

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. Gladys McKelvie Egbert School was constructed in 1976 with a permanent addition in 1981 and temporary structures added in 1966, 67, 70, & 1976. This school was evaluated on March 15, 2000.

Our on-site evaluation found the site size to be good and has an adjacent community center on the north side. There is a problem with ice buildup on north side of school causing ponding and large areas of ice at sidewalk. Needs some re-grading at walkway/entrance plaza.

The school exterior is clay brick and stucco mostly around building lower walls and vertical metal siding and mansard roof at upper walls. Weather stripping is in poor condition and needs to be replaced. The school interior is VCT in corridors and interior rooms with carpet in classrooms, library, staff areas and all exterior rooms at south and west of building. Carpet in poor condition and needs to be replaced.

Mechanically the school has 2 Bryan 1-36W boilers with 2,350.0 MBH input system complete with 3 base mounted pumps. The 1981 addition has 2 Bryan CL-120W boilers with 1,080.0 input. Circulation pumps, some leaky control valves, need replacing and if necessary replace one boiler installed in 1975.

Electrically the main service is 1400 amps 208/3 ph. The fire alarm system is in need of upgrading & the existing lighting system is in good condition.

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	40,000.00
2:	Building Exterior	8,000.00
3:	Building Interior	150,000.00
4:	Mechanical	394,000.00
5:	Electrical	56,000.00
6:	Portables	<u>76,000.00</u>
Total Estimated Cost		\$724,000.00
7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	6459.20
	Projected Required Area (m ²)	<u>6988.00</u>
	Deficiency	- 528.80

Further Investigation:

- 2.2.1 Roof is flat asphalt and gravel approximately 50% replaced in past 5 years remainder needs to be inspected.
- 2.2.3 Snow and ice fall from mansard roof around building however no solutions to the problem appears to be evident.
- 3.3.7 Air quality poor after hours due to fresh air intake shutdown making it difficult to use school after hours.
- 4.4.12 Erratic control system requires further detailed investigation.
- 6.1.2 Roof at two portables are showing some leakage.

School Data Plan Information:

The plan information changes for Dr Gladys McKelvie Egbert School are marked for reference in updating plans by Alberta Infrastructure.