

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.

SIR WILLIAM VAN HORNE SCHOOL

Sir William Van Horne High School was built as a vocational high school in 1966 serving grades 7 through 12. Over time its use has changed and the school now principally serves students in grades 10 through 12 who are working towards an Integrated Occupational Certificate of Achievement as well as the General High School Diploma. A description of the program and an analysis of space requirements as prepared by the Calgary Board of Education are attached to this report as an appendix.

Physically the interior of the school is in very poor condition with many worn finishes which require replacement. Due to the nature of its student population the school gets heavy use – a more attractive environment would ensure more careful treatment of the building on the part of student users. Windows are showing signs of significant deterioration and should be replaced.

The school has many large industrial shop components. However, there is also a need for many smaller than average classroom spaces due to the higher teacher student ratio in many of the specialized programs for students with Special Needs (who form 43% of the student population). The school administration has adapted many rooms from their original use – a close examination of program requirements in conjunction with any upgrades would allow for minor renovations which would improve the learning environments for specific programs (e.g. Paced Remedial Education Program, Deaf, Behavioral and Autistic and Brain-Injured programs).

The school has several architectural features that give it a strong and positive character. A central roofed atrium brings light down through the center of the school and the atrium itself is gradually developing as a pleasant indoor/outdoor courtyard. An addition in 1975 extended the horticulture area to include a greenhouse. A two storey addition in 1983 added a new library and support spaces and an autobody shop. Many of the schools programs, such as Beauty Culture, Cooking and Autobody, cater to outside clients and the public visits the school frequently.

The staff and students at Sir William Van Horne leave an optimistic and enthusiastic impression in the visitor's mind. Unfortunately the deteriorating condition of the school building leaves a less positive impression.

Estimated total costs for renovations to Sir William Van Horne School are **\$2,470,650.00**. This figure is broken down as follows:

1. Site Conditions	\$9,250.00
2. Building Exterior	\$816,300.00
3. Building Interior	\$905,100.00
4. Mechanical Systems	\$43,700.00
5. Electrical Systems	\$695,000.00
6. Portable Buildings	\$0.00
Total:	<u>\$2,470,650.00</u>

SPACE ADEQUACY CALCULATION FOR INTEGRATED OCCUPATIONAL SCHOOLS

Preparing the space adequacy comparison for this school posed a certain challenge, as there was no "new" facility information available for a comparable facility. The comparison included in this report compares the school's facilities to those available to a new senior high facility of the same total capacity. The Integrated Occupational spaces have been compared to CTS spaces of a similar nature (e.g. there might be a commercial cooking course in either program with similar space requirements). The result is that this school appears undersized. However, if it is then assumed that an Integrated Occupational (I.O.) school operates at 80% of normal capacity, Sir William Van Horne would then have an adjusted capacity of 740 students (i.e. a classroom with a capacity of 25 or 20 students in a regular school would have adjusted capacities of 20 and 16 students respectively in an I.O. school). Based on the attached calculation Sir William Van Horne High would then have a small surplus of space of 93.8 m², the size of one large classroom.

FURTHER INVESTIGATION REQUIRED

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required.
2. Further investigation is needed for humidifier in 1983 wing and heat exchangers for Horticulture Shop.
3. Further investigation is required for dust collection system in the wood shop. Operation problems posing a health concern.
4. Further investigation 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.
5. 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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