

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: 1912, 3768.9 m.² 20 classrooms, offices, washrooms.

Additions: 1956 1787.4 m.² gymnasium, Shop, Home Ec
1968 1898.6 m.² 8 classrooms, library

Evaluation Date: November 22, 1999

Building Summary

Original building: Combustible: concrete floors, brick interior bearing walls Sandstone cladding, roof of wood beams with wood deck.

1956 addition: Concrete block walls, wood roof, stucco cladding.

1968 addition: Wood frame walls and roof, Brick cladding.

Mechanical: Steam radiators with the original 1912 boiler serving the original building and the 1956 addition; ventilation by two central air units.

Summary of Observations and Recommendations

Roofs on a portion of the original building and the roof of the 1968 addition need repair and replacement

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

All Portions: Interior flooring in various areas is worn beyond the replacement level.

Mechanical: The system requires a new boiler, steam distribution, controls and central ventilation system for all portions

Electrical: Life Safety Systems should be replaced. Distribution panels need to be upgraded. Lighting needs replacement with new fixtures.

Estimated Costs:

Site:	\$126,400
Building exterior:	\$408,500
Building interior:	\$523,130
Mechanical:	\$615,000
Electrical:	<u>\$507,000</u>
TOTAL:	\$2,180,030

Space Adequacy:

Total area this facility:	5251.8 m. ²
Equivalent new facility requirements:	<u>5743.5 m.²</u>
Space Deficiency:	490.7 m. ²

Further Investigation:

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