

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: 1964, 2280.0 m.² 10 classrooms, washrooms, offices, Gymnasiums, library.

Additions: 1956 607,9 m.² 11 classrooms. library

Evaluation Date: March 22, 2000

Building Summary

Building is of combustible construction. Concrete slab, concrete block walls, glu-lam beams, wood roof.

Single low pressure boiler installed in 1964. Unit supplies heat for entire school by converting steam to hot water for school heat. Steam is fed direct to coils in air handling units. Unit operates well, but due to age, boiler should be considered for replacement. 1967 addition is fed from steam boiler by converting steam to hot water for heating. Cost is for replacement of boiler and associated steam piping coils and heat exchangers..

Summary of Observations and Recommendations

Roofing age is unknown. Roof shows significant ponding, and minor stains appear on ceiling tiles in some locations. Further investigation required

All VCT and linoleum flooring in hallways is worn and /or chipped. Replacement necessary.

All classroom mill-work is matched and/or worn and in need of replacement. Computer room stations inadequate and need replacement. Replace P-lam Windowsills

.Mechanical: School requires upgrade to boiler plant. The rest of systems require only minor improvements

Electrical: This facility will require significant upgrades to continue to operate as it was designed. Lighting to be upgraded as are panels and emergency lighting.

Estimated Costs:

1.Site:	\$47,000
2.Building exterior:	\$136,000
3.Building interior:	\$353,500
4.Mechanical:	\$185,000
5.Electrical:	\$240,250
6.Portables	\$0
TOTAL:	\$961,250

Space Adequacy:

Total area this facility:	5073.3 m. ²
Equivalent new facility requirements:	5510.0 m. ²
Space Deficiency:	436.7 m. ²

Further Investigation:

Roof & accessories-inspection required as well as clerestory elements

Fire separations between zones to be investigated.

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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