

## **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. Oakley School was constructed in 1959 with 2 permanent additions one in 1960 and one in 1969. There was a renovation in 1991 to the Learning Centre. This school was evaluated on March 27, 2000.

Our on-site evaluation found the site of good size with flat play fields containing baseball diamonds and soccer fields. There are inadequate parking stalls for staff and the Calgary Learning Centre. There are 24 staff and up to 40 additional vehicles from Learning Centre.

On the exterior the asphalt and gravel roof needs replacement on the 1959 and 1960 sections. The 1969 addition is roofed with 2 ply SBS in very good condition. Exterior is clay brick, stucco, painted concrete and painted concrete block walls. There is some paint peeling on concrete block exterior wall and needs repainting. The interior is 9x9 VAT at corridors, resilient gym flooring at lower gym, strip hardwood at main gym (has been repaired repeatedly) and requires replacement carpet in music room and in learning center, and sheet linoleum in classrooms.

Mechanically the heating system and steam boilers are old and inefficient and should be replaced with hot water system except for areas renovated in 1991. Heating system and its controls are a concern in all areas except the renovated portion of east wing. Ventilation system is generally adequate except as noted.

Electrically the main service is 600 amps. Fire alarm system is in need of upgrading. The existing lighting system is in poor condition and should be replaced.

## 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	10,500.00
2:	Building Exterior	9,000.00
3:	Building Interior	258,000.00
4:	Mechanical	641,500.00
5:	Electrical	191,500.00
6:	Portables	<u>0.00</u>
Total Estimated Cost		\$1,110,500.00

7:	Space Adequacy Assessment	
	Existing Total Area (m <sup>2</sup> )	5,896.70
	Projected Required Area (m <sup>2</sup> )	<u>3,457.00</u>
	Surplus:	2,439.70

### Further Investigation:

- 1.3.1 There are inadequate number of stalls for staff and Calgary Learning Centre.
- 2.2.1 Asphalt and gravel roof with galvanized steel roof edge flashing, roof needs replacement.

### School Data Plan Information

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