

**CENTRAL MEMORIAL HIGH
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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Evaluation Team

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**Central Memorial High 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 Central Memorial High building was constructed in 1968, and is a full two storey building with large shop areas that each contain a mezzanine. The building is flat roofed and clad in precast or poured concrete. There have been no additions. This is a large school in comparison to most others.

Summary of Observations and Recommendations

Architectural

This is a good basic building that requires some basic upgrading to bring it up to standard. The school has been maintained reasonably well, and appears to function well. There are numerous interior spaces with no windows, and the school has a general dull quality. There were no reports available for the roof condition or review of hazardous materials. Windows, black boards, etc. require updating.

Mechanical

Mechanically the system is characteristic of a late 1960's school, though the boilers are still in very good condition. Part of the school has been modernized. The school mechanical is exceeding its life expectancy, and is inefficient.

Electrical

Electrically the building has a late 1960's system except the fire alarm, security system and emergency lighting are newer. The lighting levels are low in numerous classrooms.

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	\$ 10,000.
2.	Building Exterior	\$ 885,000.
3.	Building Interior	\$ 157,800.
4.	Mechanical Systems	\$ 1,459,428.
5.	Electrical Systems	\$ 796,404.
6.	Portables	\$ 0.

Total Estimated Costs	\$ 3,308,632.
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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	19,747.60 sm
Recommended total gross area	<u>16,039.00 sm</u>
Overage / (deficiency)	3,708.60 sm

Further Investigation

Further Investigation is required to understand the following:

poor lighting levels; why there is staining of terrazzo floors and how to remove it; hazardous materials (no report available); why there is excessive noise from the fan in the paint booth; why there is staining of ceiling tiles; why there is moisture in the pipe runs under the concrete slab; the condition of the roof and its accessories; the functioning of the boilers; hydrant location.

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.