

**WOODBINE ELEMENTARY 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
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**

**Woodbine Elementary School
Calgary South, District 19**

**School Facilities 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 building was constructed in 1981, and there have been relocatables added to the building.

Woodbine School is a one storey building constructed with slab on grade masonry walls, and flat roof on a steel truss structure. The architect developed a pleasing form with excellent detailing and good planning.

The school is over populated at present time with a current enrollment of 579 in a school with a capacity of 525.

Summary of Observations and Recommendations

Architectural

The school is in very good functional and aesthetic condition, and requires only minor adjustments to bring it up to par. This is due in part to the quality of the maintenance, but is also due to a good job being done by the original architect. No report was available regarding either the roof or hazardous materials.

Mechanical

The mechanical system is typical of a newer school and in generally good condition. Only minor problems exist at present, though reaching the end of their life cycle. We have recommended upgrading. Some of the portables appear stuffy and do not control properly.

Electrical

Electrically the system is newer and in good repair with only minor items noted. We have recommended upgrading of 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	\$	0.
2.	Building Exterior	\$	210,000.
3.	Building Interior	\$	140,700.
4.	Mechanical Systems	\$	489,341.
5.	Electrical Systems	\$	154,300.
6.	Portables	\$	10,500.
<hr/>			
	Total Estimated Costs	\$	1,007,841.

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	3,092.11 sm
Recommended total gross area	<u>4,254.00 sm</u>
Overage / (deficiency)	(1,161.89 sm)

Further Investigation

Further Investigation is required with respect to the roof condition. It is still the original roof, and leakage has been occurring at different points. The reviewers also felt the air quality in the portables was poor, and air quality should be reviewed. Humidification in the school should be investigated, as problems were reported.

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, except for the portable added in 1985 which is not shown on the plans.