

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.

Fred Parker School was constructed in 1966 with no additions. This school was evaluated on March 31, 2000.

Our on-site evaluation found the site size to be good with large flat grassed areas for playing. Site has baseball and soccer fields that work well. Some ponding on asphalt apron play area on west side of school building needs re grading and repair work. There is an asphalt parking lot with good drainage from west to east.

Building exterior finish is clay brick and precast concrete in good condition. Exterior walls are vertical standing precast concrete lin tees, and precast concrete columns, interior columns are precast concrete. Interior finish is painted concrete block and painted drywall. Ceilings are acoustic tile attached directly to precast lin tees, and acoustic panel in tee bar system. Smoke doors in corridors (below code requirement). Replace wood doors with rated steel doors. No handicapped access to 2nd floor and washrooms not designed for handicapped.

Mechanically there is a hot water heating system and ventilation/cooling systems employing evaporative coolers which are 34 years old but still functioning well because of maintenance program. Siamese convection for fire protection should be provided on outside wall of boiler room and connected to fire protection system. Heating/ventilation/cooling systems are still working well. Corridors are being used as return air plenums, which was permissible when school was built, but now violates code.

Electrically the main service is 350 amps. Upgrade car plug system, security lighting, and lighting system. Replace fire alarm system and exit / emergency light system. Install surge suppression on mains and 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	18,500.00
2:	Building Exterior	5,800.00
3:	Building Interior	104,000.00
4:	Mechanical	9,500.00
5:	Electrical	168,000.00
6:	Portables	0.00
Total Estimated Cost		\$305,800.00

7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	3,253.80
	Projected Required Area (m ²)	<u>3,317.00</u>
	Deficiency:	-63.20

Further Investigation:

- 4.5.3 Unknown air change rate.
- 4.5. Other Corridors are being used as return air plenums. (Code violation).

School Data Plan Information

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