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, offices, washrooms.	2534.5 m.^{2}	15 classrooms, washroooms,
Additions:	1960 gymnasium	3248.6 m.^{2}	8 classrooms, library & offices
Evaluation Date:			December 1, 1999

Building Summary

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

1960 addition: Combustible: concrete floors, concrete frame with brick cladding and aluminum frame curtain wall, wood roof .

Mechanical: Two low pressures steam boiler from 1912 , and converted to gas in the 1940's. 1912 portion has central air system, 1960 section has unit ventilators.

Summary of Observations and Recommendations

Roofs have been replaced in 1991 & 1987

1912 & 1960 buildings: Exterior doors & windows should be replaced, minor building envelope leaks need to be fixed, and exterior finishes need repair.

1912 & 1960: Interior flooring is worn beyond the replacement level.

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

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

Estimated Costs:

Site:	$75,800
Building exterior:	$295,500
Building interior:	$305,284
Mechanical:	$555,000
Electrical:	$411,000
TOTAL:	$1,640,084

Space Adequacy:

Total area this facility:	5251.8 m.^{2}
Equivalent new facility requirements:	5742.5 m.^{2}
Space Deficiency:	490.2 m.^{2}

Further Investigation: