

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.

Forest Lawn Senior High School was constructed in 1968 with a permanent addition in 1984. Some renovations were carried out on 1660 Sq M in 1984. This school was evaluated on March 20, 2000.

Our on-site evaluation found the site size good, and shared with school on East side of site. Large flat playing areas shared with school and community center on East border. Parking lots are of good size with adequate parking and good layout.

The school exterior is brick facing on insulated cavity wall on cast in place concrete inner wall. There are precast concrete window enclosures inserted in concrete wall openings and caulked at perimeter. No problems of dried caulking or air leakage. Interior flooring is VCT and bare concrete in corridors and classrooms with sheet linoleum (2nd floor classrooms); Carpet in library (replaced in 1994)/classrooms; Quarry tile at building entrances and stairwells. Ceiling is painted suspended drywall with 12 x 12 acoustic tiles fastened to underside (50% damaged by impact dimpling) and needs repainting. Interior walls are painted concrete block, drywall, and cast in place concrete, in good condition.

Mechanically the boilers and pumps are requiring continual maintenance therefore should be replaced. Industrial Arts shops require upgrading to control dust, smoke and noise. Modification to HVAC unit for N.W. classrooms will improve air quality. DDC system will improve system comfort and assist in energy conservation.

Electrically the main service is 2000 amps. Fire alarm system needs replacing. The existing lighting system is in poor condition and should be replaced. Security and Surveillance should be upgraded.

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 | 30,000.00 |
| 2: | Building Exterior | 0.00 |
| 3: | Building Interior | 50,000.00 |
| 4: | Mechanical | 1,033,000.00 |
| 5: | Electrical | 504,000.00 |
| 6: | Portables | <u>0.00</u> |
| | Total Estimated Cost | \$1,617,000.00 |

| | | |
|----|---|-----------------|
| 7: | Space Adequacy Assessment | |
| | Existing Total Area (m ²) | 22067.87 |
| | Projected Required Area (m ²) | <u>17643.00</u> |
| | Surplus | 4424.90 |

Further Investigation:

3.3.6. No hazardous materials reports available on site.

4.6.2 / 4.6.3 Ducting appears satisfactory. Further investigation is required for ceiling diffusion system. Refer to 4.5.11

School Data Plan Information

The plan information changes for Forest Lawn Senior High School were marked for reference in updating plans for Alberta Infrastructure.