

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:	1930,	3196.6 sq. m.	Classrooms, washrooms, offices, gymnasium
	1946	689.4 sq. m	
	1952	6044.2 sq. m	
	1963	570.5 sq. m	
	1963	299.0 sq. m	
	1968	2697.6 sq. m	

Evaluation Date: April 10, 2000

Building Summary

1930 Concrete frame, concrete floors in corridors, wood floor structure in classrooms, wood roof structure, brick cladding
1952, 1952 Concrete frame, concrete floors in corridors, wood floor structure in classrooms, wood roof structure, brick cladding
1963 Concrete floor, side walls and roof of concrete structural T's, end walls of concrete block
1963 Wood frame floor and roof, brick walls
1968 Concrete floors and columns, roof of open web steel joists with steel deck
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.

Central low steam boiler, unit ventilators in classrooms, steam heating gym air systems. Boiler replaced in 1998 along with new air system on main floor only. CTS area updated in 1998.
Tied to 1930 boiler heating with separate air system

Summary of Observations and Recommendations

Refurbish paved parking areas. Provide barrier free curb cuts.
Refurbish windows and replace exterior doors.
Repair leaks. Refurbish exterior finishes.
New floor finishes required.
Refurbish exterior wall finishes. Refurbish Ceilings.
Replace interior doors. Refurbish millwork and provide whiteboards
Refinish washrooms. Upgrade handicapped access
Replace Boilers. Replace/provide air supply
Upgrade exhaust system. Upgrade building controls
Upgrade panels.
Upgrade life safety systems. Provide energy efficient lighting.

Estimated Costs:

1.Site:	\$105,000
2.Building exterior:	\$189,000
3.Building interior:	\$1,365,000
4.Mechanical:	\$885,000
5.Electrical:	\$704,390
6.Portables	\$0
TOTAL:	\$3,248,390

Space Adequacy:

Total area this facility:	12,194.7 m. ²
Equivalent new facility requirements:	14,703.0 m. ²
Space Deficiency:	(2508.3 m. ²)

Further Investigation:

Asbestos costing.
Quality of Roof & Accessories
Complete fire code review for separations and materials to be undertaken

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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