

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.

Emily Follensbee Centre is a specially designed facility for severely disabled children and was constructed in 1964 with 1 addition in 1982. This school provides education and/or assessment for children from Grades 1 through to Grade 12. This school was evaluated on March 29, 2000.

Our on-site evaluation found the site size to be good. The few pieces of playground equipment that are available for use by handicapped are in poor condition. Require new equipment. Lot on North side does not drain well and has no storm drain. Need to regrade lot and create a swale allowing water to drain from lot to NE corner of site. Sidewalks on NE corner of property need to be sloped to allow water from downspouts to flow to lot rather than pond on sidewalk.

Building roof is standing seam architectural prepainted steel cladding. Building custodians report that periodic but repeated leaking continues to occur. Clay brick facing and vertical prepainted steel cladding at upper wall/fascia. Painted glassweld panels above and below classroom/office windows. Interior is sheet vinyl at corridors, washrooms, classrooms, carpet at offices, maintenance rooms, classrooms. Wood parquet at Physical Education room. Need tile floor and walls around urinals in washrooms.

Mechanically some work is required in mechanical room and temperature controls for distribution ductwork. Recommend that leaky control valves and valves in mechanical room be replaced or repacked. Also recommend installation of reheat coils in ductwork for roof top air conditioning systems to increase outdoor air supply and minimize cold draft condition.

Electrically the main service is 1200 amps. Need to upgrade fire alarm system and replace emergency light system. Install surge suppression on main. Upgrade lighting system and add dedicated circuits in 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	115,500.00
2:	Building Exterior	0.00
3:	Building Interior	3,500.00
4:	Mechanical	108,500.00
5:	Electrical	54,100.00
6:	Portables	0.00
Total Estimated Cost		\$281,600.00

7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	3,629.74
	Projected Required Area (m ²)	<u>2,246.00</u>
	Surplus:	1,383.70

Further Investigation:

- 2.2.1 Standing seam architectural prepainted steel cladding, periodic but repeated leaking continues to occur.
- 4.3.1 Inadequate water supply and pressure. Further investigation is required.

School Data Plan Information

The plan information changes for Emily Follensbee Centre were marked for reference in updating plans for Alberta Infrastructure.