

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.

Earl Grey School was constructed in 1953 with 1 addition in 1969. This school was evaluated on March 22, 2000.

Our on-site evaluation found the site size adequate & in proportion to school requirements. Drop offs on North side by Main entrance and SW lot do not work well and require further investigation. There is a city crosswalk to be added on North side to control traffic more effectively. The planters adjacent to the walkways are lower than the sidewalk with no barriers creating a hazard for students and staff. These areas need to be filled with concrete.

Building exterior is clay brick curtain wall, and corten protective rust film steel panel on remainder. Soffits are painted wood deck in good condition. Windows in courtyard reported to leak between frame and brick. Roof was 80% redone with SBS system within last 2 years, 20% still requires replacement. The interior walls are mostly painted gypsum board with some painted concrete block. Some areas have clay brick on walls to match exterior. All in good condition. Carpet in Library and classrooms on West End of School. The rest of the school is vinyl tile. All in good condition.

Mechanically roof top multizone units are of old age and are requiring continual service. Also other areas are encountering inconsistent space temperature problems. Suggest installation of new system.

Electrically the main service is 1200 amps. Need to upgrade fire alarm system and replace emergency light system. Install surge suppression on main & ballasts should be reviewed for pcbs. Upgrade lighting system in basement area and basement hallways.

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	2,5000.00
3:	Building Interior	103,500.00
4:	Mechanical	257,000.00
5:	Electrical	77,500.00
6:	Portables	0.00
Total Estimated Cost		\$445,500.00
7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	2,376.90
	Projected Required Area (m ²)	3,026.00
	Deficiency:	-649.10

Further Investigation:

- 1.3.1. 1.3.2 Drop offs on North side by Main entrance and in SW lot do not work well and require further investigation.
- 2.2.1 Roof was 80% redone with SBS system within last 2 years, 20% still requires replacement.
- 2.3.3 Windows in courtyard reported to leak between frame and brick.

School Data Plan Information

The plan information changes for Earl Grey were marked for reference in updating plans for Alberta Infrastructure.