

## **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.

Riverbend Elementary School was constructed in 1995 with portables addition in 1999. This school was evaluated on April 10th, 2000.

Our on-site evaluation found an excellent large site that works well with a nice playground located on SE corner of school building. Lots of stalls for staff and parents adjacent to community center, parking works very well. North school building entrance needs ramp and curb work & southwest entrance to portables needs ramp.

Building concrete slab has previously settled +/- 3-4 inches at S.W. corner area of school. This has been rectified by pressure pumping concrete through slab to provide new sub grade support. Subsequent settlement has occurred after portables were added, resulting in a +/- 1 inch settlement. Need to repump/support slab in this same area. Some interior washrooms not accessible with grab bars, sinks and adequate toilets for wheel chair use. Needs upgrade. Floor tile is severely surface pitted with varying size small depressions. Also tiles are showing a caustic disfigurement across middle of tiles as well as at the seams. Flooring in large areas has been replaced 3 times and the problem has not been resolved. Remove sealer/finish from VCT and use different floor finish.

Heating ventilation, air conditioning, plumbing and fire protection systems are in good operating condition. No known problems.

Electrically the main service is an underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1200 amps. Upgrade security lighting. Install surge suppression on mains.

## 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	4,000.00
2:	Building Exterior	13,000.00
3:	Building Interior	65,000.00
4:	Mechanical	0.00
5:	Electrical	17,000.00
6:	Portables	<u>9,500.00</u>
	Total Estimated Cost	\$108,500.00

7:	Space Adequacy Assessment	
	Existing Total Area (m <sup>2</sup> )	4,448.20
	Projected Required Area (m <sup>2</sup> )	<u>3,983.00</u>
	Surplus:	465.20

### Further Investigation:

2.2.1. Asphalt and gravel roof no leakage reported.

### School Data Plan Information:

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