



November 2000

School Facility Evaluation Project

Final Results

MANDATE

- The School Facility Evaluation Project (SFEP) was initiated in July 1999 to address recommendation number two of the School Facilities Task Force (SFTF):

“The Minister of Infrastructure, in consultation with School Boards, evaluate all existing school facilities and establish a school facility information system for use in planning and managing school facility infrastructure. Once the system is established, School Boards would assume responsibility for maintaining and updating local information systems.”

- Condition audits have been completed on 1,463 school buildings owned by the 64 school boards in the Province and funded by Alberta Infrastructure.
- Alberta Learning supports 2000 ‘schools’; however, a number of these, such as outreach schools or private schools, are not housed in facilities owned by school boards. Also, there are cases where two or more ‘schools’ are in one facility.
- The intent of the SFEP is to provide a quick, accurate and consistent snapshot of the condition of existing components within the facilities, along with estimated costs to upgrade the components.
- The SFEP will provide basic information which will be used to develop a comprehensive school facilities Infrastructure Management System (IMS). All data is available in an electronic format which will be included in the Property Development Division’s business information system. Ultimately, school boards will be responsible for updating the building condition information.
- Space configuration within schools is determined largely by program delivery and varies from jurisdiction to jurisdiction. The SFEP does not deal with program issues, so did not look at configuration.

Process

A task group was formed in July 1999 to develop a framework for the project. The SFEP Implementation Plan was approved by senior management of Alberta Infrastructure in September 1999.

The task group consists of members from Alberta Infrastructure, Edmonton Catholic Regional Division, Foothills School Division and Workun Garrick Architects.

- The Implementation Plan outlines the structure and process using external



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Key Performance Measures

consultants, stakeholders, and Infrastructure staff to develop and implement the SFEP.

- An audit instrument targeted specifically at school facilities was developed from existing documents.
- Three consultants were responsible for coordinating evaluation results and ensuring consistency in reporting and methodology.
- Pilot audits were conducted on seven schools across Alberta to test the audit instrument.
- Two training sessions were conducted for evaluators to ensure a consistent approach.
- Facility evaluations were conducted by 61 consultant teams including architectural, mechanical and electrical disciplines.
- Evaluations were conducted on 1,463 schools beginning in November 1999 and completed in July 2000.
- Stakeholders have had the opportunity to participate and give feedback throughout the process.
- The SFEP provides a snapshot of the condition of components within each building with cost required to upgrade. A five point rating system is used:
 1. **Emergency/critical** - work must be done within 1 year.
 2. **Poor/unsatisfactory** - work must be done within 1 -3 years.
 3. **Marginal** - work should be done within 3 - 5 years.
 4. **Good** - present condition should allow 5 - 10 years of continued service.
 5. **Excellent** - present condition should allow for 10 - 20 years of continued service.
- **FI** The component could not be easily evaluated without disturbing the existing building and further investigation may be required.
- Cost estimates are applied to components rated 1, 2 and 3 to identify estimated costs to upgrade.
- Space within the schools is inventoried and assessed against current area guidelines to help determine the correct size and configuration of schools.
- Performance measures are based on the Capital Planning Initiative Common Physical Infrastructure Performance Measures for owned and supported infrastructure.
- A non-weighted point scoring system was applied to the evaluation data for



each school. The buildings can be categorized into three groups for overall condition.

Poor: 800 points and above. Requires upgrading to comply with minimum codes or standards and deterioration has reached the point where major repairs or replacement are necessary.

Fair: 400 to 799 points. Components are aging and nearing the end of their life cycle requiring additional expenditures for renewal or refurbishing.

Good: 0 to 399 points. Adequate for intended use and expected to provide continued service life with average maintenance.

- The results of the 1,463 school facility evaluations are summarized on the following tables. All figures are in July 2000 dollars.

1. By Priority

2. By Condition Rating

TABLE 1

PERFORMANCE INDICATOR	POINT SCORE	NUMBER OF SCHOOLS	ESTIMATED COST (MILLIONS)
Poor	800 and above	135 (9.2%)	\$236.3 (19.7%)
Fair	400 to 799	639 (43.7%)	\$672.1 (56.2%)
Good	0 to 399	689 (47.1%)	\$288.4 (24.1%)
Total:		1,463 (100%)	\$1,196.8 (100%)

TABLE 2

CONDITION RATING	ESTIMATED COST (MILLIONS)	% OF TOTAL
Items Rated 1 (funding required within 1 year)	\$59.3	4.9%
Items Rated 2 (funding required 1-3 years)	\$395.2	33.1%
Items Rated 3 (funding required 3-5 years)	\$742.3	62.0%
Total:		100%

3. By Component



Cost of the Project
Use of Audit Reports

TABLE 3

COMPONENT	ESTIMATED COST (MILLIONS)	% OF TOTAL
Site	\$69.4	5.8%
Building Exterior	\$186.0	15.5%
Building Interior	\$271.7	22.7%
Mechanical Systems	\$430.8	36.0%
Electrical Systems	\$206.1	17.2%
Portable Buildings	\$32.8	2.8%
Total:	\$1,196.8	100%

- The above figures include base costs from the evaluations. An additional allowance averaging 30 percent for soft costs (fees, furniture and equipment, miscellaneous project expenses, ‘further investigation’ items, hazardous materials and code issues), and a further allowance averaging 20 percent for program related items will be considered and for school projects upon approval for modernization.
- The total cost of the SFEP is \$5.56 million, or \$3,800 per school.
- The detailed audit reports have been provided to school boards for use in the capital planning process.
- **School boards will determine the viability of schools within their jurisdictions. The audit reports are intended to assist with the capital planning process, and will not be used in isolation to determine priorities for modernization of school facilities, rather as one piece of information necessary to prioritize capital needs.**
- School boards will follow up on ‘Further Investigation’ items as necessary.

