

**JOHN DIEFENBAKER 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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**John Diefenbaker 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 building for John Diefenbaker High School was constructed in 1971, and is a two storey structure. The 90's addition is a major departure from the original building in terms of light, spaciousness and general detailing.

Summary of Observations and Recommendations

The building and its systems require some alteration to bring this school up to standards.

Architectural

The school is in reasonable repair, and has a pleasant mall space connected to the gym addition. There are however numerous interior spaces with no windows, the library being the most affected. Numerous small items are to be attended to, the major item being the installation of additional barrier free washroom stalls of which only undersize stalls exist at present. Improvement of windows and updating to white boards are also called for. There are numerous FI's to investigate some problem areas.

Mechanical

The mechanical system is typical of a 1970s school and in generally good condition, but aging. Only minor problems exist at present, though new systems are recommended.

Electrical

Electrically the system is in good repair with only minor items noted.

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	\$ 4,300.
2.	Building Exterior	\$ 260,000.
3.	Building Interior	\$ 147,000.
4.	Mechanical Systems	\$ 927,458.
5.	Electrical Systems	\$ 280,138.
6.	Portables	\$ 15,000.

Total Estimated Costs	\$ 1,633,896.
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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	13,521.92 sm
Recommended total gross area	<u>10,400.00 sm</u>
Overage / (deficiency)	3,121.92 sm

Further Investigation

Further Investigation is required to understand the following:

Why the lighting control panel seems to short out and stage lights flicker; why the library floor bounces when an average weight person walks by the librarian desk; what is causing the stained ceilings in numerous areas of the school; how to incorporate additional space for a toilet and sink in the existing staff change rooms; to investigate hazardous materials in the school; to investigate and monitor the hot water heating system; to investigate air distribution at the Phys. Ed. office area; to investigate the condition of the roof.

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. The new gym was not noted as being a part of this school.