

## **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.

### **ROSEMONT ELEMENTARY SCHOOL**

Rosemont Elementary, located on a hilled site overlooking a residential neighborhood in northwest Calgary was originally built in 1959 as a wood framed structure with a composite exterior of glass particle stucco, wood and brick. An addition was made to extend the building in 1966. There is a partial basement below the one storey structure, which houses the boilers and gas meter. The old administration area in the 1959 portion has been changed into the library and the old library has become a multipurpose room. Light scopes have also been added to enhance the light quality of certain areas within the school.

The exterior of the school has aged well and the materials are still in generally good condition. At the interior the wood decking of the roof in the 1966 portion exposed on sloped beams and in excellent condition. The color of the wood is warm and well detailed with the extensive light birch plywood paneling, also in the same addition. These finishes give the school character and should remain amongst any future upgrades and renovations.

Electrical systems are still in good condition, yet some modernization will be required. Ventilation problems are evidence that the mechanical systems will also require upgrading within the new future.

**Estimated** total costs for renovations to School are **\$412,320.00**. This figure is broken down as follows:

1. Site Conditions	\$61,350.00
2. Building Exterior	\$8,000.00
3. Building Interior	\$72,700.00
4. Mechanical Systems	\$127,670.00
5. Electrical Systems	\$142,600.00
6. Portable Buildings	\$0.00
Total:	<u>\$412,320.00</u>

Rosemont Elementary School is a well-maintained facility overall.

#### **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 <sup>2</sup> )	2,333.40
Projected Required Area (m <sup>2</sup> )	2,785.00
Deficiency (m <sup>2</sup> )	(451.60)

#### **FURTHER INVESTIGATION REQUIRED**

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required.
2. Further investigation needs to be made regarding asbestos removal if any work is done in the school. A copy of the Asbestos Audit is attached.
3. 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. Some minor plan changes need to be incorporated. The computer generated drawings, unless developed from site measurements, may not be accurately showing wall thicknesses. Areas were taken from the older plans.

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