

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:	1954,	2131.8 m. ²	12 classrooms, washrooms, offices, gymnasium
Addition:	1962,	587.7 m. ²	Home Economics, Industrial Arts

Evaluation Date: April 3, 2000

Building Summary

1954 : Wood frame walls, wood beams and wood deck roof, stucco and clapboard cladding. North(centre) block is concrete structure with block infill, wood roof and terrazzo floor

1962 : Wood and concrete floor construction, block and wood frame wall construction, open web steel joists, wood roof decking.

Central low pressure steam boiler with unit ventilators.

Summary of Observations and Recommendations

No dedicated outdoor playing fields-fields of Ernest Manning are used
Surface drainage requires significant work.

Asphalt needs refurbishment

All exterior finishes and trims require refurbishment

Exterior windows and doors require replacement.

Interior flooring requires replacement.

Interior walls require refinishing and painting.

Interior fire compartments need proper fire doors.

Interior millwork requires extensive refinishing.

Washroom finishes require redoing

Barrier free access to be provided throughout

Boiler to be replaced

Ventilation to be upgraded

Woodworking needs exhaust system

Building controls need upgrade.

Estimated Costs:

1.Site:	\$199,000
2.Building exterior:	\$223,000
3.Building interior:	\$503,000
4.Mechanical:	\$410,000
5.Electrical:	\$68,500
6.Portables	\$0
TOTAL:	\$1,403,500

Space Adequacy:

Total area this facility:	2718.9 m. ²
Equivalent new facility requirements:	4651.0 m. ²
Space Deficiency:	(1932.1 m. ²)

Further Investigation:

Roof and roof accessories to be further investigated

Asbestos costing.

Fire separations and exiting distances to be investigated further

Painted surfaces to be checked for lead paint

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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