

EXECUTIVE SUMMARY

Project Overview

In February 2000 the Alberta Infrastructure School Facilities Branch engaged Carruthers & Associates Architects Inc. to investigate and report on the physical condition of 23 schools in Calgary under the jurisdiction of the Calgary Board of Education. We are now pleased to present the results of our investigations, in the form of charts as specified by Alberta Infrastructure.

Construction History

Original: 1963, 3614.0 m.² 18 classrooms, washrooms, offices, Gymnasiums.
Additions: 1960 3248.6 m.² 10 classrooms.
Evaluation Date: March 10, 2000

Building Summary

Combustible / Non-combustible combination - Concrete floor slabs, concrete frame, concrete block partitions, concrete block/bick exterior walls, open web steel joist/ wood deck roof non-sprinklered

Mechanical: Existing boiler plant consists of one liberty hot water boiler for 1963 school and cast iron sectional boiler for 1966 addition. 1963 boiler is currently in need of replacement due to current leaks and on going tube failures. Due to age of 1966 boilers should also be considered for replacement.

Summary of Observations and Recommendations

Age of the existing roof is unknown. No inspection is available.

Library ceiling has water stains. Caretaker advises that a leak in this area was patched within the past year.

Minor water staining in some upper floor classrooms indicates roof leaking.

Parking areas are poorly drained and should be given an asphalt surface.

Interior flooring is worn and should be replaced

An Elevator is required to provide Handicapped Access to the Second Floor.

Mechanical: The system requires a new boiler.

Electrical: Portions of the school distribution and the main distribution are in poor condition and need replacement. Generally, lighting is in poor condition and needs upgrading. Data systems need to be expanded.

Estimated Costs(Evaluation Ratings 3 or less)

1.Site:	\$294,000
2.Building exterior:	\$35,000
3.Building interior:	\$724,500
4.Mechanical:	\$345,000
5.Electrical:	\$102,500
6.Portables	0
TOTAL:	\$1,501,000

Space Adequacy:

Total area this facility:	5305.4 m. ²
Equivalent new facility requirements:	5701.0 m. ²
Space Deficiency:	(395.6 m. ²)

Further Investigation:

Outdoor Athletic Areas-condition
Roof & accessories-inspection required
Fire Separations would have to be fully explored for continuity of
Ratings above ceilings and adequacy of materials
Architectural and Electrical scope and costs for Mechanical changes.

School Plan and Data Information

The plan information for the building was supplied by the school jurisdiction. Area information was provided by Alberta Infrastructure. The information generally appears to be up to date with some minor room function revisions.

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