

## **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.

Elbow Park School was constructed in 1919 with 1 addition in 1971 and 3 portables added in 1964, 1966 and 1978. This school was evaluated on March 27, 2000.

Our on-site evaluation found the site size is good for size of facility. Good size flat grass play areas with BB diamonds and soccer fields. Good playgrounds on West side of school and on South East side. East lot should be paved with asphalt. Need to add handicapped ramps at entrances.

Exterior window frames need repainting. Painted wood doors in painted wood frames, except north main entrance doors which are clear finish on stained oak doors. All doors need refinishing. Downspouts need to be cleaned out and maintained. Exterior finish is clay brick in very good condition. Interior walls are painted plaster. Interior of building is not completely accessible requires 1 handicapped elevator and 2 washrooms upgraded. Floor finish is resilient sheet lino in classrooms and library, rubber treads/risers on stairs, wood strip hardwood in gym.

Mechanically the steam heating system is satisfactory. Controls for terminal heating units and ventilation system require replacement. Ventilation using swamp coolers appears to be functioning satisfactorily. Majority of perimeter radiation controls do not appear to hold steam when valves are closed. Also damper operators, linkages for dampers require replacement.

Electrically the main service is 200 amps. The existing lighting system is in fair condition and should be reviewed. Light fixtures are of old vintage and are to be replaced within 3 years, need to install network cabling. 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	35,000.00
2:	Building Exterior	18,500.00
3:	Building Interior	100,000.00
4:	Mechanical	58,500.00
5:	Electrical	94,000.00
6:	Portables	<u>37,500.00</u>
	Total Estimated Cost	\$343,500.00

7:	Space Adequacy Assessment	
	Existing Total Area (m²)	2,313.50
	Projected Required Area (m²)	<u>2,376.00</u>
	Deficiency:	-62.50

### Further Investigation:

2.2.1 Asphalt and gravel roof in good condition and asphalt shingles on sloped roof sections (recently replaced) seems to be in good condition.

### School Data Plan Information

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