

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.

SIMONS VALLEY ELEMENTARY SCHOOL

Simons Valley Elementary School, located in upper northwest Calgary, was built in 1991. The main building allows for portable expansion as attached, permanent structures on two of the four classroom wings. These portables were included as part of the original construction. The exterior and interior finishes are in excellent condition throughout. The only issue is with classrooms where the carpets are showing signs of wear and fraying and should be replaced within the next few years.

Pigeons have been roosting above ventilation fans causing odor problems in the gymnasium. A temporary wooden structure with chicken wire enclosing the exterior is in use but has not prevented the roosting from occurring. A recommended solution is to fully enclose the mechanical equipment with a solid roofing material and use screened louvers for air movement.

The landscaping requires some attention to ensure that it survives.

Mechanical and electrical systems are functioning well. Additional data and power outlets are required, and replacement of lighting ballasts for energy efficiency is priced as an energy efficiency measure.

Overall, Simons Valley Elementary is in very good condition.

Estimated total costs for renovations to Simons Valley School are **\$221,500.00**. This figure is broken down as follows:

1. Site Conditions	\$2,000.00
2. Building Exterior	\$3,000.00
3. Building Interior	\$33,000.00
4. Mechanical Systems	\$0.00
5. Electrical Systems	\$182,000.00
6. Portable Buildings	<u>\$1,500.00</u>
Total:	<u>\$221,500.00</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 by 460.10 m².

FURTHER INVESTIGATION REQUIRED

Due to the age of this building there is no requirement for further investigation.

SCHOOL DATA PLAN INFORMATION

The plan information is current except for the omission of a mechanical mezzanine.

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