

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.

SILVER SPRINGS ELEMENTARY SCHOOL

Silver Springs Elementary School, located in northwest Calgary, is a compact single level facility originally built in 1976. Although the school was apparently designed as a junior high school it has always operated as an elementary school. A series of portables, attached when the school was built in 1976, double the number of classrooms. Four of the portables are to be removed this summer. Numerous changes have occurred within the main building to adapt to the current school program. Two renovations since the 1990's have converted the girls dressing room (not required in an elementary school) into a conference room and the former "open" lunchroom/study space at the heart of the school is now an enclosed kindergarten area.

The site drops off on the west side and south corner. Top-dressing and re-seeding of the playfields and replacement of the existing wooden play structure is recommended. The exterior of the building is in generally good condition. Recaulking of window exteriors is needed within the next few years. Most interior finishes are original and still maintainable except for recent (2 year old) carpeting in several classrooms, which is already fraying badly in a number of locations. A review of any warranties and urgent action is suggested to prevent further and accelerated decline of the carpets.

The mechanical systems are in acceptable condition. The electrical system needs a major upgrade including provision of a new fire alarm system, new panels and upgraded power and data capabilities. The lighting system also requires upgrading.

Silver Springs Elementary School is a well-maintained facility – however, there is a distinct difference between the quality of the learning environment in the portable units where ongoing upgrades have not been made and the main building which is in a much better condition.

Estimated total costs for renovations to Silver Springs School are **\$510,750.00**. This figure is broken down as follows:

1. Site Conditions	\$73,750.00
2. Building Exterior	\$8,500.00
3. Building Interior	\$46,000.00
4. Mechanical Systems	\$15,000.00
5. Electrical Systems	\$233,000.00
6. Portable Buildings	<u>\$134,500.00</u>
Total	<u>\$510,750.00</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)	3505.4
Projected Required Area (m ²)	4131
Deficient (m ²)	(625.60)

FURTHER INVESTIGATION REQUIRED

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required. The main roof on Silver Spring is reported by maintenance staff to have been resurfaced recently. This should be confirmed. The portables were not reroofed and there is an urgent problem with extensive leaking. Estimated cost to replace entire roof is \$16,200.00.
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. Some of the sheet vinyl in the portables contains asbestos.
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 and a "split level" drama room needs to be shown on the plans.

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