

**HOLY REDEEMER  
CALGARY, ALBERTA**

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

**Prepared For  
Alberta Infrastructure  
March 2000**

**Prepared By  
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## **Evaluation Team**

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## **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 Redeemer School

The original two-storey school was constructed in 1982

The school is constructed on a concrete foundation, slab on grade, steel frame, steel joists and metal deck and concrete floors, steel joists and heavy timber wood deck roof.

## **Summary of Observations and Recommendations**

### **Architectural**

The asphalt play areas and parking areas are in poor condition and should be re-graded to drain and re-paved.

The exterior envelope single skin concrete block is in poor condition and should be insulated and stucco finish applied. Plywood soffits are in poor condition and should be replaced with metal soffits. Soft spots in the roof insulation should be repaired. Windows are solid aluminum sections and should be replaced. Exterior door hardware require repair and adjustment.

Interior drywall requires repair, flooring should be replaced, interiors should be repainted, new ceilings are required, millwork and doors should be replaced and barrier free access be provided.

### **Mechanical**

Requires renovations to the exterior perimeter drainage system and replacement of the staff room sink and trim. A standby boiler is required and the replacement of existing unit ventilators with perimeter radiation. Requires a ventilation system for the complete school.

### **Electrical**

Primary service, distribution, motor control and lighting are life expired and require replacement. Fire alarm system should be upgraded to 1997 ABC standards and exit signs upgraded to LED type. Power surge protection and a new telephone system is recommended. Emergency lighting system requires maintenance.

## 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	\$45,000
2	Building Exterior	\$201,000
3	Building Interior	\$390,000
4	Mechanical System	\$530,200
5	Electrical System	\$138,300
6	Portables	\$75,000
	Total Cost Estimate	\$1,379,500

## Space Adequacy

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

Existing Total Area (m <sup>2</sup> )	2,316.0
Project Required Area (m <sup>2</sup> )	<u>2,456.0</u>
Deficient Area (m <sup>2</sup> )	(140.0)

**Further Investigation**

No further investigations required.

**School Plan Data Information**

Minor plan changes are required to the Administration area and mudroom.