

**WINDSOR PARK 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 1956, and there have been no additions or renovations.

The Windsor Park 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**

The school is in reasonable condition, and requires fairly minor adjustments to bring it up to par. The building is well detailed and the layout works efficiently. There have been repairs to the building that are inferior to the original work, but the building is in overall good condition considering its age. Recommendations are for new doors and windows, and upgrading to barrier free access. No report was available regarding either the roof or hazardous materials.

### **Mechanical**

Mechanically the building had its heating boilers upgraded in 1977. The furnaces, which are used for ventilation, are very old, however they still appear to be functional. We have recommended system upgrading.

## **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 and exit lights should be upgraded, as should the technology to T-8's.

## **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	\$ 23,000.
2.	Building Exterior	\$ 217,000.
3.	Building Interior	\$ 261,000.
4.	Mechanical Systems	\$ 252,355.
5.	Electrical Systems	\$ 84,964.
6.	Portables	\$ 0.

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Total Estimated Costs	\$ 838,319.
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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	1,849.10 sm
Recommended total gross area	<u>2,185.00 sm</u>
Overage / (deficiency)	(335.90) sm

### **Further Investigation**

Further Investigation is required with respect to the manner of expanding the administration area and the library office, to improve the functioning of the school. Reports should be undertaken for hazardous materials and roof condition, if there are no reports on record.

### **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 only the kiln shed not indicated on the plans.