

**ST. THOMAS AQUINAS
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
Bathory Associates Architecture + Interior Design– Architectural
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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 1959. Additions were constructed in 1961 and 1963. The facility currently has four portables on site. The administration suite has been modernized, and the exterior upgraded with new windows and brick infill. The rest of the facility is in 'as built' condition.

The school is constructed of concrete slab on grade, masonry bearing walls and wood columns and a metal deck on glue laminated wood roof 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 expected in all piping insulation, light ballasts, and some interior finishes. The jurisdiction deals with this issue as they undertake upgrading. The additional costing for removal of hazardous material has not been included in any of the costing.

Architectural

The facility is generally in good condition with minor upgrades to the envelope and code issues required.

Mechanical

Heating was upgraded in 1998. Minor work is required to equipment in the boiler room.

Electrical

The electrical systems are in good condition. Surge protection is required on the distribution system. New lights are also recommended.

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	\$3,500.00
3.	Building Interior	\$14,500.00
4.	Mechanical Systems	\$6,500.00
5.	Electrical Systems	\$25,500.00
6.	Portables	\$0.00
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	Total Estimated Costs	\$50,000.00

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)	1350
Projected required total gross area (sm)	<hr/> 1946
Overage / (deficiency) (sm)	(596)

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 the Alberta Infrastructure. Area information was extrapolated from the plans. The information generally appears to be up to date with some minor room function revisions and the recording of the renovations to the change administration area.

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Evaluation Team

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