

## 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:	1957,	1839.1 m. <sup>2</sup>	8 classrooms, washrooms, offices, Gymnasiums.
Additions:	1961	311.0 m. <sup>2</sup>	4 classrooms.
	1967	1142m <sup>2</sup>	7 classrooms & library
Evaluation Date:	March 15, 2000		

### Building Summary

Building is of combustible wood frame construction with no sprinkler system

Single low pressure boiler installed in 1957 portion of 6,000 MBH capacity. 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 -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 needs upgrading. Data systems need to be expanded.

### Estimated Costs:

1.Site:	\$103,000
2.Building exterior:	\$348,000
3.Building interior:	\$520,000
4.Mechanical:	\$395,000
5.Electrical:	\$131,000
6.Portables	\$0
TOTAL:	\$1,497,000

### Space Adequacy:

Total area this facility:	3292.8 m. <sup>2</sup>
Equivalent new facility requirements:	<u>4254.0 m.<sup>2</sup></u>
Space Deficiency:	961.2 m. <sup>2</sup>

### Further Investigation:

Roof & accessories-inspection required

Hazardous materials to be further investigated and costed

An in depth code analysis regarding fire separations and travel distances should be undertaken.

Architectural and electrical scope & costs for mechanical work to be determined

### 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.

## TABLE OF CONTENTS

Executive Summary	i
School Evaluation Report	1
Part I: Facility Profile and Summary	1
Part II: Physical Condition	4
1. Site Conditions	4
2. Building Exterior	7
3. Building Interior	11
4. Mechanical Systems	14
5. Electrical Systems	21
6. Portable Classrooms	26
7. Space Adequacy	27
Photographs	
Floor Plans	
Site Plan	
Asbestos Report	