

**JERRY POTTS 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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Evaluation Team

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**Jerry Potts 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 building for Jerry Potts School was constructed in 1971, and is a two storey building with some two storey height spaces. The portables are the only addition. The interior of the school is well designed, incorporating lots of light, open spaces and good volumes to create a healthy learning environment that is flexible and serves the students and staff very well.

Summary of Observations and Recommendations

Architectural

The major concerns are related to improving circulation on the outside and minor repairs on the inside. This is an excellent school that requires very little to bring it into top shape. Achieving barrier free status is the biggest item for renovations. Due to the school age, we have recommended window replacement, door replacement, painting, and other “maintenance” items to upgrade the building.

Mechanical

The mechanical system is typical of a 1970s school and in generally good condition. The evaporative cooler was reported as very inefficient and therefore not used. Some storage rooms require attention, as they have no ventilation. We have recommended upgrading of the mechanical.

Electrical

Electrically the system is of 1970s era and in good repair. We have recommended upgrading the technology.

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	\$ 6,000.
2.	Building Exterior	\$ 204,250.
3.	Building Interior	\$ 218,000.
4.	Mechanical Systems	\$ 626,000.
5.	Electrical Systems	\$ 150,500.
6.	Portables	\$ 2,750.

Total Estimated Costs	\$ 1,207,500.
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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	2,831.60 sm
Recommended total gross area	<u>3,712.00 sm</u>
Overage / (deficiency)	(880.40) sm

Further Investigation

Further Investigation is required to understand the following:

Investigate the field irrigation system; check out the valve heating problems; investigate why some storage rooms have no supply and relief air; investigate how to achieve more parking and how to better the location for parents dropping off students; investigate hazardous materials (no report available).

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. The portables were not noted on the plans.