

**LANGEVIN COMMUNITY 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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**Langevin Community 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 Langevin School building was constructed in 1955, as a one story building with a part basement. The building received a major addition in 1967, of similar construction, but about 8 times the size of the original building. This is a tough, sturdy building of long lasting materials, its major fault perhaps being too much building on too small and too sloping of a site. The school is very urban in nature, and unusual with a +15 pedestrian bridge spanning 1st Ave. to access the playground and parking situated across the busy street.

Summary of Observations and Recommendations

Architectural

This building is well built with the exception of the dirt crawl space under the majority of the main floor. This space is a breeding ground for bacteria and mice, and is a possible source of dust throughout the school. The original building is in need of maintenance on the exterior.

Mechanical

The mechanical system is typical of an older school in good repair with various concerns to poor ventilation and filter systems as the system seems to distribute dust throughout and various comments were made of allergies since attending this school. Further investigation is required, and a major mechanical upgrade is recommended.

Electrical

The electrical system is typical of an older school in generally good condition and in good repair. Various panels require blank off strips and exit lights should be wired to battery packs. Upgrading of technology is recommended.

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	\$ 90,000.
2.	Building Exterior	\$ 643,500.
3.	Building Interior	\$ 325,000.
4.	Mechanical Systems	\$ 563,985.
5.	Electrical Systems	\$ 241,904.
6.	Portables	\$ 0.

Total Estimated Costs	\$ 1,864,389.
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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	5,905.10 sm
Recommended total gross area	<u>5,900.00 sm</u>
Overage / (deficiency)	5.10 sm

Further Investigation

Further Investigation is required for the following items: investigate indoor air quality with respect to dust in the ventilation system. (It is possible the dirt crawl space is the source of some or most of this problem.) Investigative reports are required for the condition of the roof and roof accessories, as well as hazardous materials.

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.