

## 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: 1971, 3226.3 m.<sup>2</sup> 18 classrooms, washrooms, offices, Gymnasiums.

Portables 1985 400 m<sup>2</sup>, 4 classrooms

Evaluation Date: March 29, 2000

### Building Summary

Combustible Construction - Concrete floor slabs timber frame, concrete block partitions, brick exterior walls, wood deck roof non-sprinklered

Mechanical: 2 boilers at 2,880 MBH each supply heat for entire school. Units operate well, but due to age, boilers can be anticipated to have more problems in the future..

### Summary of Observations and Recommendations

Classroom millwork requires refinishing  
Washroom finishes require repair and replacement.  
Parking areas require curb cuts for handicapped access  
Carpeting is worn and should be replaced  
Gym floor requires refinishing.  
Barrier free access to be provided.

Mechanical: School requires some work on sprayed coil system and possible replacement of cooling.

Electrical The building requires upgrades in a few all areas with emphasis on Fire Alarm, Emergency lighting and exit lighting.

### Estimated Costs(Evaluation Ratings 3 or less)

1.Site:	\$21,000
2.Building exterior:	\$30,000
3.Building interior:	\$235,000
4.Mechanical:	\$108,000
5.Electrical:	\$95,000
6.Portables	\$98,000
TOTAL:	\$587,000

### Space Adequacy:

Total area this facility:	3626.3 m. <sup>2</sup>
Equivalent new facility requirements:	3983 m. <sup>2</sup>
Space Deficiency:	(356.7 m. <sup>2</sup> )

### 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.

Health and safety concern in 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	