

## 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: 1953, 2131.8 m.<sup>2</sup> 9 classrooms, washrooms, offices, Gymnasiums, library.  
Additions: 1954 607,9 m.<sup>2</sup> 6 classrooms.

Evaluation Date: March 20, 2000

### Building Summary

Building is of combustible wood frame construction with no sprinkler system

Single low pressure boiler installed in 1953. 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 is in worn and inadequate condition. Re-roofing has been scheduled for this summer as part of the schools normal maintenance.

Parking lot is gravel with inadequate drainage - resurface.

All 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: School requires upgrade to boiler plant, school ventilation and controls. Systems are currently operating satisfactorily but are old.

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:	\$175,500
2.Building exterior:	\$341,500
3.Building interior:	\$623,000
4.Mechanical:	\$370,000
5.Electrical:	\$117,500
6.Portables	\$0
TOTAL:	\$1,627,500

### Space Adequacy:

Total area this facility:	2739.7 m. <sup>2</sup>
Equivalent new facility requirements:	3523.0 m. <sup>2</sup>
Space Deficiency:	783.3 m. <sup>2</sup>

### Further Investigation:

Roof & accessories-inspection required

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.

### 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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