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EXECUTIVE SUMMARY

Project Overview

In November 1999 the Alberta Infrastructure School Facilities Branch engaged Carruthers & Associates Architects Inc. to investigate and report on the physical condition of 10 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:	1969,	3,837.2 m. ²	4 enclosed classrooms 14 open classrooms, gymnasium, offices, washrooms.
Portables:	3		3 classrooms
Evaluation Date:			November 24, 1999

Building Summary

Original building: Non-combustible: concrete floors, concrete block walls with brick cladding, roof of open web steel joists with steel deck.

Portables: Combustible: Wood frame floor, wood frame walls with prefinished metal cladding.

Mechanical: Hot water radiators with the original 1970 cast iron boiler; ventilation by 4 rooftop units

Summary of Observations and Recommendations

The site is too small. Turf areas are worn and need regrading and resodding.

More parking stalls are needed.

The building is in relatively good physical condition.

However, the open concept design has been found to be unsuitable for educational purposes. Sounds from each class are disruptive to neighbouring classes, despite obvious efforts by teachers and students to be quiet.

The school is not large enough for its current student load. Two rooms that were not intended as teaching space have been converted to classrooms. Neither has windows.

Further sound-dampening materials are needed throughout.

Further, exiting is a concern in the open concept layout. Further investigation is needed here.

Portable classes are in poor to fair condition, with worn surfaces and a lack of storage and support services.

Mechanical: Four gas-fired heating/ventilation units are beyond design lifetimes. They should be replaced.

Estimated Costs:

Site:	\$91,000
Building exterior:	\$5,000
Building interior:	\$180,000
Portable buildings:	\$48,000
Mechanical:	\$458,000
Electrical:	<u>\$299,000</u>
TOTAL:	\$1,081,000

Space Adequacy:

Total area this facility:	3,499.1 m. ²
Equivalent new facility requirements:	<u>4,106.4 m.²</u>
Space Deficiency:	967.6 m. ²



1. North Elevation



2. North Elevation



3.



4. Kindergarten Class



5. Gymnasium



6. Gymnasium Flooring



7. Open Classroom – Noise is a Concern



8. Open Classroom – Noise is a Concern



9. Stair



10. Portable Classroom



11. Portable Classroom (Interior)



12. Portable Classroom (Interior)



13. Portable Classroom (Interior)



14. Front Lawn Converted to Playground, grass and topsoil eroded



15. Playground (Shared)



16. Main Entry Not Large Enough to accommodate big rush of surface



17. Classroom



18. Open Classroom – High Noise Level



19. Roof



20. Playground



21. Roof