

**KINGSLAND 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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**Kingsland 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 Kingsland School building was constructed in 1958, as a one storey building. The building was added to in 1963 and 1968, and portables were installed approximately in the 1980's. The school is looking rather tired at present, due to deferred maintenance, though the building itself is an excellent traditional 50's design. The 60's addition is poorly detailed and designed.

## **Summary of Observations and Recommendations**

### **Architectural**

This building has not been well looked after, and it is now showing severe water damage and its side affects. Repairs to this building are long overdue, and will be more costly and widespread because of the lack of maintenance over recent years. Numerous items require upgrading such as windows, doors, etc.

### **Mechanical**

Mechanically the original building has older system in good repair although replacement parts will be somewhat of an issue. The system uses unit ventilator which help provide acceptable indoor air quality. New systems are recommended.

The addition uses a central system. The evaporative cooler/humidifiers are carrying over and in need of an upgrade to avoid an indoor air quality problem.

### **Electrical**

Electrically the building has an older system except the fire alarm, security system and emergency lighting are newer. Replacement parts for the older system will become difficult to obtain and upgrading technology is recommended. The exit lights should be upgraded.

### **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	\$ 18,000.
2.	Building Exterior	\$ 360,400.
3.	Building Interior	\$ 300,700.
4.	Mechanical Systems	\$ 614,725.
5.	Electrical Systems	\$ 198,144.
6.	Portables	\$ 14,000.

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Total Estimated Costs	\$ 1,505,969.
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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	4,818.60 sm (not including portables)
Recommended total gross area	<u>4,525.00 sm</u>
Overage / (deficiency)	293.60 sm

### **Further Investigation**

Further Investigation is required for the following items: investigate poor indoor air quality with respect to evaporative air coolers; investigate why exit lights don't tie into battery packs; system in portables should be investigated to determine how well they function; roof condition and related accessories; hazardous materials; dirt crawl space problems under 1970 addition relative to sanitary concerns.

### **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, except that the portables are not shown on the plans or the information on the Standard Assessment and Utilization Report.