

**JOHN WARE JUNIOR HIGH SCHOOL  
CALGARY, ALBERTA**

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



**Prepared For  
Alberta Infrastructure  
March 2000**

**Prepared By  
Bernbaum Architect Ltd.  
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**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 the John Ware School was constructed in 1968, as a one storey building. The building is clad in masonry with stucco and concrete details at windows and entries. The building suffers from some deferred maintenance, though is in generally good condition. The building is barrier free and takes good advantage of upper clerestory lighting in the library area. The architectural layout provides flexible classroom size and openness.

## **Summary of Observations and Recommendations**

### **Architectural**

The building is totally accessible and is barrier free. We have recommended new windows, doors, painting, white boards, etc. to bring it up to standard.

### **Mechanical**

The mechanical system is typical of a newer school and in generally good condition. Only minor problems exist at present, but the system is 32 years old and reaching the end of its life cycle and we have recommended upgrading.

### **Electrical**

Electrically the system is newer and good in 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	\$ 5,000.
2.	Building Exterior	\$ 284,500.
3.	Building Interior	\$ 186,200.
4.	Mechanical Systems	\$ 695,288.
5.	Electrical Systems	\$ 196,012.
6.	Portables	\$ 0.

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Total Estimated Costs	\$ 1,367,000.
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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	4,750.30 sm
Recommended total gross area	<u>4,809.00 sm</u>
Overage / (deficiency)	( 58.70) sm

### **Further Investigation**

Further Investigation is required to understand the following:

Study to determine where a lunch room can be located within the school; conduct a hazardous materials study if not already done, as a report was not available; further investigate the roof condition if no investigative report has been done.

### **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.