

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.

Glamorgan School was constructed in 1958 with additions in 1959, 1964 and 1968. This school was evaluated on April 7th, 2000.

Our on-site evaluation found good size flat grass areas shared with adjacent school on north perimeter. Parking lot is gravel and asphalt, gravel area needs paving and asphalt area requires repair.

Building exterior finish is stucco upper walls and horizontal cedar siding in very poor condition. Needs replacement. Roof is asphalt and gravel with some periodic reports of leaking but not extensive. Interior is painted drywall and plaster on block, painted concrete block walls throughout need refinishing. Accordion fold vinyl clad gym divider wall in poor condition but continues to operate. Needs to be replaced. Not accessible at all building entrances (need 6 ramps) washrooms not accessible (need upgrade to 2 washrooms).

Mechanically it is necessary to replace existing Liberty steam boiler with two new hot water boilers and related items to improve liability, efficiency and building comfort. In order to provide improved ventilation; replace existing classroom unit vents with central air handling system. Existing unit vents have out door air intake louvers located at grade which clogs filters and introduces dust to classrooms.

Electrically the main service is 600 amps. Upgrade required for exterior security lighting. Replace emergency battery pack system. Install surge suppression on mains. Upgrade interior lighting system. 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	55,000.00
2:	Building Exterior	82,500.00
3:	Building Interior	147,500.00
4:	Mechanical	471,500.00
5:	Electrical	94,000.00
6:	Portables	0.00
	Total Estimated Cost	\$850,500.00

7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	5,386.50
	Projected Required Area (m ²)	<u>5,510.00</u>
	Deficiency:	-123.50

Further Investigation:

2.2.1 Asphalt and gravel roof. Some periodic reports of leaking but not extensive.

School Data Plan Information

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