

**CECIL SWANSON ELEMENTARY  
SCHOOL  
CALGARY, ALBERTA**



**School Facility Evaluation Project  
Calgary School Board, District 19**

**Prepared For  
Alberta Infrastructure  
March 2000**

**Prepared By  
Bernbaum Architect Ltd.**

**Rae Mclean & Associates**

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**Cecil Swanson Elementary School**  
**Calgary South, District 19**

**School Facilities Evaluation Project**  
**March 2000**

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## **EXECUTIVE SUMMARY:**

In January 2000, Alberta Infrastructure engaged Bernbaum Architect Ltd. to evaluate the condition of twenty one schools within the Calgary School Board District 19. A standardized form developed by Alberta Infrastructure and supplied to the evaluation team by the regional co-ordinator was used to document the condition and recommendations.

The original Cecil Swanson Elementary School building was constructed in 1981, and is a one storey building. The portables were added the same year, and are the only addition. The school is a well-maintained building and serves the students and staff quite efficiently. The architect has used upper clerestory lighting to good advantage in the library area.

## **Summary of Observations and Recommendations**

### **Architectural**

The major concerns are related to maintenance items such as carpet, painting, caulking, etc. These should be done to keep the building in good condition. The school is close to barrier free in and out, with some modifications required in washrooms to make the school fully accessible. Doors and windows are past their life cycle expectancy and should be upgraded.

### **Mechanical**

The mechanical system is typical of a 1980s school and is generally functional, but is ready to be upgraded.

### **Electrical**

The electrical system is of 1980s era and in need of upgrading.

### **Costing**

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

1.	Site Related Work	\$ 11,500.
2.	Building Exterior	\$ 236,000.
3.	Building Interior	\$ 75,000.
4.	Mechanical Systems	\$ 530,626.
5.	Electrical Systems	\$ 153,700.
6.	Portables	\$ 30,000.

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Total Estimated Costs	\$ 1,036,826.
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### **Space Adequacy**

The existing area according to School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects is slightly more than recommended.

Existing Total Gross Area	3,054.77 sm
Recommended total gross area	<u>3,983.00 sm</u>
Overage / (deficiency)	( 928.23) sm

### **Further Investigation**

Further Investigation is required to understand the following:

Investigate state of the roof as no report was available and the leaks are a continuing problem; a hazardous materials audit should be done if an existing audit cannot be produced. Further investigation is required in the portables to verify the state of the foundation and leaks and drainage of rooves.

### **School Plan Data Information**

The plan information was supplied by the school jurisdiction. Area information was provided by Alberta Infrastructure. The information generally appears to be up to date, with minor room function variations as indicated on the plans.