

**WOODMAN JUNIOR HIGH 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	27
Mini Plans	Ai

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**Woodman Junior High 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 was constructed in 1960 with an addition in 1968. There have been no major additions or renovations since.

Woodman Junior High is primarily a one storey building with 2 separate lower floor portions constructed with flat roof and masonry walls. The architect utilized form manipulations to create some interest in the south portion of the building. His planning allowed little real flexibility in the use of the building, and created some awkward spaces from a utilitarian standpoint.

Summary of Observations and Recommendations

Architectural

The school is in reasonable condition, but requires numerous adjustments to bring it up to par. The building is well detailed and the layout works efficiently. The inner courtyard presents an interesting feature that is used only minimally for the school, and serves as a secure parking area for their school bus. To make the school barrier free will be complex due to the nature of the original design. Being situated on a very busy street presents loading/access problems. No report was available regarding either the roof or hazardous materials.

Mechanical

Mechanically the original building has older system in good repair although replacement parts will be somewhat of an issue. The system uses unit ventilators which help provide acceptable indoor air quality. We have recommended replacement be scheduled.

The addition is generally okay except the evaporative coolers/humidifiers are in need of a thorough cleanup to prevent a potential indoor air quality problem. These should also be upgraded.

Electrical

Electrically the original building has an older system except the fire alarm, security system and emergency lighting are newer. Replacement parts for the older system will become difficult to obtain. The exit lights should be replaced. In general, the electrical system in the addition is acceptable, but should be upgraded to newer 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	\$ 230,000.
2.	Building Exterior	\$ 366,000.
3.	Building Interior	\$ 445,000.
4.	Mechanical Systems	\$ 1,530,350.
5.	Electrical Systems	\$ 352,744.
6.	Portables	\$ 0.

Total Estimated Costs	\$ 2,924,094.
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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	8,743.60sm
Recommended total gross area	<u>7,198.00 sm</u>
Overage / (deficiency)	1,545.60 sm

Further Investigation

Further Investigation is required with respect to the roof of the school and its accessories, as no-one was clear as to when repairs had been done and how much had been done. The roof is an ongoing problem with leakage. A report should be done to verify its condition. In addition, indoor air quality should be investigated; investigation should be conducted with respect to hazardous materials.

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.