

**WOODLANDS 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**

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

Woodlands Elementary is a one storey building constructed with slab on grade masonry walls, and flat roof on a steel truss structure. The architectural form is contrived and awkward.

The school is under populated at present 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 was not detailed very well when originally designed, and some of the elements are not standing the test of time. No report was available regarding either the roof or hazardous materials.

Mechanical

The mechanical system is typical of a 1980s school and in generally good condition. Only minor problems exist, though the equipment is reaching the end of its life cycle and we have recommended upgrading.

Electrical

Electrically the system is 1980s era and in good repair with only minor items noted. We have recommended upgrading technology.

Costing

The estimated costs for the remedial work in the attached evaluation form 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	\$	222,500.
3.	Building Interior	\$	70,000.
4.	Mechanical Systems	\$	488,491.
5.	Electrical Systems	\$	156,000.
6.	Portables	\$	0.

Total Estimated Costs	\$	936,991.
-----------------------	----	----------

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	3,059.50 sm
Recommended total gross area	<u>4,254.00 sm</u>
Overage / (deficiency)	(1,011.50) sm

Further Investigation

Further Investigation is required with respect the ventilation and air quality in the portables; in addition there should be further investigation to determine if a hazardous materials report exists, and if not, then a report should be done.

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 1986 which is not shown on the plans.