

A. EXECUTIVE SUMMARY

BACKGROUND

In November 1999 Alberta Infrastructure embarked on an evaluation of selected school facilities in all school divisions in Alberta. Selected architectural firms, working closely with mechanical, electrical and structural consultants as well as with representatives of the school divisions themselves visited the selected schools and, using a standard evaluation form developed by Alberta Infrastructure, completed assessments of the physical condition of the schools.

Working under the direction of regional coordinators for the north, central and south regions of the province, and drawing on information available from the School Facilities Branch, evaluation forms were then completed by the architectural firms to provide a profile of each school. Each profile includes capacity and space adequacy when compared with an equivalent new facility. An estimate of costs for repairs/renovations to physical conditions deemed emergency/critical, poor/unsatisfactory or marginal were made. Regional coordinators reviewed draft copies of all reports to ensure that, as far as possible, a uniformity in assessment of existing conditions was met.

While programmatic issues are touched on briefly in some reports under Part IV, Additional Comments, these issues and any cost implications are not the focus of the reports and will be dealt with elsewhere.

ROSEDALE SCHOOL

Rosedale School serves grades one to nine. Built in 1955 the school has many original finishes including texture coats on upper walls and ceilings that contain asbestos (refer to the attached asbestos report for areas and recommendations. Flooring in girls' washroom is mosaic tile – unusual and attractive and in reasonable condition. There are two detached portables but no additions have been made to the original building. A suggested solution is to relocate the deteriorating basketball courts to this area and regrade and surface with asphalt to provide adequate drainage.

Some upgrading and plan changes have occurred within the administration area; however, a majority of the original finishes still remain in an aged but maintainable state. Further review should be made of a deteriorated concrete slab in the Music room. The original wood windows are deteriorating and will require significant repair and maintenance work.

The mechanical system as a whole is working well and may last another 10 to 20 years, however, there are some components that are reaching their life expectancy. The electrical systems are in generally good condition, and a new fire alarm system was installed in 1999. Upgrading of lighting is suggested.

Rosedale School is a well-maintained old building and well loved in the community. Plaster walls curve into the entry of each classroom and a light “cupola” brings natural light into the corridor at the centre of the buildings. Classrooms and office areas receive a generous amount of natural light. Any renovations should respect its character.

Estimated total costs for renovations to Rosedale School are **\$677,751.00**. This figure is broken down as follows:

1. Site Conditions	\$34,000.00
2. Building Exterior	\$183,200.00
3. Building Interior	\$170,000.00
4. Mechanical Systems	\$222,051.00
5. Electrical Systems	\$51,500.00
6. Portable Buildings	<u>\$17,000.00</u>
Total:	<u>\$677,751.00</u>

*Items that have been identified as requiring further investigation have not been included in the estimated costs.

Space Adequacy

The existing area according to the “School Building Area Guidelines” and “Supplement – Maximum Gross Area of School Building Projects”, is deficient:

Existing Total Area (m ²)	2,111.8
Projected Required Area (m ²)	3,219.00
Deficient (m ²)	(1,107.20)

Note that this is in a large part due to the fact that a school built as an elementary school is functioning as a combination elementary/junior high school. As a result the gymnasium is small for the kind use it gets, and ancillary and science room spaces do not meet the requirements of a junior high school.

Further Investigation Required

1. The Calgary Board of Education was unable to provide roofing reports. The roof was reported as having been replaced 9 or 10 years ago. This should be confirmed and a roofing report done as necessary.
2. The slab in one room gave way to the weight of a piano. Despite some remedial work there are still problems in this area. Further investigation is required. (See also 2.1.1)
3. Further investigation needs to be made regarding asbestos removal if any work is done in the school. An Asbestos Audit is available. (Copy attached.) There is a texture coat on the upper walls of the gymnasium that may contain asbestos (testing currently underway) and in the staffroom. The texture coat in the staffroom does contain asbestos and is deteriorating.
4. Further investigation should be made of old light fixtures which probably contain P.C.B.'s due to age.

School Data Plan Information

The plan information for this building is not current. Plan changes in the administration are not shown. We suggest that any new plans include information on areas of additions and renovations as was done on the plans prepared in 1979. We suggest that the areas of rooms be calculated based on known as-builts or original construction documents rather than on modern computer generated areas which do not necessarily take into account actual wall construction.

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