

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.

Edgemont School was constructed in 1990 together with 12 portables, and an additional 2 portables in 1991. This school was evaluated on March 8, 2000.

Our on-site evaluation found the facility to be in very good condition structurally with good handicap accessibility and generally in excellent condition.

The school exterior is brick and stucco walls, sloped standing seam metal roof cladding and parapet flashing. painted concrete block and gypsum board. Good condition throughout. The interior is generally in excellent condition. Require some remedial work in ECS rooms 125 and 126 see item. 3.3. where there is a dangerous situation with an unprotected set of stairs to the lower floor area.

Mechanically the school has a hot water heating system - 3 BRYAN CL-150-W-100G gas water tube boilers. System complete with reheat coils, perimeter radiation. Computer room needs A/C, air balance required in some areas, some re-heats are required on 2nd floor classrooms.

Electrically the main service is an 800 amp underground power feed. It is suggested that dedicated circuits be added to classrooms for computers. Upgrade to lighting system in gym area is required where lighting levels are low. All other areas are in very 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	7,500.00
2:	Building Exterior	0.00
3:	Building Interior	25,000.00
4:	Mechanical	26,500.00
5:	Electrical	47,500.00
6:	Portables	0.00
Total Estimated Cost		<u>\$106,500.00</u>

7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	5194.9
	Projected Required Area (m ²)	<u>4368.0</u>
	Surplus	826.9

Further Investigation:

- 4.5.3 The gym air supply situation requires investigation.
- 3.36 No hazardous materials audit was available on site.

School Data Plan Information

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