

## **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 Seymour Elementary School was constructed in 1969 with no additions or portables added. This school was evaluated on April 3rd, 2000.

Our on-site evaluation found a good size site with school located in West Center area. South side playground is very basic and should be redone or added to. The parking lot is full due to increase in staff, only 14 stalls on South side. Small 6 stall lot on North side is between school and playground next to basketball hoops and is therefore a danger to children. One or the other function needs to be eliminated or relocated.

Two ply SBS roofing complete with prepainted aluminum flashing in good condition. Stucco (on cement board) around perimeter of building above brick walls and capped with metal flashing at curb edge. Stucco surfacing is cracked and peeling away. Needs to be scraped off and re stuccoed at 50% of area. Interior wall finish is painted concrete block at corridors, and painted drywall partitions. Handicap access at this single storey building is adequate but no accommodation for handicapped in washrooms.

At present one thermostat controls all classrooms. It is recommended modifications be made to distribution ductwork such that reheat coils can be added and modification be made to heating pipes to install control valves for radiation units as required to provide additional zone controls.

Electrically the main service is 600 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	50,500.00
2:	Building Exterior	6,500.00
3:	Building Interior	20,000.00
4:	Mechanical	39,500.00
5:	Electrical	88,700.00
6:	Portables	0.00
Total Estimated Cost		\$205,200.00

7:	Space Adequacy Assessment	
	Existing Total Area (m²)	3,007.60
	Projected Required Area (m²)	3,317.00
	Deficiency:	-309.40

### Further Investigation:

- 1.3.1 The parking lot is small with only 14 stalls on South side.
- 1.3.2 Small 6 stall lot on North side is between school and playground and is dangerous.

### School Data Plan Information

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