

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. Gordon Higgins School was constructed in 1976 with a permanent addition in 1981 and a temporary structure added in 1976. This school was evaluated on March 13, 2000.

Our on-site evaluation found the site size to be good but shared with Separate School on North border. It is difficult to tell where boundary is located. The school is set too low in relation to City curb/sidewalk.

The school exterior is clay brick, with painted metal upper wall siding in good condition. The school interior is painted concrete block and painted drywall with acoustic panel in suspended tee bar ceiling. There are wood doors in steel frames painted, the hardware is in good condition.

Mechanically the school has a central HVAC unit TRANE Climate Changer which is in satisfactory condition. We recommend installation of an energy management system and to provide additional or separate cooling system for computer rooms (2).

Electrically the main service is 1600 amps, 3 ph 208VAC and needs surge protection. The fire alarm system is in need of upgrading, and the existing lighting system is in only fair condition and should be reviewed. It is recommended that class 5 cabling be installed to all 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	5,000.00
2:	Building Exterior	1,500.00
3:	Building Interior	20,000.00
4:	Mechanical	104,500.00
5:	Electrical	65,700.00
6:	Portables	<u>4,000.00</u>
	Total Estimated Cost	\$200,700.00

7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	5286.14
	Projected Required Area (m ²)	<u>6387.00</u>
	Deficiency	- 1100.86

Further Investigation:

2.2.1 Roof is flat, asphalt and gravel with no problems existing, but roof is 24 years old and should be inspected.

3.3.4 Requires further investigation in relation to routing and problems with gym area. Exit configuration in some areas is somewhat confusing and needs to be examined.

School Data Plan Information

No plan information changes were required for Dr. Gordon Higgins School.