

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.

F.E. Osborne School was constructed in 1967 and 1 portable was added in 1984. This school was evaluated on March 8, 2000.

Our on-site evaluation found the facility to be in good condition structurally with problems related to handicap accessibility, mechanical systems and electrical systems.

The school exterior is clay brick, stucco columns and fascia panels, with painted spandrel panels at aluminum frame windows. The interior is painted concrete block and gypsum board walls, acoustic panel ceiling in most areas, VCT and carpet flooring. Replace corridor acoustic ceiling panels (retain tee bar). No accessibility between 3 levels requires one elevator and significant intrusion into the existing planning layout.

Mechanically the school has steam piping to steam coils and heat exchangers and needs new boiler and associated equipment. Hot water heating piping, perimeter radiation, fan coil units and reheat coils are satisfactory. Requires energy management system, dust collector system, and needs exhaust fans for food prep area.

Electrically the main service is 1200 amps but needs surge protection. The overall electrical system is in good condition, with new life safety systems installed in 1998. The existing lighting system should be replaced including PCB ballasts. Exterior site lighting is inadequate, and dedicated circuits to classrooms for computers are required.

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	40,000.00
2:	Building Exterior	5,000.00
3:	Building Interior	185,000.00
4:	Mechanical	345,000.00
5:	Electrical	125,000.00
6:	Portables	<u>8,000.00</u>
	Total Estimated Cost	708,000.00

7: Space Adequacy Assessment

Existing Total Area (m ²)	6850.4
Projected Required Area (m ²)	<u>7253.0</u>
Deficiency	(-402.6)

School Data Plan Information

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