

**ROSSCARROCK SCHOOL
CALGARY**

**School Facility Evaluation Project
Calgary School District #19
Spring 2000**

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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.

ROSSCARROCK SCHOOL

Estimated total costs for renovations to Rosscarrock School are **\$473,500.00**. This figure is broken down as follows:

1. Site Conditions	\$15,500.00
2. Building Exterior	\$39,700.00
3. Building Interior	\$139,000.00
4. Mechanical Systems	\$107,500.00
5. Electrical Systems	\$171,800.00
6. Portable Buildings	\$0.00
Total	<u>\$473,500.00</u>

SPACE ADEQUACY

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

Existing Total Area (m ²)	3330.1
Projected Required Area (m ²)	3712.0
Deficiency	(381.90)

FURTHER INVESTIGATION REQUIRED

1. The Calgary Board of Education was unable to provide roofing reports. Recent patch work has been completed, but further investigation is required.
2. Further investigation is needed to determine hidden damage/deterioration at cracking in lunch room.
3. 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.
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. 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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