

## **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.

Elboya Elementary & Jr. High School was constructed in 1953 with two additions one in 1956 and one in 1958. There was a minor upgrade on 268.12 sq mtrs in 1981. This school was evaluated on March 29, 2000.

Our on-site evaluation found the site size to be good with large flat grassed areas for play fields with baseball and soccer fields with a playground area on east side of school in good condition. The gravel lot is well drained by natural slope of site, suggest asphalt paving of surface. There are curb cuts and ramps required at entrances.

Building exterior walls are stained horizontal wood siding at lower third of wall in moderate condition, needs refinishing. Stucco at remainder of walls in good condition. Roof is asphalt and gravel complete with gravel stop roof edge appears to be in reasonable condition. Window exterior needs repainting as paint is peeling from wooden frames. Wood doors in wood frames at firewall between 1953 and 1958 addition is not acceptable. Install fire rated steel doors and frames. Interior is not handicapped accessible. Needs 1 elevator and 4 handicapped access washrooms

Mechanically the existing steam fire box boilers are outdated and inefficient and should be replaced with two hot water boilers. The existing unit vents are noisy for the most part, excessive maintenance required to change filters since F.A. inlets are at grade. Heat and vent system presently relies on manual control to energize vent units. It is recommended that existing steam heating system and classroom unit ventilators be replaced with new hot water heating system with separate system control ventilation.

Electrically the main service is 600 amps. Upgrade car plug system, security lighting, interior lighting system, and fire alarm system. Replace emergency light system, install surge suppression on mains and install network cabling and 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	55,000.00
2:	Building Exterior	17,500.00
3:	Building Interior	139,500.00
4:	Mechanical	839,500.00
5:	Electrical	136,500.00
6:	Portables	0.00
Total Estimated Cost		\$1,188,000.00

7:	Space Adequacy Assessment	
	Existing Total Area (m²)	5,999.40
	Projected Required Area (m²)	6,361.00
	Deficiency:	- 361.00

### Further Investigation:

2.2.1 Asphalt and gravel complete with gravel stop roof edge. Appears to be in reasonable condition.

### School Data Plan Information

The plan information changes for Elboya Elementary & Jr. High School were marked for reference in updating plans for Alberta Infrastructure.