

**HOLY ANGELS SCHOOL  
CALGARY, ALBERTA**

**Calgary Roman Catholic  
Separate School District #1**

**Prepared For  
Alberta Infrastructure  
June 2000**

**Prepared By  
Ron Boruk Architect Ltd.  
G.T. Henderson Engineering Inc.  
Stebnicki Robertson & Associates Ltd.**

## **TABLE OF CONTENTS**

Executive Summary	i
Facility Profile and Summary	1
Section 1 – Site Conditions	4
Section 2 – Building Exterior	7
Section 3 – Building Interior	11
Section 4 – Mechanical Systems	14
Section 5 – Electrical Systems	21
Section 6 – Portable Buildings	26
Section 7 – Space Adequacy	27
Mini Plans	
Typical Photographs	

## **Evaluation Team**

### **Architectural**

**Ron Boruk Architect Ltd.  
Penthouse, 1135-17<sup>th</sup> Ave. SW  
Calgary, Alberta T2T 0B6  
Phone: (403) 245-4733  
Fax: (403) 245-9534  
Email: rboruk1@telusplanet.net**

### **Mechanical**

**G.T. Henderson Engineering Inc.  
Suite 203, 7003 – 5<sup>th</sup> St. SE  
Calgary, Alberta T2H 2G2  
Phone: (403) 252-9935  
Fax: (403) 258-2407**

### **Electrical**

**Stebnicki Robertson & Associates Ltd.  
403 1240 Kensington Rd. NW  
Calgary, Alberta T2N 3P7  
Phone: (403) 270-8833  
Fax: (403) 270-9358  
Email: stebrob@cadvision.com**

## **EXECUTIVE SUMMARY**

In February 2000, Alberta Infrastructure engaged Ron Boruk Architect Ltd. to evaluate the condition of twenty (20) schools within the Calgary Roman Catholic School District #1. A standardized form, developed by Alberta Infrastructure, was supplied to the evaluation team by the regional co-ordinator to document the conditions of the school facilities and recommendations for improvement.

### Holy Angels School

The original school was constructed in 1999.

The building is constructed on a concrete pile and grade beam foundation, masonry bearing walls, wood trusses and wood joists, combustible and non-combustible construction.

## **Summary of Observations and Recommendations**

### **Architectural**

The site is in good condition except for the completion of the sodding and settled pavement at the light standard. These items are year-end construction deficiencies.

The exterior envelope is in good condition.

The building interior is in good condition except for shrinkage cracks between the drywall and concrete block walls. The caulking will be replaced as a year-end warranty item.

### **Mechanical**

Requires provision of toilet seats with back supports for the handicap water closets. Humidification required for the gymnasium and computer laboratory requires air condition system.

### **Electrical**

School is in new condition. Should have power surge protection provided.

## Costing

The estimated construction cost for upgrading work identified in the evaluation forms are based on Alberta Infrastructure Costing Unit Rates and incremental unit costs for the various components.

1	Site Condition	\$0
2	Building Exterior	\$0
3	Building Interior	\$0
4	Mechanical System	\$15,100
5	Electrical System	\$1,200
6	Portables	\$0
		<hr/>
	Total Cost Estimate	\$16,300

## Space Adequacy

The existing area according to the School Building Area Guidelines and Supplemental Maximum Gross Area of School Building Projects is excessive.

Existing Total Area (m <sup>2</sup> )	3,105.4
Project Required Area (m <sup>2</sup> )	<u>2,456.0</u>
Excessive Area (m <sup>2</sup> )	649.4

Space adequacy summary has not been completed. Information was not available from Alberta Infrastructure or the Catholic School District No. 1.

**Further Investigation**

No further investigations are required.

**School Plan Data Information**

Alberta Infrastructure and the Catholic Roman Catholic School District N0.1 have not completed floor plans and area data sheets