

**CEDARBRAE 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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**Cedarbrae 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 Cedarbrae Elementary School building was constructed in 1976, and is a one storey building. The portables were added in three stages and are the only additions. The school is not very well organized and the additions of the portables creates an awkward circulation pattern. The school has expanded into the auxillary gym area to create classrooms that feel temporary at best, but have been in use for several years.

Summary of Observations and Recommendations

Architectural

The major concerns are related to maintenance items such as carpet, painting, window and door replacement, etc. These should be done to keep the building in good condition and prevent any further damage. The school is close to barrier free accessible in and out, with some modifications required to achieve full barrier free status.

Mechanical

Mechanically the system is generally in acceptable condition and in good repair, although various problems with supply and return air exist throughout as well as some grade problems on the exterior creating ponding and not relieving to storm drains. The system is close to its life expectancy and should be replaced. An energy management system is required.

Electrical

The electrical system is in good repair with some circuiting problems in the kitchen, as the equipment load exceeds the power required. Relamping is required.

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	\$ 35,000.
2.	Building Exterior	\$ 341,354.
3.	Building Interior	\$ 178,000.
4.	Mechanical Systems	\$ 464,569.
5.	Electrical Systems	\$ 115,392.
6.	Portables	\$ 51,500.

Total Estimated Costs	\$ 1,185,815.
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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	2,852.30 sm
Recommended total gross area	<u>3,983.00 sm</u>
Overage / (deficiency)	(1,130.70) sm

Further Investigation

Further Investigation is required to understand the following:

As no report was available, further investigation is required to determine the roof condition; why fuses continually break in Kitchen/Staff area; why floor in portables vestibule is weak and moves considerably underfoot; investigate what appears to be roof leak in portable corridor at the connection of two portables.

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. Not all of the portables were noted on the plans as being a part of this school.