

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.

Ernest Morrow Jr. High School was constructed in 1964. Ernest Morrow Elementary school was constructed alongside the Junior High School and then in 1976 a link structure was built to join the two permanent buildings. In 1970 four portables were added to the 1966 Jr. High School. This school was evaluated on March 15, 2000.

Our on-site evaluation found the site size to be good but fence layout and baseball diamonds divide up play field areas. Site is shared with Jack James and Forest Lawn High Schools and the nearby community center. Mix of gravel and asphalt parking lot and access road require new asphalt surface. Some children are dropped off on 14th Ave and walk on road linking school and other city and community facilities. This unsafe situation needs to be reviewed.

The school exterior cladding is clay brick with painted wood fascia and painted exposed roof deck soffit in good condition. Hinges, closers in good condition. Weather stripping is in poor condition & needs replacement. The school interior is painted concrete block with some painted drywall in good condition. VCT, carpet and gymnasium wood stripping floors as well as quarry tile at school entrances all in good condition. 12x12 acoustic tile stapled to strapping and or glued to suspended drywall. 1976 area has acoustic panel in tee bar suspension grid. 1966 area has acoustic tile in gym that is badly damaged and needs replacement..

Mechanically the school requires replacement of outdated inefficient boilers with new hot water boilers. Steam radiators in 1964 west wing also require replacement.

Electrically the Service to old school and new school are both 800amp and surge protection is required on both. Fire alarm system is in need of upgrading. Dedicated circuits should be added to classrooms. Install visual devices for fire system as per code.

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	100,000.00
2:	Building Exterior	1,000.00
3:	Building Interior	79,000.00
4:	Mechanical	779,500.00
5:	Electrical	77,500.00
6:	Portables	<u>48,000.00</u>
Total Estimated Cost		\$1,085,000.00
7:	Space Adequacy Assessment	
	Existing Total Area (m²)	8454.20
	Projected Required Area (m²)	<u>8363.00</u>
	Surplus	91.20

Further Investigation:

- 1.1.2 Site is shared between Jack James Vocational School and Forest Lawn High School as well as city and community center.
- 1.2.3 1.2.4 1.3.2 Children are dropped off on 14th ave and walk on road linking school creating an unsafe condition.
- 6.1.2 Asphalt and gravel roof condition requires further investigation.
- 6.1.3 Portables have mix of cedar and plywood exteriors that are very dry and flammable, this situation needs investigation.

School Data Plan Information

The plan information changes for Ernest Morrow Jr. High School are marked for reference in updating plans by Alberta Infrastructure.