

**ST MARTIN de PORRES
JUNIOR/SENIOR HIGH SCHOOL
AIRDRIE, ALBERTA**

**School Facility Evaluation Project
Calgary Roman Catholic Separate School
South Region, District #1**

**Prepared For
Alberta Infrastructure
March 2000**

**Prepared By
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EXECUTIVE SUMMARY

In March 2000 Alberta Infrastructure engaged Bathory Associates Architecture + Interior Design to evaluate the condition of nineteen schools within the Calgary Roman Catholic Separate School District. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the condition and recommendations.

The original building was constructed in 1998. The facility currently has ten portables on site. Some of these portables pre-date the school building since they were required to accommodate students, prior to the school construction. The facility is in 'as built' condition.

The school is constructed of concrete slab on grade, masonry bearing wall and metal deck on steel structure roof. Some 'attic' spaces are constructed with wood framing.

Summary of Observations and Recommendations

Architectural

The school site requires development for play fields. Some minor leaks were noted during the walk through, but they should be covered by the construction warranty.

Mechanical

The mechanical systems are in good condition. Some maintenance issues with air flow control were noticed.

Electrical

The electrical systems are in good condition. Surge protection is required.

Costing

The estimated construction costs for the remedial work in the attached evaluation form has been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Where this data was incomplete or inappropriate to the recommended work, unit costs based on the local Calgary market were used.

1.	Site Related Work	\$377,000.00
2.	Building Exterior	\$0.00
3.	Building Interior	\$14,800.00
4.	Mechanical Systems	\$0.00
5.	Electrical Systems	\$2,500.00
6.	Portables	\$5,500.00

Total Estimated Costs \$399,800.00

Space Adequacy

The existing area, according to the School Building Area Guidelines and Supplement - Maximum Gross Area of School Building Projects is deficient.

Existing Total Gross Area (sm)	5218
Projected required total gross area (sm)	<u>5732</u>

Overage / (deficiency) (sm) (514)

The existing facility is planned as a core school. The proportion of junior high and senior high students is derived from current enrollments and may vary from the figures used during planning stages.

Further Investigation

No issues require further investigation.

School Plan Data Information

The plan information for the building was supplied by the school jurisdiction. Area information was taken from the plan. The information generally appears to be up to date.

TABLE OF CONTENTS

	Page
Executive Summary	i
Facility Profile and Summary	1
Section 1 – Site Conditions	4
Section 2 – Building Exterior	7
Section 3 – Building Interior	11
Section 4 – Mechanical Systems	14
Section 5 – Electrical Systems	21
Section 6 – Portable Buildings	26
Section 7 – Space Adequacy	27
Mini Plans	Ai
Typical Photographs	Aiii

Evaluation Team

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