

**ST CATHERINE
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 plan has been subdivided into classrooms and library. The ancillary off the stage has been subdivided into a computer room and a resource room. New floor finishes have been installed.

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

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, but should be evaluated before any major renovation work is undertaken.

Architectural

The building is in good condition. Some replacement of operating sash and minor work to accommodate the recommended mechanical and electrical renovations is required.

Mechanical

The systems are in reasonable condition, however, controls and zoning are required to reflect the subdivided layout to provide adequate heat and ventilation.

Electrical

The electrical systems are in fair condition. The main service panels and distribution panels require upgrading. The electrical distribution is inadequate and requires additional outlets and surge protection for program and convenience. 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	\$18,700.00
3.	Building Interior	\$80,000.00
4.	Mechanical Systems	\$15,500.00
5.	Electrical Systems	\$57,000.00
6.	Portables	\$14,500.00
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	Total Estimated Costs	\$185,700.00

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/> 2485
Overage / (deficiency) (sm)	(289)

Further Investigation

Further investigation is required to assess the impact of the removal of hazardous material during any renovation work.

School Plan Data Information

The plan information for the building was supplied by Alberta Infrastructure. Area information was extrapolated from the plans. The information does not reflect the current plan.