added and some minor upgrades are required.

The electrical system is generally acceptable. The school needs a lighting retrofit, and the fire alarm system requires replacement with a 24 volt supervised system.

The estimated construction cost for the remedial work identified in the attached evaluation is summarized below. Costs are based on "Appendix A-Cost Unit Rate Chart", provided by Alberta Infrastructure, and supplemented by Yardstick for Costings, 1998 edition. A listing of the Yardstick costing rates used is included with this evaluation.

1.	Site related work	\$ 26,400.00
2.	Building exterior	\$ 8,900.00
3.	Building interior	\$ 57,200.00
4.	Mechanical	\$ 71,500.00
5.	Electrical	\$ 83,797.00
6.	Relocatables	<u>\$ 3,500.00</u>
	Total Estimated Cost	\$ 251,297.00

Space Adequacy Assessment

Based on school capacity of 150 students, the School Building Area Guidelines indicates that the existing school area is deficient as noted below.

Existing Total Area Calculation (s.m.)	1,380.7
Equivalent New Facility Area Calculation (s.m.)	<u>1,546.0</u>
Deficient (s.m.)	165.3

Further Investigation

A structural review is recommended due to cracks in structural masonry. A roof inspection is recommended as an inspection report was not available, and a review of the heating lines is recommended for the presence of hazardous materials.

School Data Plan Information

The addition of portables is not currently shown on the mini-plans. This change which was noted during site inspection is approximated on the attached plans.