

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, 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.

RUNDLE ELEMENTARY SCHOOL

Rundle School, located in northeast Calgary, is an elementary servicing kindergarten to grade six. The original building was built in 1979 and two attached portables were added. The school sits on the south side of Marlborough Park, adjacent to a Catholic School to the east. The site contains two wooden play structures that will need replacement within the next few years. The exterior of the building is in good condition, but leakage from the roof has been experienced in both the main building and the portables.

The interior of the main building is in good condition, and finishes are still maintainable. However, some finishes within the portables require attention.

The mechanical systems are operating well and should continue to do so for the next few years. Upgrades and expansion is suggested for most of the electrical systems.

Estimated total costs for renovations to Rundle Elementary School are **\$301,900.00**. This figure is broken down as follows:

1. Site Conditions	\$83,000.00
2. Building Exterior	\$0.00
3. Building Interior	\$30,200.00
4. Mechanical Systems	\$5,000.00
5. Electrical Systems	\$173,000.00
6. Portable Buildings	<u>\$10,700.00</u>
Total:	<u>\$301,900.00</u>

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

Rundle Elementary is a well –maintained facility overall and will continue to perform over the next number of years.

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)	3,065.40
Projected Required Area (m ²)	3,241.00
Deficiency (m ²)	(175.60)

FURTHER INVESTIGATION REQUIRED

1. The Calgary Board of Education was unable to provide roofing reports. Roof patching occurred in 1999, but further investigation is required. Estimated cost to replace entire roof is \$172,000.00
2. Further investigation should be made of old light fixtures which probably contain P.C.B.'s due to age.
3. Further investigation should be made to roofing of portables which have shown signs of leakage.

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 thicknesses. Areas were taken from the older plans.

**Alberta Infrastructure
School Facilities Branch**

**Rundle Elementary School
Calgary**

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