

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: 1983, 3108.47 m.² Classrooms, washrooms, offices, Gymnasiums.

Portables: 1983, 878.76 m² 11 classrooms

Evaluation Date: March 31, 2000

Building Summary

Non-combustible Construction. Concrete foundation and floor slab. Concrete Block walls, steel roof deck on owsj, brick cladding with pre-finished metal trim. Not sprinklered.

Mechanical: Two Boilers supply heat for entire school, each unit has 1,600 MBH input capacity. Units operate well and are in good shape.

Summary of Observations and Recommendations

HC parking and bus drop-off signage

Replace window seals

Classroom millwork requires refinishing

Washroom finishes require repair and replacement.

Allocate parking stalls for handicapped access

Carpeting is worn and should be replaced

Mechanical: Upgrade to gym humidifier DDC controls.

Electrical : Recommend the implementation of T-8 lighting technology, and LED type Exit lights.

Estimated Costs(Evaluation Ratings 3 or less)

1.Site:	\$6000
2.Building exterior:	\$65,000
3.Building interior:	\$131,500
4.Mechanical:	\$60,000
5.Electrical:	\$50,000
6.Portables	\$72,000
TOTAL:	\$384,000

Space Adequacy:

Total area this facility:	3987.2 m. ²
Equivalent new facility requirements:	4164 m. ²
Space Deficiency:	(176.8 m. ²)

Further Investigation:

Roof & accessories-inspection required.

Fire Separations would have to be fully explored for continuity of ratings above ceilings and adequacy of materials.

Exiting distances to be investigated.

Asbestos removal to be investigated for costs.

Electrical requirements for mechanical upgrades.

Health and fire safety concerns for the portables.

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	