

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.

TERRACE ROAD ELEMENTARY SCHOOL

Terrace Road Elementary School, serving kindergarten through grade six was originally built in 1952 as a flat roofed wood frame building with a stucco exterior. Additions were made in 1958 to include another wing of classrooms and in 1966 to include a gymnasium, support spaces and library. The 1958 addition is stucco exterior as well and the 1966 addition combines brick and stucco. Unfortunately the stucco exterior is in poor condition and the original wood windowsills are deteriorating. The building interior is in generally good condition and displays areas of special character such as a brightly colored mosaic tile bulkhead. The washrooms behind the gymnasium are in terrible condition, requiring major renovation. Also, several locations of glue-on-tile ceiling are showing signs of age (displacing tile) and concern has been noted in regard to cracked asbestos wall stipple in the library.

Mechanical and Electrical systems have been well maintained but are nearing the end of their life expectancy and will require substantial upgrading. Mature poplar trees, which line an adjacent roadway, are disturbing the parking lot asphalt with their root system and causing major heaving. The trees, however, are a significant landscape feature and a solution that will keep the trees should be explored.

Estimated total costs for renovations to Terrace Road School are **\$523,760.00**. This figure is broken down as follows:

| | |
|-----------------------|---------------------|
| 1. Site Conditions | \$66,500.00 |
| 2. Building Exterior | \$92,100.00 |
| 3. Building Interior | \$0.00 |
| 4. Mechanical Systems | \$230,160.00 |
| 5. Electrical Systems | \$135,000.00 |
| 6. Portable Buildings | <u>\$0.00</u> |
| Total: | <u>\$523,760.00</u> |

Overall, Terrace Road Elementary School is a well-maintained facility.

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) | 2,529.60 |
| Projected Required Area (m ²) | 3025.00 |
| Deficiency (m ²) | (495.40) |

FURTHER INVESTIGATION REQUIRED

1. The Calgary Board of Education was unable to provide roofing reports. Patching has occurred over the past 5 years, but further investigation is required.
2. Further investigation of rusting roof accessories is needed as well.
3. Further investigation to determine extent of damage from settlement cracks.
4. Further investigation required for code related issues due to age of school.
5. 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.
6. 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.

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