

## **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.

J.K. Mulloy School was constructed in 1969 and this school was evaluated on March 8, 2000.

Our on-site evaluation found the facility to be in good condition structurally but with problems related to interior finishes, mechanical systems and electrical systems.

The school exterior is precast concrete and concrete block (unpainted) in good condition. There is some caulking of concrete to block joints which requires regular maintenance. Screens are required on the vent window units throughout 50% of the building. The interior is painted concrete block and gypsum board walls in good condition. Acoustic ceilings and painted precast concrete double tee exposed structure, and VAT and carpet flooring. Carpet needs replacement.

Mechanically the school has cast iron modular boilers equal to HYDROTHERM Model MR 2400. One module may be leaking. Should also provide flow switch to shut off each module burner in event of no water flow. Repack or replace isolating valves in boiler room. Consider installing re-circulating pump at preheat coils for both air handling units to minimize coil freeze and also to lower mixed air temperature to increase outdoor air supply.

Electrically the main service is 1200 amps 208/3 phase feed to the main switch. The fire alarm system is in need of upgrading. The existing lighting system is only in fair condition and should be replaced. Computer cabling and dedicated circuits should be added 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	4,000.00
2:	Building Exterior	2,500.00
3:	Building Interior	160,000.00
4:	Mechanical	43,500.00
5:	Electrical	172,000.00
6:	Portables	<u>0.00</u>
	Total Estimated Cost	382,000.00

7:	Space Adequacy Assessment	
	Existing Total Area (m <sup>2</sup> )	4066.7
	Projected Required Area (m <sup>2</sup> )	<u>3903.0</u>
	Surplus	163.7

### Further Investigation:

2.2.1 Roof is 37 years old and probably needs replacing.

### School Data Plan Information

No plan information changes were required for J.K. Mulloy School.