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:	1961,	7,306.3 m.^{2}	31 classrooms, 2 gymnasia, Industrial Arts, Home Economics, offices, washrooms.
Additions:	1967	2,292.5 m.^{2}	9 classrooms, library

Evaluation Date: December 1, 1999

Building Summary

Original building: Combustible: floor slabs, steel columns with concrete interior fill, aluminum curtain wall system, wood roof deck on steel beams.

1967 addition: Non-combustible: concrete floors, CIP concrete ground floor walls, concrete block with brick cladding on 2nd floor, precast concrete double T roof.

Mechanical: Original building has 2 low pressure steam boilers with perimeter radiators and unit ventilators in classrooms.

1967 wing has gas-fired furnaces and rooftop multi-zone units.

Summary of Observations and Recommendations

The site needs regrading to divert water around the building. Regrading and resurfacing is needed for turf playgrounds, and the parking lot should be paved.

Some minor separations are occurring between the original structure and the new addition.

The curtain wall system of the 1961 structure has leaks and is not performing to current standards.

Exterior doors and hardware in the 1961 wing should be replaced.

Interior finishes are worn and vandalized in several areas. Repairs and refinishing are needed.

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

An elevator is required for handicapped access.

Mechanical: the original 1961 steam boiler plant and classroom unit ventilators should be replaced by new systems. The gas-fired system in the 1968 wing should also be replaced. New control technology should be incorporated throughout.

Estimated Costs:

Site:	$37,000
Building exterior:	$80,000
Building interior:	$540,000
Mechanical:	$911.000
Electrical:	$328,000
TOTAL:	$1,896,000

Space Adequacy:

Total area this facility:	8,322.9 m.^{2}
Equivalent new facility requirements:	9,269.8 m.^{2}
Space Deficiency:	946.9 m.^{2}