

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.

Erin Woods Elementary School was constructed in 1982 with portable additions in 1984. This school was evaluated on March 17, 2000.

Our on-site evaluation found the site size good with City land on West side and South side the majority is City Park land, with good large flat playing areas.

The school has a structural concrete slab on grade with grade beam and pile foundations, steel columns and beams and load bearing concrete block, supporting steel trusses and steel deck. Exterior cladding is giant brick. The interior floors are VCT at corridors with carpet in library, classrooms, and science rooms. Interior walls are painted concrete block. Millwork is clear finish birch plywood with plastic laminate tops in good condition.

Mechanically the heating ventilation, air conditioning and plumbing systems have no known problems. Further investigation will be required for portable units. Heating ventilation and air conditioning system appears to be operating satisfactorily. Plumbing fixtures are functioning as intended.

Electrically the main service is 1200 amps and requires surge protection. Fire alarm system is in need of upgrading. Concord 750lbs lift - one person plus wheelchair requires replacement. Add dedicated circuits to classrooms. Add lighting motion sensors in washrooms.

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	0.00
2:	Building Exterior	3,250.00
3:	Building Interior	0.00
4:	Mechanical	0.00
5:	Electrical	73,500.00
6:	Portables	<u>10,000.00</u>
	Total Estimated Cost	\$86,750.00
7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	3955.43
	Projected Required Area (m ²)	<u>3388.00</u>
	Surplus	567.40

Further Investigation:

- 1.3.2 / 1.3.1 Lot is located on East side with North entrance off of Erin Park Dr. Layout is tight and difficult to negotiate.
- 2.2.1 Asphalt and gravel roof requires further investigation.
- 3.3.7 Some complaint about air quality from staff in carpeted area.

School Data Plan Information:

The plan information changes for Erin Woods Elementary School were marked for reference in updating plans for Alberta Infrastructure.