

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: 1978, 3085.4 m.² classrooms, washrooms, offices, Gymnasiums.

Portables: 1979, 390.2 m² classrooms
1980, 390.2 m² classrooms

Evaluation Date: March 31, 2000

Building Summary

Non-combustible Concrete slab, concrete block walls, owsj, steel roof decking, brick cladding. Not sprinklered.

Mechanical: Two units supply heat for entire school of 1600 MBH input each. Units operate well and are in good shape.

Summary of Observations and Recommendations

Landscaping to be revised for drainage
Provide curb cuts for handicapped access.
Classroom millwork requires refinishing
Washroom finishes require repair and replacement.
Carpeting and VCT is worn and should be replaced
Refurbish wall and ceiling finishes, selected areas.
Provide handicapped hardware and washrooms
Mechanical: School requires upgrade to backflow protection and control technology, an exhaust fan in the staff kitchen, and upgraded controls otherwise is in good shape.

Electrical : The School is in overall good condition with some upgrades required in areas of exterior lighting, car plugs, Interior lighting, Data Cabling, Fire Alarm and Emergency lighting.

Portables require a series of upgrades including new windows, finishes, millwork, equipment, and furnaces.

Estimated Costs(Evaluation Ratings 3 or less)

1.Site:	\$31,500
2.Building exterior:	\$0
3.Building interior:	\$308,000
4.Mechanical:	\$69,000
5.Electrical:	\$98,000
6.Portables	\$221,000
TOTAL:	\$727,500

Space Adequacy:

Total area this facility:	3865.8 m. ²
Equivalent new facility requirements:	3893.0 m. ²
Space Deficiency:	(27.2 m. ²)

Further Investigation:

Roof & accessories-inspection required
Asbestos costing
Fire Separations would have to be fully explored for continuity of appropriate construction.

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	