

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.

Erlton School was constructed in 1961 with no additions or renovations. This school was evaluated on March 22, 2000. This facility is no longer used as a typical teaching facility for children. It has been converted to an Adult Education Centre run by CBE.

Our on-site evaluation found a small grass area on the south side by main entrance and on east side with minimal planting. There is no space for outdoor activities at this site, only a parking lot. Should have concrete ramps for handicapped at North and South entrances.

The school exterior is clay brick and painted concrete block finishes. The structure is cast in place concrete slab and concrete columns in good condition with a masonry cavity wall showing no evidence of air infiltration/exfiltration. Doors are solid core wood (painted) in aluminum frames. Paint is crazed and deteriorating and needs refinishing. Interior walls are painted concrete block and drywall all in good condition. Flooring is linoleum at classrooms, 9x9 VAT at corridors, office, storerooms, washrooms. Carpet at general office (rm. 0001) at lower level. All in good condition. There is no handicapped accessibility at this school.

Mechanically the existing furnaces provide heating and ventilation for classrooms but cannot supply adequate outdoor air without creating discomfort. Also existing galvanized domestic water service lines should be replaced.

Electrically the main service is 200 amps and main panel was upgraded in 1998. Fire alarm system is in need of upgrading. The existing lighting system is in good condition. Existing phone system is outdated require new telephone system throughout the school.

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	7,500.00
2:	Building Exterior	1,750.00
3:	Building Interior	100,000.00
4:	Mechanical	115,500.00
5:	Electrical	107,200.00
6:	Portables	0.00
Total Estimated Cost		\$331,950.00

7:	Space Adequacy Assessment	
	Existing Total Area (m²)	663.90
	Projected Required Area (m²)	1334.00
	Deficiency	- 670.10

Further Investigation:

No Further Investigation is required at this school

School Data Plan Information

No plan information changes were required for Erlton School.