

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:	1912,	1346.0 m. ²	6 classrooms, washrooms, offices,
Additions:	1961	552.8 m. ²	1 classroom, gymnasium

Evaluation Date: March 13, 2000

Building Summary

Masonry-brick perimeter walls, wood floors and interior partitions with plaster finish, shingled wood frame roof. with no sprinkler system. 1961 is concrete frame structure with concrete block in-fill walls, flat wood frame roof.

Boiler (1) was replaced in 1994-95 along with new pumps and heat exchanger for 1961 addition.

Summary of Observations and Recommendations

Parking on-site does not exist but should be provided
Exterior sidewalks need to be replaced
All interiors to be repaired / replaced

Replace entire window system with new aluminum frame system including insulated spandrel units in upper portion and double pane sealed units below.

Replace exterior doors.

Mechanical: New boiler has been installed, however steam distribution needs replacement and proper air systems and controls installed.

Electrical: All electrical systems be upgraded in this facility.

Estimated Costs:

1.Site:	\$199,500
2.Building exterior:	\$729,000
3.Building interior:	\$626,000
4.Mechanical:	\$258,000
5.Electrical:	143,500
6.Portables	\$0
TOTAL:	\$1,956,000

Space Adequacy:

Total area this facility:	1898.0 m. ²
Equivalent new facility requirements:	<u>2078.0 m.²</u>
Space Deficiency:	(179.2 m. ²)

Further Investigation:

Roof structure.
Roof & accessories-inspection required
Hazardous materials to be further investigated and priced.
Building Envelope. Fire & Building code study.
Asbestos costing.

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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