

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: 1959, 3,162.7 m.² 15 classrooms, gymnasium, offices, washrooms.
Additions: 1967 1,944.4 m.² 8 classrooms, library & offices
Evaluation Date: November 22, 1999

Building Summary

Original building: Combustible: concrete floors, wood frame walls with stucco cladding, roof of wood beams with wood deck.

1967 addition: Combustible: concrete floors, concrete block walls with brick cladding, roof of wood beams with wood deck.

Mechanical: Steam radiators with the original 1959 boiler; ventilation by unit ventilators in original wing and central unit with fresh air capacity in the 1967 wing.

Summary of Observations and Recommendations

The central courtyard needs to be repaved, including an underground drainage system, and the parking lot should be paved.

Differential settlement is evident in the gymnasium and in the floor on both sides of the north washrooms.

Roofs on the north and east wings are over 20 years old and need to be replaced, including flashings and insulation to slope roof surface to drains

1959 building: Exterior doors and windows should be replaced, minor building envelope leaks need to be fixed, and exterior finishes need repair.

1959 building: Interior flooring is worn beyond the replacement level, and ceilings have asbestos in a texture coat within reach of students. These should be replaced.

Corridor doors do not meet code requirements for fire separations and should be replaced with steel doors and frames, with modern hardware.

Mechanical: The system requires a new boiler, steam distribution, controls and central ventilation system for the 1959 wing.

Electrical: Portions of the school distribution and the main distribution are in fair condition, obsolete, and need replacement. Life safety systems are in good condition. Generally, lighting is in poor condition and needs replacement.

Estimated Costs:

Site:	\$74,000
Building exterior:	\$542,600
Building interior:	\$260,000
Mechanical:	\$340,000
Electrical:	<u>\$251,000</u>
TOTAL:	\$1,467,600

Space Adequacy:

Total area this facility:	3,928.0 m. ²
Equivalent new facility requirements:	<u>4507.6 m.²</u>
Space Deficiency:	579.6 m. ²

Further Investigation:

Asbestos is present in wall and ceiling finishes - costs of removal should be investigated.