

**KNOBHILL SCHOOL
CALGARY, ALBERTA**

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



**Prepared For
Alberta Infrastructure
March 2000**

**Prepared By
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TABLE OF CONTENTS

	Page
Executive Summary	i
Facility Profile and Summary	1
Section 1 – Site Conditions	4
Section 2 – Building Exterior	7
Section 3 – Building Interior	11
Section 4 – Mechanical Systems	14
Section 5 – Electrical Systems	21
Section 6 – Portable Buildings	26
Section 7 – Space Adequacy	27
Mini Plans	Ai

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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 was constructed in 1959, and there have been no additions to the building.

Knob Hill School is a one storey building constructed with a small boiler area in the basement, pipe runs under the main floor, mainly slab on grade with some wooden floor portions, concrete structure and a combination of low slope rooves and flat roofed central area. The architect utilized skylights to great advantage in the school, and generally created good architecture that has endured the test of time.

Summary of Observations and Recommendations

Architectural

Over the years, the skylights have been roofed over, and the roof has been redone. There does not appear to be any leakage and the loss of the natural light from skylights in the public areas is dramatic. The building is generally in good condition, though suffering from deferred maintenance. Recommendations are for new windows, doors, etc. and upgrading to barrier free access. The school jurisdiction has completed evaluations for hazardous materials within the building and has in many cases begun to remove these materials where they pose a health concern for the occupants. In this school no report was available.

Mechanical

Mechanically the 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. We have recommended a system upgrading.

Electrical

Electrically the building has an older system except the security system, emergency lighting and exit lights are newer. Replacement parts for the older system will become difficult to obtain. The fire alarm system should be replaced and we have recommended upgrading to meet current standards where we feel it is essential.

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	\$ 42,000.
2.	Building Exterior	\$ 228,500.
3.	Building Interior	\$ 133,000.
4.	Mechanical Systems	\$ 284,825.
5.	Electrical Systems	\$ 98,324.
6.	Portables	\$ 0.

Total Estimated Costs	\$ 786,649.
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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	2,270.60 sm
Recommended total gross area	<u>2,185.00 sm</u>
Overage / (deficiency)	85.60 sm

Further Investigation

Further Investigation is required in a few areas regarding the removal of hazardous waste, as no report was available. In addition, the curtains in the gym area are likely flammable and should be checked out as a safety issue. The condition of the roof should be further investigated, and re-opening of skylights should also be investigated.

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.