

EXECUTIVE SUMMARY

Project Overview

In November 1999 the Alberta Infrastructure School Facilities Branch engaged Carruthers & Associates Architects Inc. to investigate and report on the physical condition of 10 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: 1960, 4910.5 m.² classrooms, offices, washrooms.

Additions: 1978 443.5 m.²

Evaluation Date: December 6, 1999

Building Summary

Original building: Non- Combustible: concrete floors & columns, Block & Brick exterior. Roof : steel joists & deck.

1978 addition: Concrete Columns & timber beam roof.

Mechanical: Two low pressure steam boilers; air handling unit with free cooling

Summary of Observations and Recommendations

Gymnasium and 1978 wing require new roofing.

Exterior doors are worn out. The windows are failing and the glazing system is outdated and inadequate. New units are recommended.

Fascias, soffits and other exterior trim needs refinishing

Classroom and corridor walls and ceilings need refinishing.

Corridor doors should be replaced to meet fire code requirements.

Lockers and classroom millwork to be repaired or replaced. Lockers should be replaced and cabinets need new tops and refinishing.

Mechanical: Existing Systems are old and unit ventilators are old and boilers should be replaced. The Existing 1960's shop wing has very poor heating and ventilation. New control technology is to be incorporated.

Electrical: Provide new electrical systems, main distribution, subdistribution, lighting, fire alarm, etc. The existing systems throughout are in very poor condition and need replacement. Energy efficiency performance will be improved with new lighting and LED exit signs.

Estimated Costs:

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|--------------------|------------------|
| Site: | \$35,000 |
| Building exterior: | \$464,000 |
| Building interior: | \$546,000 |
| Mechanical: | \$498,000 |
| Electrical: | <u>\$408,500</u> |
| TOTAL: | \$1,951,500 |

Space Adequacy:

| | |
|---------------------------------------|-----------------------------|
| Total area this facility: | 6699.4m. ² |
| Equivalent new facility requirements: | <u>6808.3m.²</u> |
| Space Deficiency: | 67.6m. ² |

Further Investigation:

Cracking at exterior walls should be investigated.