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:	1952,	948.3 m.^{2}	6 classrooms, offices, washrooms.
Additions:	1955	1,281.6 m.^{2}	8 classrooms, gymnasium
	1971	994.0 m.^{2}	5 open class areas & library

Evaluation Date: November 22, 1999

Building Summary

Original building: Combustible: floors of concrete in the corridor and concrete with wood sleepers in the classrooms, concrete block walls, roof of wood beams with wood deck.

1955 addition: Combustible: floors of concrete in the corridor and concrete with wood sleepers in the classrooms, wood frame walls, roof of wood beams with wood deck.

1971 addition: Non-combustible: Concrete floors, concrete block walls, open web steel roof beams with steel deck.

Mechanical: Hot water radiators with the original 1970 cast iron boiler; ventilation by 4 rooftop units

Summary of Observations and Recommendations

The site needs regrading to divert water around the building and away from sidewalks. Regrading and resurfacing are needed for both paved and turf playgrounds, ant the parking lot should be paved.

Differential settlement is obvious at the southwest corner of the gymnasium and in the classrooms, which slope down toward the outer wall.

Building envelope leaks need to be fixed, and the exterior finishes need repair.

Roofs on the 1952 and 1955 wings are over 20 years old and should be replaced.

Exterior doors and windows should be replaced.

Interior finishes are 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 new boilers, air handling units for the 1952 and 1955 wings, new controls and kitchen exhaust.

Estimated Costs:

Site:	$156,100
Building exterior:	$487,500
Building interior:	$438,270
Mechanical:	$301,000
Electrical:	$207,500
TOTAL:	$1,590,370

Space Adequacy:

Total area this facility:	2,990.4 m.^{2}
Equivalent new facility requirements:	3,106.8 m.^{2}
Space Deficiency:	116.4 m.^{2}