

## **EXECUTIVE SUMMARY**

Alberta Infrastructure engaged BCMP Architects in March of 2000 to evaluate the condition of 29 schools in the Calgary Region, School district No. 19.

Dr. E.P. Scarlett School was constructed in 1971 with additions in 1978 and 1983 and renovations to a small percentage of space in 1984 and 1985. This school was evaluated on April 5, 2000.

Good sized athletic areas with football, soccer and baseball fields. There is a problem on the West end of the school with water from adjoining fields flowing towards the school building. This can be resolved by cutting the curbs in selected locations to channel the water to adjacent parking lot storm drains on North side of school, water, from down spout roof drains onto inadequately sloped paved lot causing very large areas of ponding and ice buildup. Recommend regrade and repave to this area.

Building concrete foundation wall/footing has settled along corridor in N.W. corner of main floor, resulting in cracking of concrete block corridor wall. Damage to wall has subsequently been repaired and movement appears to be stabilized but continues to be monitored. Closers, door restraint holder are worn. Kick plates damaged and need replacement. Weatherstripping needs replacement. Both gyms floors are in poor condition and need replacement. Building is not handicapped accessible washrooms not accessible add one elevator and upgrade 4 washrooms.

Considerable work is required for upgrading the heating, ventilation and air conditioning systems. It is recommended that existing fire tube boilers and existing chillers be replaced. Quality of ventilation system must be improved. Existing boilers are annually being retubed and should be replaced.

Electrically the service is 277/480VAC, 3 phase 1600 amps. Upgrade car plug system. Install surge suppression on mains. Upgrade fire alarm system, lighting system, telephone system, emergency generator transfer switch and add dedicated circuits to classrooms.

## Summary of Observations and Recommendations:

### Evaluation Ratings 3 or less

The estimated construction cost for the remedial work identified in the attached evaluation form has been based on Costing Unit Rate Chart developed by Alberta Infrastructure. Items of unit costs not identified in the rate chart or individual items which were deemed more appropriate to estimate individually ( i.e. hardware corrections, stucco repairs etc.) have been based on current industry costs.

1:	Site Related Work	120,500.00
2:	Building Exterior	28,500.00
3:	Building Interior	267,500.00
4:	Mechanical	1,019,000.00
5:	Electrical	362,500.00
6:	Portables	0.00
Total Estimated Cost		\$1,798,000.00
7:	Space Adequacy Assessment	
	Existing Total Area (m²)	16,579.30
	Projected Required Area (m²)	<u>16,104.00</u>
	Surplus:	475.30

### Further Investigation:

- 1.3.1 Short on stalls according to on site personnel. There are 80 to 100 staff and several students who park on site.
- 2.1.1 Concrete foundation wall/footing has settled along corridor in N.W. corner of main floor,
- 2.2.1 Approximately 50% of roof is currently being re-roofed because of extensive leaking.
- 3.1.1 (S. wall of room 102) which is cracked and out of plumb is a load bearing wall supporting precast structural tees.
- 4.5.1 4.5.2 4.5.3 General complaint, area lacks air circulation and is stuffy. Difficult to control.
- 4.4.11 4.4.12 4.5.11 4.6.2 4.6.3 All items related to heating and air handling system.

### School Data Plan Information

The plan information changes for Dr. E.P. Scarlett School were marked for reference in updating plans for Alberta Infrastructure.