

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.

Falconridge School was constructed in 1980 with portables added in 1981 and 1983 and was evaluated on March 13, 2000.

Our on-site evaluation found the facility to be in good condition structurally with a good size level lot with good playing fields. Good flat areas for softball and football etc. The parking lot on East side is asphalt, some asphalt breakup but well sloped to catch basin.

The school exterior cladding is clay brick and horizontal metal siding, all in good condition. Structural system is load bearing concrete block walls supporting open web steel joists and steel deck. The interior flooring is VCT generally throughout corridors, glue down carpet at classrooms, quarry tile at building entrances, and wood strip flooring at gymnasium. The walls are painted concrete block all in very good condition.

Mechanically the school has Eng 'A' central air handling unit complete with supply fan, return fan, filters, mixing section, heating coils, humidification, DX cooling coil. Air handlers are installed on roof. Return fan, heating coil and humidifier are indoors. Gym heat and vent unit is Eng 'A' on roof. Unit is complete with mixing section filter and supply fan. Heating coils are indoors.

Electrically the main service is 1000 amps 208/3 phase. The fire alarm system is in need of upgrading, and the existing lighting system is in good condition. Should install visual devices as required for alarm system and surge protection is required on main service. It is suggested that dedicated circuits be added to classrooms for computers.

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	0.00
2:	Building Exterior	4,000.00
3:	Building Interior	2,000.00
4:	Mechanical	7,200.00
5:	Electrical	37,500.00
6:	Portables	<u>3,000.00</u>
	Total Estimated Cost	\$53,700.00

7:	Space Adequacy Assessment	
	Existing Total Area (m ²)	4213.3
	Projected Required Area (m ²)	<u>2910.0</u>
	Surplus	1303.3

Further Investigation:

- 2.2.1 Roof is likely asphalt and gravel at both the core school and the portables. No reports of leaking.
- 6.1.12 No barrier free access from exterior access doors to portable but ramp access available from school side.

School Data Plan Information

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