

# CSVA2009

## Conference

### Ottawa, Ontario

### November 23, 2009

## Adding Value to the Vauxhall Schools Through VA



**Speaker: John Rakai**



# Value Management Vauxhall Schools Redevelopment Value Scoping Session

- Horizon School Division No. 67
    - Taber, Alberta
  - Vauxhall Elementary School
  - Vauxhall Junior/Senior High School
    - Vauxhall, Alberta
- February 2008

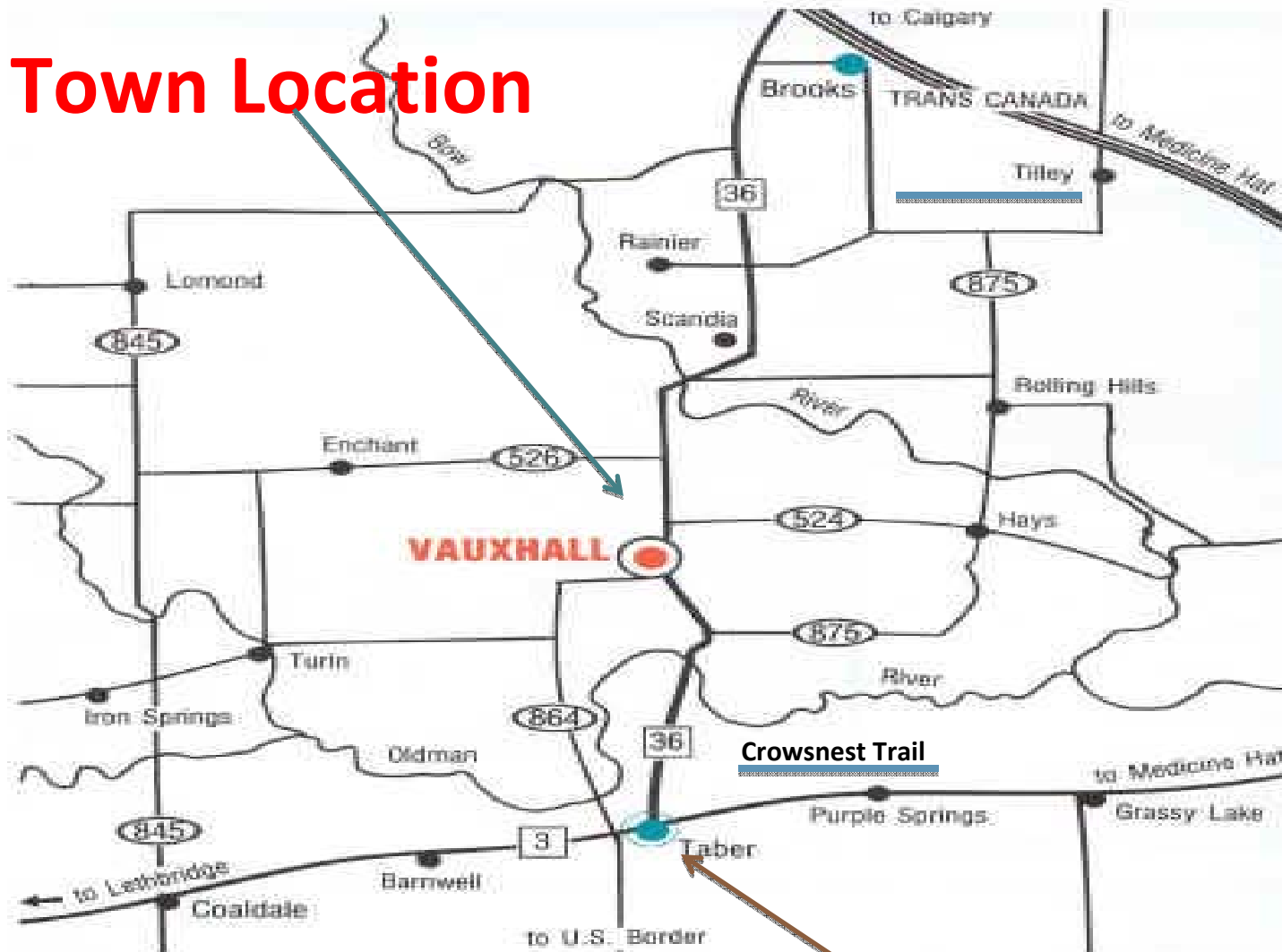


# Vauxhall, Alberta

- The Town of Vauxhall is located in the Municipal District of Taber, in southeast Alberta.
- It is 85 km northeast of Lethbridge, 544 km south of Edmonton and 256 km southeast of Calgary.
- The trading area of Vauxhall has a population of roughly 8,500 people.
- The community itself has a population of approximately 1,300 people.



# Town Location



Horizon School Division No. 67  
Central Office





# Samantha & Sammy Spud



# Purpose of Value Scoping Session

- Identify the functional and program requirements of the facilities
  - Program goals, requirements & constraints
- Consider the broad range of user needs and expectations
  - Students, Staff, Board, Administration, Community
- Recognize the provincial budget and design parameters
  - New vs. Modernization/Preservation
- Enhance the cost-effectiveness of the existing facilities while maintaining design standards



# Project Description

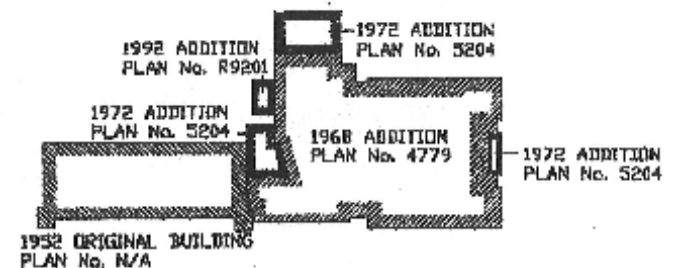
## Vauxhall Elementary School

- K-6 Grade Configuration
- 3971.4 m<sup>2</sup>
- Utilization 55% - Right-size
- Unique Low Speaking German Mennonite Student Population
- Aging, Antiquated, Multi-year Construction Phases
- Upgrade Life Safety, Interior, Exterior, Building Envelope, Mechanical & Electrical Systems
- Site Conditions



### BUILDING DESCRIPTION

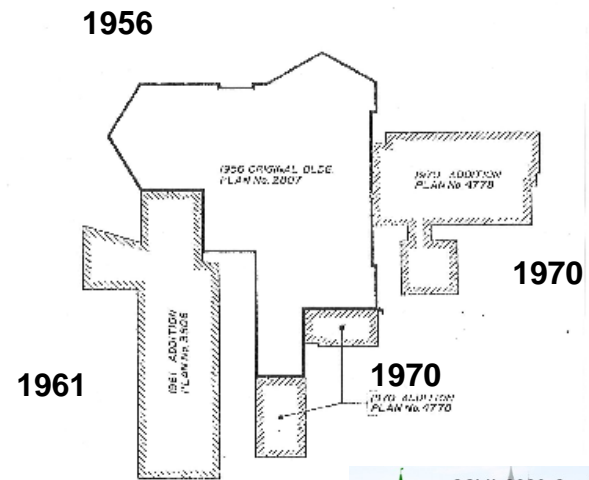
1952 ORIGINAL BUILDING	GROSS AREA	1708 Sq.m
1968 ADDITION	GROSS AREA	1934.8 Sq.m
1972 ADDITION	GROSS AREA	286.1 Sq.m
1992 ADDITION	GROSS AREA	42.5 Sq.m
TOTAL GROSS AREA		3971.4 Sq.m



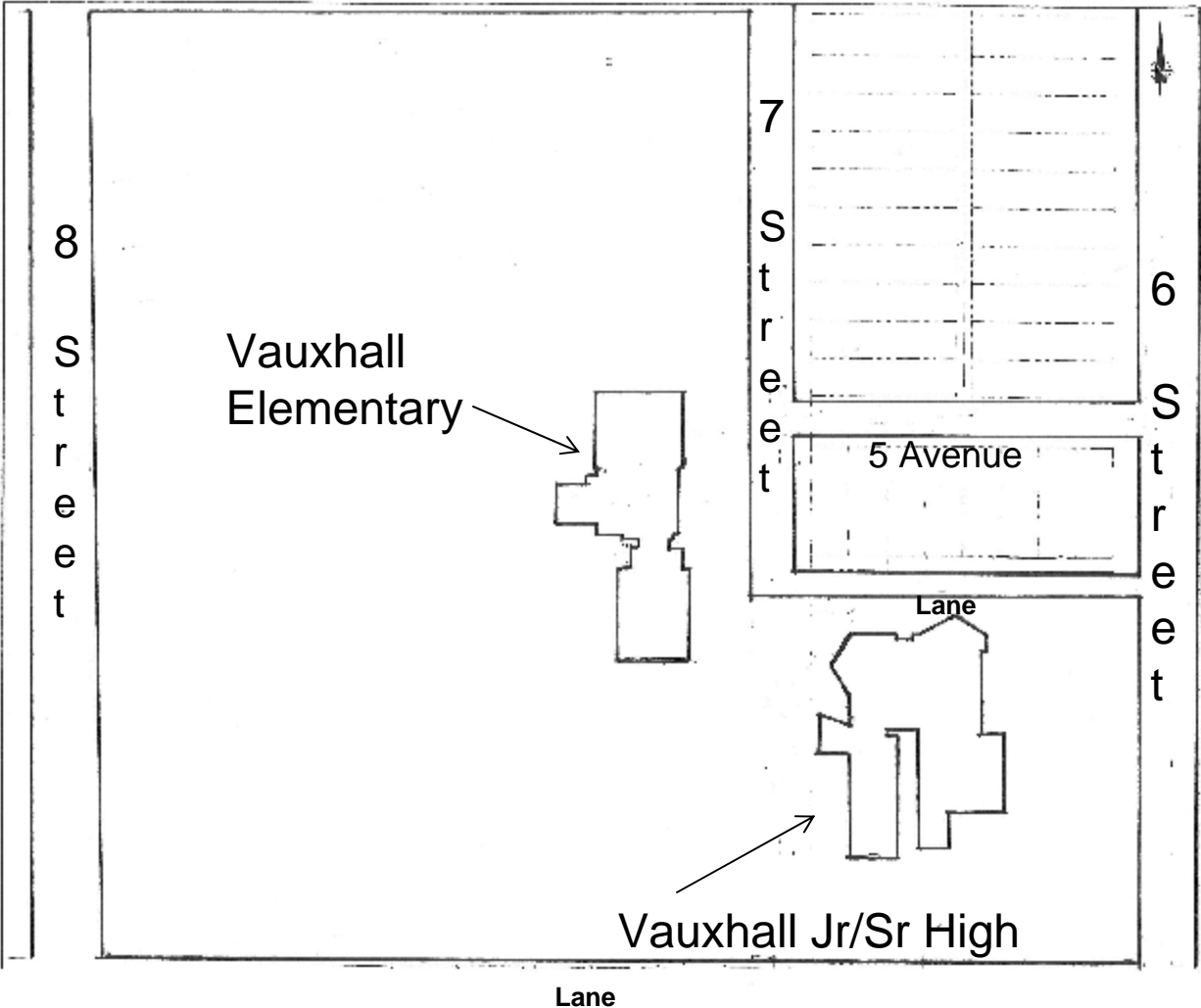
# Project Description

## Vauxhall Junior / Senior High School

- 7-12 Grade Configuration
- 5,415 m<sup>2</sup>
- Utilization 41% - Right-size
- Unique National Baseball Program
- High Level Community Use
- Aging, Antiquated, Multi-year Construction Phases
- Upgrade Life Safety, Interior, Exterior, Building Envelope, Mechanical & Electrical Systems
- Site Conditions



# Vauxhall Schools Site



# Value Scoping Session

- Key Stakeholder Groups – 25 Participants
- Held On-site in the Community of Vauxhall
- Commenced with a Tour/Inspection of the 2 Schools and Site & Prior Review of Facility Condition Report (Alberta Infrastructure)
- Functional Requirements
- Creativity - Generation of ideas
- Development of Various Options
- Selection of Preferred Options
- Preliminary Design/Conceptual Drawing Illustrations
- Construction Cost Estimate & Life Cycle Costing



# Value Scoping Session

- Key Stakeholder Groups – 25 Participants
  - School Board – Trustees & Central Office Administrative Staff
  - Alberta Education
  - Alberta Infrastructure
  - School Administration – Principals, Vice Principals, Staff
  - Parent Council Representatives
  - Town of Vauxhall Representative
  - Architects, Engineers (Mechanical, Electrical) & Cost Consultants
  - Value Management Engineer Facilitator



# Value Scoping Session

- **Functional Requirements**
  - VS Team Identified & Categorized the Functions of the School Facility's into Essential, Secondary and Desirable Functions – 26 identified in all
  - VS Team High Order Functions Identified:
    - Satisfy Students
    - Satisfy Stakeholders
  - **Basic Functions Determined:**
    - Teach Students
    - Create Safe & Healthy Learning Environment



# Value Scoping Session

- Creativity Phase:
  - Generation of Ideas to Improve Schools & Learning Environment – 72 in all
  - Value Targets Established:
    - Academy Students
    - Career & Technology Students
    - Low Speaking German Mennonite Students
    - All Other Students
    - Other Users



# Value Scoping Session Outcomes

- Selection of Preferred Option:
  - Retain Both Schools
    - Modernize Majority of Floor Area
    - Some New Construction
    - Augment Modernized Learning Space with Selected Additional Program Space
  - Demolish Selected Floor Area
    - Eliminate Floor Areas that are in Poor Condition to Accommodate New Construction Components



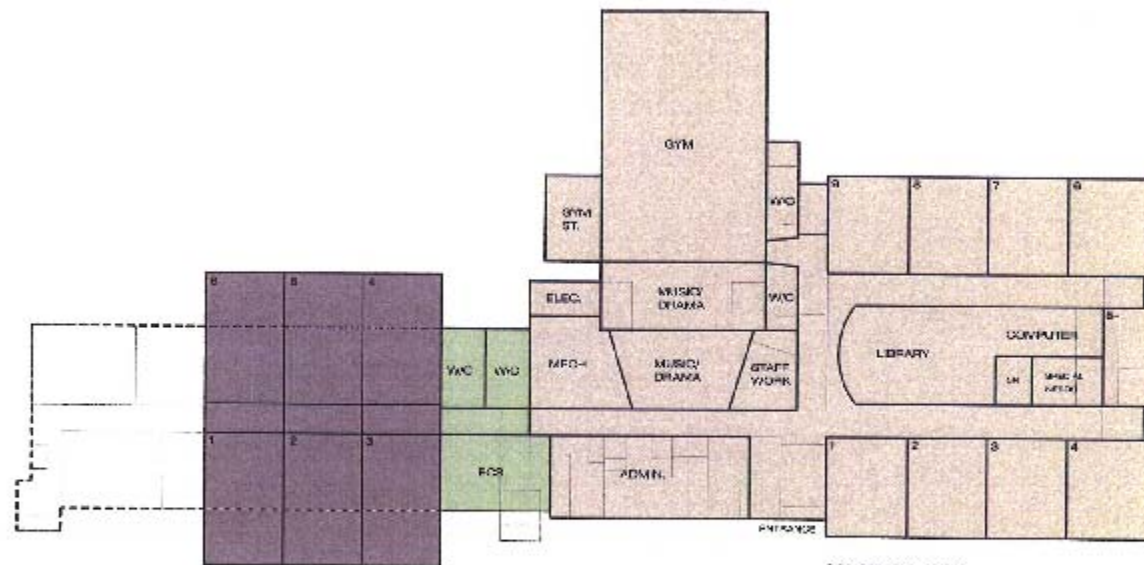
# Value Scoping Session Outcomes

- Selection of Preferred Option (Cont):
  - Partition Off Selected Space for Use by Others – Out of Scope
  - Upgrade building systems, building envelope, roofs, facades, and site to current occupational, energy-efficient architectural and environmental standards



# Conceptual Design/Drawing Illustration

## Vauxhall Elementary



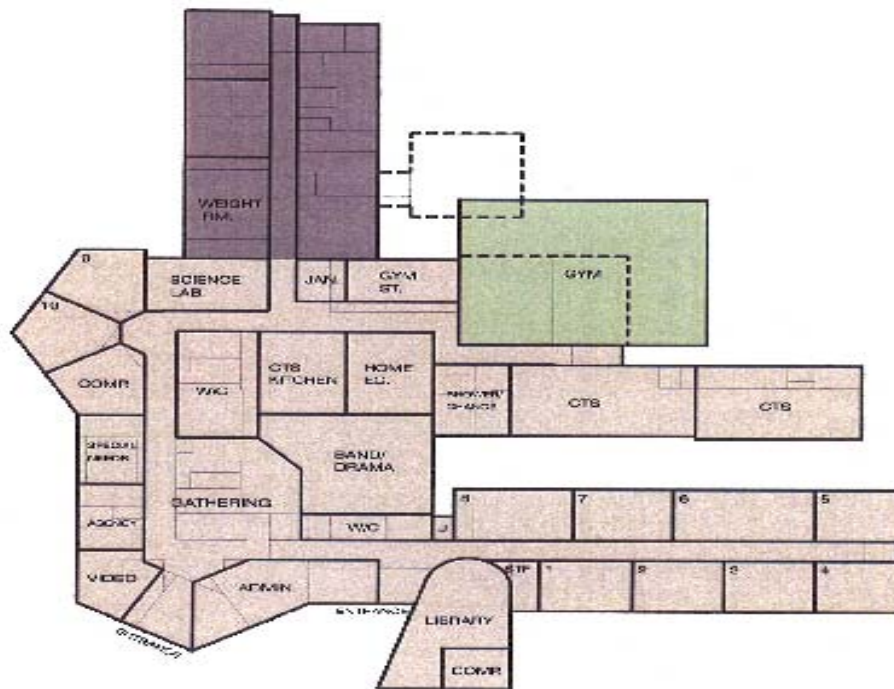
### SCHEMATIC PLAN

- NEW CONSTRUCTION
- MODIFICATION
- DEMOLITION
- MODULAR CLASSROOMS



# Conceptual Design/Drawing Illustration

## Vauxhall Jr/Sr High



### SCHEMATIC PLAN

- NEW CONSTRUCTION
- MODERNIZATION
- DEMOLITION
- COMMUNITY PARTNERSHIP OF DEMOLITION



# Value Scoping Session Outcomes

- VM Team reduced excess space by 2,300 m<sup>2</sup>
- Preferred option to modernize was approximately \$4M less than the option of a new k – 12 school
- Modernization provided more area for programming than a new k – 12 school
- Modernization provided opportunity to offer community space within school

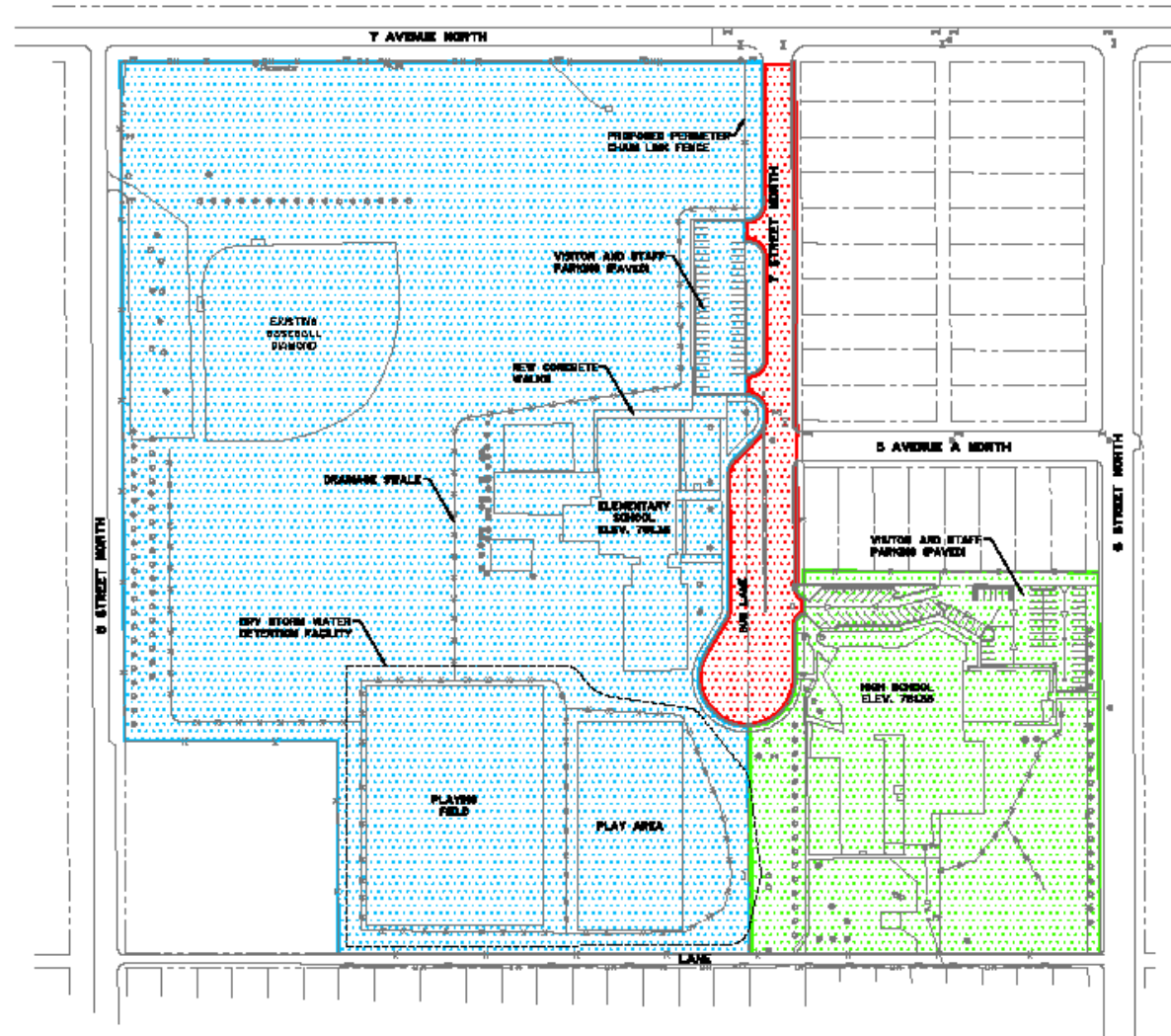


# Vauxhall Projects Outcomes

- July 23, 2008 – Project was Approved for \$23M to modernize both schools
- Both projects have been Tendered – Waiting for Provincial Contract Review Committee to Authorize Contract Award
- Lowest Tender Submission “On Budget”



# Vauxhall Elementary & Vauxhall Jr/Sr High Site Plan Illustration



# Vauxhall Elementary



# Vauxhall Jr/Sr High





# Value Scoping Session

## “A Successful Experience”

- Key decision makers at the table at the same time
- Opportunity for all to communicate perspectives, bottom lines & to commit to support the decisions made during and at the conclusion of the Session
- Individuals with design & construction expertise – informed discussion and decisions could progress in the appropriate direction



# Value Scoping Session

## “A Successful Experience”

- Process is sound and has good merit – reflective of strategic planning
- Looking forward to next Horizon Session – Warner School - Warner, Alberta (K – Gr. 12)

# Questions

For Further Information:

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Horizon School Division No. 67

