

**LAKEVIEW 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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Lakeview 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 Lakeview School building was constructed in 1961, as a one storey building. The building was added to in 1966 and portables were installed in the 1980's. The school is a good example of organization and utilization of space, and the building itself is well designed and serves the purpose very well. It is a great example of the 1960's architectural approach to schools, with skylights, large windows and good ventilation. The addition is equally well executed.

Summary of Observations and Recommendations

Architectural

The concerns in this building are reaching the hotpoint, and should be attended to as items such as roof leakage is slowly destroying an excellent building. Recommendations are for upgrading of windows, doors, floors, etc. No reports were available for either the roof or hazardous materials.

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. We are recommending upgrading of the systems in this portion of the building.

The addition uses a multi-zone unit, which is in good repair. Only minor items were noted, but upgrading of this area should also be scheduled.

Electrical

Electrically the building has an older system except the security system and emergency lighting are newer. Replacement parts for the older system will become difficult to obtain. The fire alarm system, the exit lights, and lighting 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	\$ 33,000.
2.	Building Exterior	\$ 248,500.
3.	Building Interior	\$ 181,300.
4.	Mechanical Systems	\$ 513,520.
5.	Electrical Systems	\$ 176,160.
6.	Portables	\$ 9,000.

Total Estimated Costs	\$ 1,161,480.
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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	3,954.00 sm
Recommended total gross area	<u>3,712.00 sm</u>
Overage / (deficiency)	242.00 sm

Further Investigation

Further Investigation is required for the following items: ways of establishing a better parent drop off arrangement instead of at the far end of the staff parking lot; to review the roof conditions and make recommendations with respect to the same; to review deterioration of plaster by clerestory lights and roof accessories.

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.