

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: 1951, 2148.4 m.² 8 classrooms, washrooms, offices, Gymnasiums.
Additions: 1960 607.9 m.² 6 classrooms.
Evaluation Date: March 15, 2000

Building Summary

Building is of combustible wood frame construction with no sprinkler system

Single low pressure boiler installed in 1951. Unit supplies heat for entire school. Unit operates well, but due to age, boiler should be considered for replacement.

Summary of Observations and Recommendations

Roof was replaced in 1994. No signs of roof or membrane failure in the interior.

Parking areas are poorly drained and should be given an asphalt surfaces and drain to new catch basins.

Interior flooring is worn and should be replaced

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

Mechanical: The system requires a new boiler. Air supply system required.

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:	\$224,500
2.Building exterior:	\$392,000
3.Building interior:	\$405,000
4.Mechanical:	\$380,000
5.Electrical:	\$104,500
6.Portables	\$0
TOTAL:	\$1,506,000

Space Adequacy:

Total area this facility:	2756.3 m. ²
Equivalent new facility requirements:	<u>3317.0 m.²</u>
Space Deficiency:	560.7 m. ²

Further Investigation:

Confirm stability of roof structure
Roof & accessories-inspection required
Hazardous materials to be further investigated and costed
Mechanical controls should be investigated further

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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