

## **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.

Robert Warren Jr. High School was constructed in 1974 with a small addition in 1991 and 4 portables added 1963, 64, 65 and 98. This school was evaluated on April 12th, 2000.

Our on-site evaluation found a large site that works well with a good areas for field sports. Along Elbow Drive in front of the school a curb alignment is established for a pull of lane, but (the pull off space) is landscaped. It would be beneficial if this was utilized. Parking is insufficient there are 34 staff and only 24 stalls. The parking area should be expanded to the East allowing up to 20 additional stalls.

Building exterior door surfaces need repainting. Exterior finish is clay brick cladding in good condition. Asphalt and gravel roofing (+- 26 yrs old) Periodic leaking continues to occur. Further investigation is required. Hardwood strip flooring at gym needs refinishing and replacement of warped boards (5% of floor). Painted drywall interior finish has many areas that need repainting. Miscellaneous stained fir plywood millwork in poor condition that needs replacement. Accordion fold vinyl clad gym divider in poor condition. Needs to be replaced with gym drop down curtain.

Installation of catch basin is required to improve site drainage. Additional washrooms are recommended for each gender since two washrooms presently exists one for boys and other for girls. Recommend some energy management control system for air handling units and heating system. Further investigation is recommended to modify fresh air intake location to minimize auto frame intake.

Electrically the main service is an underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1000 amps. Upgrade fire alarm system. Install surge suppression on mains. 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	106,500.00
2:	Building Exterior	2,500.00
3:	Building Interior	147,500.00
4:	Mechanical	172,000.00
5:	Electrical	37,000.00
6:	Portables	<u>58,000.00</u>
	Total Estimated Cost	\$523,500.00

7:	Space Adequacy Assessment	
	Existing Total Area (m <sup>2</sup> )	4,476.9
	Projected Required Area (m <sup>2</sup> )	<u>5,435.0</u>
	Deficiency:	- 958.1

### Further Investigation:

- 2.2.1. Asphalt and gravel roofing (+- 26 yrs old) Periodic leaking continues to occur.
- 4.5.5 Fresh air intake is drawing auto fumes in through fresh air louver when vehicle is idling near louver.

### School Data Plan Information:

The plan information changes for Robert Warren School were marked for reference in updating plans for Alberta Infrastructure.