

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.

Rideau Park School was constructed in 1930 with an additions in 1962. This school was evaluated on April 10th, 2000.

Our on-site evaluation found that the NE and NW corners of building have low spots adjacent to foundation causing ponding and erosion. Needs to be regraded and fill added. Gravel lots should be paved since the existing surface is down to subsoil in some areas.

Building exterior window and door decorative concrete head trim and parapet coping stone in good solid condition, but paint finish is totally deteriorated. Needs repainting. Parapets are sound but joint mortar is failing. Needs repointing to prevent major damage to substrate. Painted wood single glazed fixed and hopper type vents, and wood single glazed storm windows. Exterior windows are beyond life expectancy. Replace all windows. Basement 9x9 VAT flooring keep coming loose. Gym - hardwood strip flooring in good solid condition. Needs refinishing. Lock hardware is worn out and needs replacement. Building is not handicapped accessible. Needs new elevator and upgrade to 2 washrooms.

Existing steam boiler, piping and controls are outdated, inefficient, noisy and difficult to control. Recommend existing boiler and steam system be replaced with new hot water heating system. Recommend steam heating system be replaced with hot water heating system. Ventilation system is generally satisfactory, however control system should be upgraded.

Electrically the main service is 800 amps. Upgrade car plug system, security lighting, interior lighting and fire alarm system. Replace exit light system, panel boards & wiring devices. Install network cabling and 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	97,000.00
2:	Building Exterior	410,000.00
3:	Building Interior	160,500.00
4:	Mechanical	448,500.00
5:	Electrical	149,500.00
6:	Portables	0.00
Total Estimated Cost		\$1,265,500.00

7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	4011.6
	Projected Required Area (m ²)	4333.0
	Deficiency:	-321.4

Further Investigation:

- 1.2.1 Problems were reported regarding congestion at North parking lot entrance.
- 1.2.3 Drop off area at West entrance on narrow road way does not work well.
- 1.3.2 One way lane on west side of school leading to south parking lot does not work well.
- 2.2.1 Asphalt and gravel in reasonable condition but appears ok. Flashing and caulking not in good condition.
- 3.3.2 Separation between 1930 and 1962 is not rated.
- 4.4.1 Site drainage problem. No catch basins.

School Data Plan Information:

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