

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.

G.W. Skene Community School was constructed in 1978 with temporary structures added in 1979. This school was evaluated on March 15, 2000.

Our on-site evaluation found the site size to be adequate with ample playing fields and good grading around building and parking lot. The lot is partly paved and partly gravel and paving needs to be extended. There is a low grade area north of the portables where drainage needs improvement.

The school exterior face is clay brick walls full height to the parapet cap flashing all in good condition. The interior finish is painted concrete block VCT tiles and carpet flooring, and acoustic panel tee bar suspended grid ceiling system, all in good condition.

Mechanically the school has 2 BRYAN CL-180 hot water tube boilers provided with BARBER COLMAN pneumatic controls. It is suggested that preheat coils and related items be installed to increase outdoor air supply. There is no energy management system and one should be provided.

Electrically the main service is 1000 amps 208/3ph. The fire alarm system is in need of upgrading. The existing lighting system is in good condition but dedicated circuits need to be added to classrooms as well as network cabling. Power surge protection is required on the main service. Exterior site lighting is inadequate throughout landscaped areas, and parking lots. More exterior lighting is 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	69,000.00
2:	Building Exterior	0.00
3:	Building Interior	0.00
4:	Mechanical	49,000.00
5:	Electrical	68,500.00
6:	Portables	<u>0.00</u>
	Total Estimated Cost	\$186,500.00

7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	3737.90
	Projected Required Area (m ²)	<u>2988.00</u>
	Surplus	749.90

Further Investigation:

2.2.1 Condition of roofing requires analysis and report.

School Data Plan Information

The plan information changes for G.W. Skene Community School are marked for reference in updating plans by Alberta Infrastructure.