

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.

Ernest Manning High School was constructed in 1964 with an addition in 1967. There are no portables. This school was evaluated on March 24, 2000.

Our on-site evaluation found athletic areas are minimal with only 1 field used by adjacent school and community as well as High School. The play areas are rock hard and need aerating or similar process to rejuvenate the grass. North parking area and loading area are badly deteriorated requires re-sloping and resurfacing to drains.

The school has considerable ongoing roof leakage at Library area. No insulation exists on roof except 3 inches of zonalite concrete topping. Suggest possible replacement of roofing system. A detailed investigation of the entire roof is required. Some window latches require repair. An additional elevator is required to serve west wing (3 levels) plus renovation to 4 washrooms to provide handicapped use. Gym storage accordion vinyl wall in poor condition and needs replacement. Science lab millwork countertops are colored cement asbestos board and painted hardboard (badly deteriorated). Replace with new lab counters.

Mechanically it is necessary to upgrade boiler room equipment and control system for heating and ventilation. Additional upgrade is recommended on west wing and south corridor to improve heating. Standby boiler is unreliable. Improve heating system throughout.

Electrically the main service is 100 amp 13.2KVA, Operating voltage is 270/480VAC.. Install new exterior security lighting, vehicle plug in system, breaker panels throughout the school. Replace phone system, 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	178,500.00
2:	Building Exterior	2,500.00
3:	Building Interior	422,000.00
4:	Mechanical	772,500.00
5:	Electrical	431,500.00
6:	Portables	0.00
Total Estimated Cost		<u>\$1,807,000.00</u>

7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	18,965.20
	Projected Required Area (m ²)	<u>16,469.00</u>
	Surplus:	2,496.20

Further Investigation:

- 1.1.2 The play areas are rock hard and need aerating or similar process to rejuvenate the grass.
- 2.2.1 No insulation exists on roof & membrane leaks. Further detailed examination and investigation is required.
- 3.3.7 Air quality in corridors and rooms at lower floor level on north side is very poor.

School Data Plan Information

The plan information changes for Ernest Manning High School were marked for reference in updating plans for Alberta Infrastructure.

