

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 was 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.

SOUTHWOOD ELEMENTARY SCHOOL

Southwood Elementary School, located in southwest Calgary on a flat site just below the main roadway, was originally built in 1962 as an L-shaped building, similar to many other small schools of that era. An addition in 1971 expanded the school to almost twice its original footprint creating a square shaped layout with a central library and a block of open-planned classrooms. Currently a number of the classrooms are closed causing a large void/storage space just east of the library.

The site and exterior building materials are in good condition, apart from needing repainting. Safety concerns were mentioned by staff due to improper drainage from entry canopies causing ice build up on steps below. Due to age a number of areas throughout the school have displaced ceiling tiles. Replacement of all glue-on ceiling tile with suspended tile is recommended to prevent ongoing repair, replacement and maintenance and to improve the overall appearance of the school. Replacement of all carpeting is also recommended within the next few years with some areas requiring more immediate attention.

Original water boiler reaching the end of it's life expectancy and will require replacement. Other mechanical systems are in satisfactory condition. A majority of the electrical systems function adequately. Some upgrading of lighting and expansion of outlets required.

Estimated total costs for renovations to Southwood Elementary School are **\$469,020.00**. This figure is broken down as follows:

1. Site Conditions	\$10,500.00
2. Building Exterior	\$50,000.00
3. Building Interior	\$106,620.00
4. Mechanical Systems	\$116,500.00
5. Electrical Systems	\$185,400.00
6. Portable Buildings	\$0.00
Total:	<u>\$469,020.00</u>

Overall, Southwood Elementary is a well-maintained facility with a proud staff intent on providing excellent service to their students.

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)	4,192.20
Projected Required Area (m ²)	4,254.00
Deficiency (m ²)	(61.80)

FURTHER INVESTIGATION REQUIRED

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required.
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.
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. The computer generated drawings, unless developed from site measurements, may not be accurately showing wall thicknesses. Areas were taken from the older plans.

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