

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. Norman Bethune School was constructed in 1971 with no additions. This school was evaluated on March 31, 2000.

Our on-site evaluation found the site size to be good with large flat grassed play areas. Site has baseball and soccer fields that work well. Asphalt surface on lot requires repave and some subgrade compaction. Handicapped access requires several curb cuts and some ramps.

Building exterior lower walls are giant clay brick and painted concrete block. Upper walls (above door height) are vertical prepainted steel siding. All in good condition. Painted fir plywood fascia at building north entrance and at change room area on SW corner is deteriorated and needs replacement with more weather resistant facing. Floor is quarry tile at building entrances (vestibule/lobbies), VCT in corridors, hardwood strip flooring in gym all in good condition. Carpet is in offices, staff room, faculty study, library, music room, classrooms, lunch study and second floor corridor all in good condition. Painted concrete block and drywall walls in good condition.

Mechanically the heating system is basically an "all air" system that is supplemented with hot water radiation, cabinet unit heaters in certain locations. A direct expansion refrigeration coil is part of the air supply unit in the second floor fan room. (Air cooled condensing unit is located on the roof above fan room.) In the 1999 retrofit reheat coils were added to branches of supply air ductwork to provide twelve zones. All systems are in good condition.

Electrically the main service is 800 amps. Upgrade car plug system. Upgrade security lighting. Upgrade exit light system. Install surge suppression on mains and upgrade lighting system. Install network cabling to classrooms 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	63,500.00
2:	Building Exterior	6,000.00
3:	Building Interior	100,000.00
4:	Mechanical	0.00
5:	Electrical	83,500.00
6:	Portables	0.00
Total Estimated Cost		\$253,000.00

7:	Space Adequacy Assessment	
	Existing Total Area (m²)	3,397.60
	Projected Required Area (m²)	3,838.00
	Deficiency:	(-440.40)

Further Investigation:

- 4.5.2 Unknown outdoor air quantity.
- 4.5.3 Unknown air change rate.

School Data Plan Information

The plan information changes for Dr. Norman Bethune School were marked for reference in updating plans for Alberta Infrastructure.