

KEELER ELEMENTARY 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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Evaluation Team

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Keeler 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 Keeler Elementary was constructed in 1962, as a one storey building. The building was added to on two different occasions – 1965 and 1971, both being two storey additions, the character in keeping with the original building.

All classrooms on main floor have their own furnace which provided excellent control and ventilation. The school is well organized and pleasant but rather dull and could benefit greatly from some color.

Summary of Observations and Recommendations

Architectural

The concerns in this building are relatively minor, and should be attended to. Providing for barrier free access is the major aspect for renovation. Recommendations include new windows, doors, painting, etc.

Mechanical

The mechanical systems have been upgraded in various areas and are in generally good condition. Only minor problems exist, but the system is 30 to 40 years old and reaching the end of its life cycle. We have recommended upgrading the system.

Electrical

The electrical system is older and in good repair. The school should have a supervised fire alarm system installed, exit lighting should be wired to battery packs. We have recommended the upgrading of technology.

Costing

The estimated costs for the remedial work in the attached evaluation form 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	\$ 8,000.
2.	Building Exterior	\$ 302,000.
3.	Building Interior	\$ 380,000.
4.	Mechanical Systems	\$ 753,975.
5.	Electrical Systems	\$ 190,772.
6.	Portables	\$ 0.

Total Estimated Costs \$ 1,634,747.

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	4,430.80 sm
Recommended total gross area	<u>4,525.00 sm</u>
Overage / (deficiency)	(94.20) sm

Further Investigation

Further Investigation is required to understand the following:

Determine how to get ventilation into the gas meter room; how to keep kids off the roof as they are bypassing the existing impediments; investigate swamp coolers to determine if they should be shut down completely or if they can be brought to a functioning level that is healthy; review what is needed in the administration area and how to expand it; review roof leaks if not resolved.

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.