

**ST BONIFACE
ELEMENTARY SCHOOL
CALGARY, ALBERTA**

**School Facility Evaluation Project
Calgary Roman Catholic Separate School
South Region, District #1**

**Prepared For
Alberta Infrastructure
March 2000**

**Prepared By
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EXECUTIVE SUMMARY

In March 2000 Alberta Infrastructure engaged Bathory Associates Architecture + Interior Design to evaluate the condition of nineteen schools within the Calgary Roman Catholic Separate School District. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the condition and recommendations.

The original building was constructed in 1971. The facility currently has four portables on site. The original open classroom area has been subdivided with no subsequent mechanical changes. The ancillary room behind the stage has also been subdivided.

The school is constructed of concrete slab on grade, with masonry bearing wall and steel columns. The roof structure is wood deck on steel and wood beams.

Summary of Observations and Recommendations

The school jurisdiction has a roof replacement program in place and consequently the roofing for all schools within the jurisdiction is generally not a deficiency. The presence of hazardous material in the building is not expected.

Architectural

The building is in good condition with minor repairs to operating window sash and some code issues requiring attention.

Mechanical

The mechanical systems are in good condition. Modifications to heating and ventilation are required to accommodate the subdivision of the open area.

Electrical

Electrical systems are in fair condition. The main service panels and distribution panels require upgrading. The electrical distribution is inadequate and requires additional outlets for program and convenience. Surge protection is recommended. Lighting is generally original and also requires replacement.

Costing

The estimated construction costs for the remedial work in the attached evaluation form has been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Where this data was incomplete or inappropriate to the recommended work, unit costs based on the local Calgary market were used.

1.	Site Related Work	\$0.00
2.	Building Exterior	\$16,200.00
3.	Building Interior	\$80,000.00
4.	Mechanical Systems	\$17,500.00
5.	Electrical Systems	\$65,000.00
6.	Portables	\$10,250.00
		<hr/>
	Total Estimated Costs	\$188,950.00

Space Adequacy

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

Existing Total Gross Area (sm)	2196
Projected required total gross area (sm)	<hr/> 2451
Overage / (deficiency) (sm)	(255)

The existing facility is not planned as a core school and the addition of eleven portables to the plant is stressing the core facilities.

Further Investigation

Further investigation is required to assess the impact of the removal of hazardous material during any renovation work. Code issues relating to sprinklering of the building should be evaluated at the time of renovation. The introduction of a ventilation system with a code conforming return air system is not easy within the existing shell. The required architectural construction and resulting costs should be evaluated at the time of the design of the new mechanical system.

School Plan Data Information

The plan information for the building was supplied by the school jurisdiction. Area information was provided by Alberta Infrastructure. The information generally appears to be up to date with some minor room function revisions and the recording of the renovations to the change areas and the stage.