

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: 1954, 2131.8 m.² 11 classrooms, washrooms, offices, Gymnasiums, library.
Additions: 1956 607,9 m.² 4 classrooms.

Evaluation Date: March 13, 2000

Building Summary

Building is of combustible wood frame construction with no sprinkler system

Single low pressure boiler installed in 1954. Unit supplies heat for entire school. Unit operates well, but due to age, boiler should be considered for replacement.

Summary of Observations and Recommendations

Roofs are generally in good condition. No roofing summary available, but building was re-roofed very recently.

Significant ponding occurs in the north west parking lot. Regrade & resurface.

All Interior flooring is worn and should be replaced

Interior millwork should be replaced

All exterior doors are of wood with wood frames with some paint peeling and chipping at base.

Requires replacement with steel frames and metal doors at all six locations.

Mechanical: School requires upgrade to boiler plant, original school ventilation and controls

Electrical: This facility will require significant upgrades to continue to operate as it was designed. Most all areas require attention with the emphasis on Fire Alarm and Emergency lighting.

Estimated Costs:

1.Site:	\$47,500
2.Building exterior:	\$60,000
3.Building interior:	\$468,000
4.Mechanical:	\$325,000
5.Electrical:	\$79,500
6.Portables	\$0
TOTAL:	\$980,000

Space Adequacy:

Total area this facility:	2735.7 m. ²
Equivalent new facility requirements:	3309.03m. ²
Space Deficiency:	(573.6 m. ²)

Further Investigation:

Roof & accessories-inspection required as well as clerestory elements
Hazardous materials –including asbestos- to be further investigated and costed.

Further Investigation is required as to if upgrades to the control system are required as a result of potential Mechanical upgrades
Building Code analysis

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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