

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.

Riverside Bungalow was constructed in 1913 with no additions or portables added. The building is currently used as a language center by CBE. This school was evaluated on April 12th, 2000.

Our on-site evaluation found a gravel lot on NW corner of property requires some regrading and surfacing of entire lot with asphalt. Area on NW corner of building is low and ponds against foundation, needs to be regraded. No ramps are currently installed and there is no handicapped access to the building.

Building exterior gutters and eavestrough need some remedial work they are currently leaking in several locations. Wooden doors set in wooden frames need to be repainted. Panic hardware is operational but could use some upgrading. Plaster walls with paint peeling in several locations need repainting. The teebar areas are acceptable but plaster requires repair and repainting throughout. No barrier free access.

Four of the furnaces have cooling equipment installed in conjunction with them. One furnace in basement is installed in "circulation" space and furnace on second floor is installed in open. Both of these furnaces should be enclosed in rated enclosure. City water is not being used for drinking because of condition of original galvanized iron piping. Office space on second floor is cold in winter and hot in summer.

Electrically the main service is 240/120VAC, single phase 200 amps. Upgrade security lighting and fire alarm system. Replace emergency light and exit light system. Replace lighting system. Install new telephone 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	32,500.00
2:	Building Exterior	61,000.00
3:	Building Interior	26,000.00
4:	Mechanical	113,500.00
5:	Electrical	161,500.00
6:	Portables	<u>0.00</u>
	Total Estimated Cost	\$394,500.00

7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	895.53
	Projected Required Area (m ²)	<u>1,546.00</u>
	Deficiency:	- 650.47

Further Investigation:

- 3.3.3 Building is constructed of wood frame walls with lathe and plaster finish.
- 3.3.5 No barrier free access, building was constructed in 1913 and no alterations of this nature have been made.

School Data Plan Information:

The plan information changes for Riverside Bungalow were marked for reference in updating plans for Alberta Infrastructure.