

**LE ROI DANIELS 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**

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
– Engineered Buildings	27
Section 7 – Space Adequacy	28
Mini Plans	Ai

Evaluation Team

**Architectural
Bernbaum Architect Ltd.
511 Sonora Avenue S.W.
Calgary, Alberta T3C 2K1
Phone: (403) 244-5016 Fax: (403) 245-6958**

**Mechanical/Electrical
Rae Mclean & Associates
207-6036-3rd St. S.W.
Calgary, Alberta T2H 0H9
Phone: (403) 259-6716 Fax: (403) 252-0160**

**Le Roi Daniels School
Calgary South, District 19**

**School Facilities Evaluation Project
March 2000**

busibaum@home.com

rma@ab.imag.net

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 Le Roi Daniels building was constructed in 1963, and there has been one addition to the building of a large gymnasium .

The school is a one storey building constructed with a small boiler area in a basement. The building is flat roofed and has had additions in 1965 and 1980.

The gymnasium added in 1980, insensitively dwarfs the old school even though it sits to the rear. The nature of the added structure is totally different, and though a good facility, is very industrial in nature and unlike the older brick walled school, looks awkward and out of place in this older suburban residential area.

Summary of Observations and Recommendations

Architectural

The school is in reasonable repair, and appears to function fairly well. We have recommended upgrading of windows, doors, painting, etc., as well as interior items such as white boards and painting.

Mechanical

Mechanically the system is characteristic of a 1960's school and is generally in acceptable condition. The evaporative coolers/humidifiers carry over and are in need of upgrade to avoid an indoor air quality problem. We have recommended upgrading some of the mechanical system.

Electrical

Electrically the building has a 1960's system except the fire alarm, security system and emergency lighting are newer. Replacement parts for the older system will become difficult to obtain. Some additional sub-panels will be needed in the future. We have recommended upgrading the technology to improve lighting quality and energy efficiency.

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	\$ 5,000.
2.	Building Exterior	\$ 223,000.
3.	Building Interior	\$ 270,700.
4.	Mechanical Systems	\$ 646,050.
5.	Electrical Systems	\$ 185,196.
6.	Portables	\$ 500.

Total Estimated Costs	\$ 1,330,446.
-----------------------	---------------

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	4,542.40 sm
Recommended total gross area	<u>3,712.00 sm</u>
Overage / (deficiency)	830.40 sm

Further Investigation

Further Investigation is required to determine why there is mould in the air handling unit. In addition, a report should be completed for hazardous materials, as one does not appear to exist..

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, with minor room function variations. The new gym was not noted as being a part of this school.