

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.

Fish Creek Elementary School was constructed in 1992 with a 1994 addition. This school was evaluated on April 7, 2000.

Our on-site evaluation found only 1 playground equipment area. This site needs at least one more for 700 children. Water migrates towards school building perimeter causing ponding and freezing.. Recommend topographical survey of area around perimeter of school to determine if grades are built as specified.

Building exterior finish is clay brick veneer and acrylic stucco insulation system cladding to steel stud and drywall backup wall. No visible slab cracking but surface finish is poor with depressed areas and spots/strips which cause problems with VCT cracking and deforming. Concrete floor surface has not been well power trowel finished which has left dips and recesses resulting in damage and lifting of VCT tiles. Need to lift tiles and patch fill concrete slab. Need to create a wainscoting on painted drywall walls using better performing water resistant paint. Student washrooms are both single room type and multiuse type. Single washrooms are a major supervision problem. Floor tiles and drywall is damaged from urine deposit to the extent that drywall is permeated. Need to install ceramic floor and wall tile at all these individual use rooms. Student entrance/exit doors are not fully accessible (sills elevated above exterior sidewalk). Need buildup for wheelchair access.

Mechanically the HVAC system is functioning satisfactorily, however servicing is of concern due to heat pump locations. Generally heating, ventilation, air conditioning and plumbing system are functioning satisfactorily with minor concerns.

Electrically the main service is 208VAC, 3 phase feed to main switch in electrical room. Main service is 2000 amps. Upgrade car plug system. Install surge suppression on mains. 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	30,000.00
2:	Building Exterior	0.00
3:	Building Interior	70,000.00
4:	Mechanical	12,500.00
5:	Electrical	39,000.00
6:	Portables	0.00
Total Estimated Cost		\$151,500.00

7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	4,846.70
	Projected Required Area (m ²)	<u>5,510.00</u>
	Deficiency:	-663.30

Further Investigation:

1.1.6 Recommend topographical survey of area around perimeter of school to determine if grades are as specified.

School Data Plan Information

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