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.

SPRUCE CLIFF SCHOOL

Spruce Cliff Elementary School, located in southwest Calgary, sits alone on a level site. A flat-roofed masonry structure, the original building was constructed in 1963, and a large addition was made in 1971. The addition introduced open-space arrangements for two classroom blocks with moveable partitions separating the individual classrooms.

The interior of the building retains the majority of the original architectural finishes, and these are generally in good condition. There are, however, numerous areas within the school which show signs of roof leakage. A large area of floor tile was reported as having uplifting due to water damage. The tiles have been reglued and show no signs of damage. Roof replacement is recommended as a high priority to prevent further damage and ongoing maintenance problems.

Both mechanical and electrical systems are nearing the end of their useful life, and require upgrading. Several electrical systems, such as the circuit panels, power and data outlets, are dated and need expansion.

Spruce Cliff Elementary is a well-maintained facility overall with careful consideration made for continued building performance.

Estimated total costs for renovations to Spruce Cliff School are **$725,600.00**. This figure is broken down as follows:

1.	Site Conditions	$28,000.00
2.	Building Exterior	$106,100.00
3.	Building Interior	$108,500.00
4.	Mechanical Systems	$365,000.00
5.	Electrical Systems	$118,00.00
6.	Portable Buildings	$0.00
	Total:	$725,600.00

*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)	2387.76
Projected Required Area (m^2)	2742.5
Deficient (m^2)	(354.74)

Further Investigation Required

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required. The roof on Spruce Cliff is reported to have been leaking badly in the near past. We estimate the cost of replacement at $135,000.00.

2. The amount of reported water leakage suggests that the structure should be investigated for possible damage, although there are no visible signs.

3. Further investigation needs to be made regarding asbestos removal if any work is done in the school. An Asbestos Audit is available.

4. 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. We suggest that any new plans include information on areas of additions and renovations as was done on the plans prepared in 1979. We suggest that the areas of rooms be calculated based on known as-builts or original construction documents rather than on modern computer generated areas which do not necessarily take into account actual wall construction.

TABLE OF CONTENTS

Alberta Infrastructure
School Facilities Branch

Spruce Cliff School
Calgary

School Facility Evaluation Project

Graham Edmunds

April 2000