

**JENNIE ELLIOTT 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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**Jennie Elliott 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 building for Jennie Elliot Elementary was constructed in 1962, as a two storey building. An addition was constructed in 1967 of a different but complimentary style with similar construction. The school is good architecture in an excellent community setting, that is well organized and dealing well with special needs children. Though the main floor is barrier free to a certain level, it requires upgrading to make the school fully accessible.

Summary of Observations and Recommendations

Architectural

The major concerns are related to deferred maintenance items such as carpet, painting, etc. as well as barrier free accessibility. We have also recommended replacement of windows and doors.

Mechanical

Mechanically the building has an older system in good repair. Only minor problems exist, but we have recommended replacement as systems have reached the end of their life cycle.

Electrical

Electrically the building has an older system in good repair, although some panels require blank off strips and drip shields over main service in basement and other minor items noted. We have recommended upgrading of the current technology.

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	\$ 10,500.
2.	Building Exterior	\$ 348,000.
3.	Building Interior	\$ 422,000.
4.	Mechanical Systems	\$ 645,613.
5.	Electrical Systems	\$ 213,996.
6.	Portables	\$ 0.
		<hr/>
	Total Estimated Costs	\$ 1,640,109.

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	5,124.90 sm
Recommended total gross area	<u>5,239.00 sm</u>
Overage / (deficiency)	(114.10) sm

Further Investigation

Further Investigation is required to understand the following:

Investigate state of the roof as no report was available and the custodian noted leakage problems; investigate why the studs are telecasting through the gyproc on the walls of the 1967 addition; why the terrazzo is discolored and what can be done to remedy it; investigate ceiling stains and determine if they are roof related or plumbing.

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.