

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.

Ethel M. Johnson School was constructed in 1966 and in 1991 four portables of 400 sq meters were added. This school was evaluated on March 31, 2000.

Our on-site evaluation found large flat play areas with soccer and baseball fields & a large playground area with climbing equipment etc all in good condition. The gravel parking lot is well drained, but should be paved with asphalt. Need some handicapped ramp work.

Building roof is two ply SBS roofing on 2 inch rigid insulation and vapour barrier with metal flashing on roof edge cant. Clay brick capped at roof edge with prepainted metal flashing, precast concrete beam supporting cantilevered precast concrete structure over gym, and aluminum curtain wall with glasweld coloured infill panels. The main floor is handicapped accessible but not 2nd floor. Student washrooms not equipped for handicapped. Concrete block and drywall framed partitions are solid with no signs of distress.

Generally the existing heating, ventilation and plumbing system is operating satisfactorily. Minor upgrade of plumbing and air conditioning is recommended. It is recommended that domestic hot water heater and tank be upgraded to satisfy the hot water demand. Siamese connection is required for stand pipe system. It is also recommended that split air conditioning system be provided for computer rooms to reduce over heating in rooms.

Electrically the main service is 400 amps. Should upgrade car plug system and exterior security lighting. Replace exit / emergency light system. Install surge suppression on mains. Install network cabling to classrooms & 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	55,000.00
2:	Building Exterior	0.00
3:	Building Interior	100,000.00
4:	Mechanical	33,500.00
5:	Electrical	107,000.00
6:	Portables	<u>7,500.00</u>
	Total Estimated Cost	\$303,000.00

7:	Space Adequacy Assessment	
	Existing Total Area (m²)	4,147.80
	Projected Required Area (m²)	<u>4,526.00</u>
	Deficiency:	-378.20

Further Investigation:

2.2.1. Two ply SBS roofing on 2 inch rigid insulation and vapour barrier with metal flashing on roof edge cant.

School Data Plan Information

The plan information changes for Ethel M. Johnson School were marked for reference in updating plans for Alberta Infrastructure.