

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: 1958, 3196.6 sq. m. 12 classrooms, washrooms, offices, gymnasium

Evaluation Date: April 10, 2000

Building Summary

1958, Combustible - concrete floors, concrete frame, concrete block walls, exposed concrete block exterior, wood roof

Single low pressure boiler installed in 1958. Unit supplies heat for entire school. Unit operates well, but due to age, boiler should be considered for replacement. Has no air supply system, depends on unit ventilators in classrooms and general areas. Gym has air system however location and design makes it too noisy to use for most functions.

Summary of Observations and Recommendations

Refurbish paved parking areas. Provide barrier free curb cuts.
Refurbish windows and exterior doors.
Repair leaks. Refurbish exterior finishes.
New floor finishes required.
Refurbish exterior wall finishes. Refurbish Ceilings.
Replace interior doors. Refurbish millwork
Refinish washrooms
Upgrade handicapped access.
Replace Boilers. Replace/provide air supply
Replace exhaust system.

Upgrade building controls
Upgrade primary service and panels.
Upgrade life safety systems. Provide energy efficient lighting.

Estimated Costs:

1.Site:	\$88,000
2.Building exterior:	\$187,000
3.Building interior:	\$495,500
4.Mechanical:	\$419,000
5.Electrical:	\$155,500
6.Portables	\$0
TOTAL:	\$1,345,000

Space Adequacy:

Total area this facility:	3196.0 m. ²
Equivalent new facility requirements:	<u>2456.0 m.²</u>
Space Surplus:	740.0 m. ²

Further Investigation:

Cracks in exterior wall.
Asbestos costing.
Quality of Roof & Accessories
Architectural and electrical scope and costs for mechanical changes.

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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