

CSVA2009 Conference Ottawa, Ontario November 23 - 24, 2009

Adding Value to the Vauxhall Schools Through VA

Speaker: John Rakai



Value Management Session

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

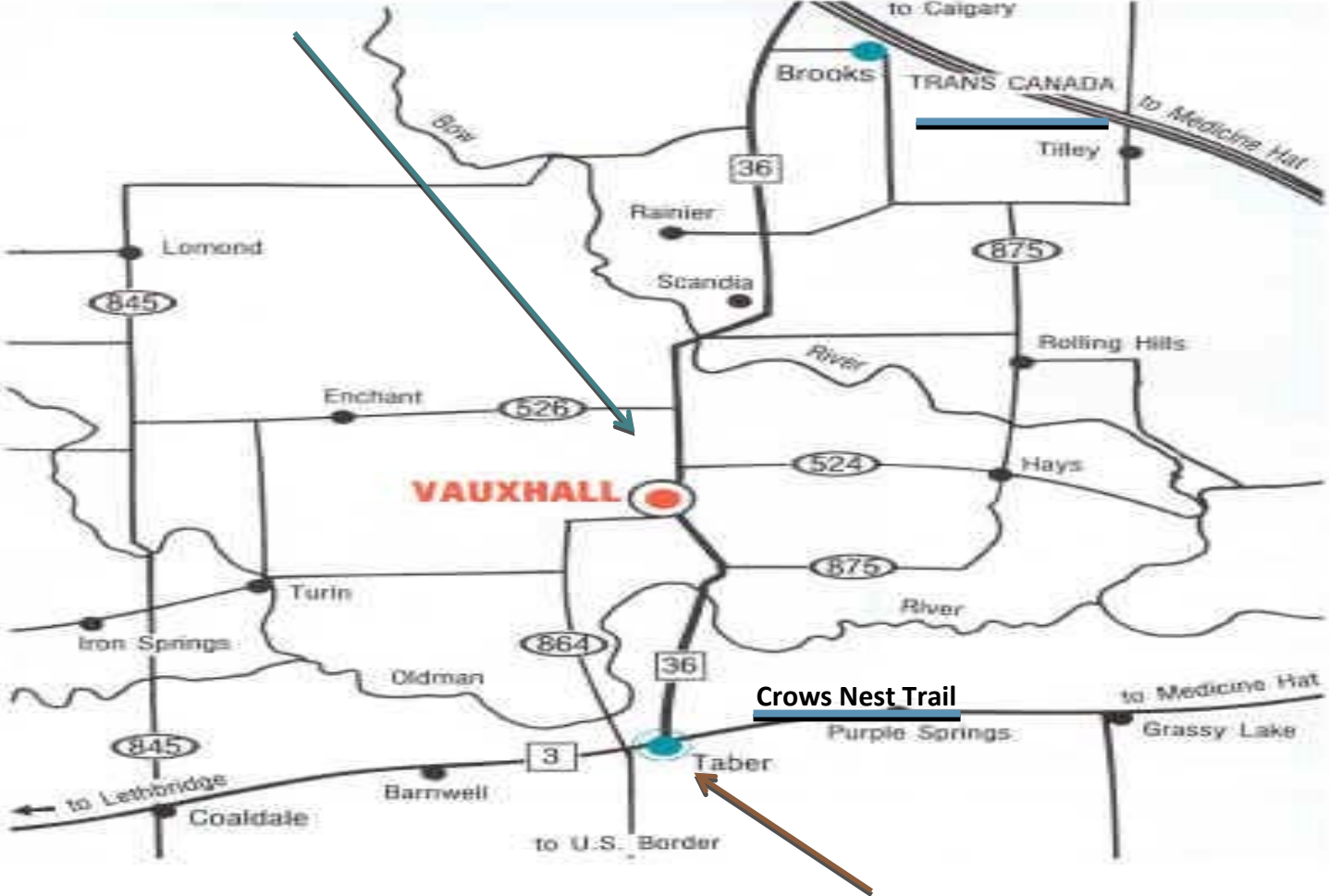


Vauxhall, Alberta

- 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 VM Session

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



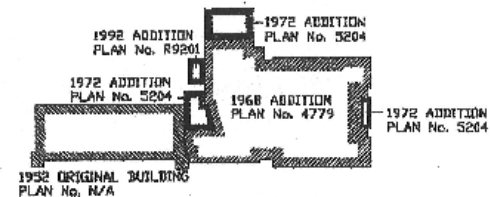
Project Description

Vauxhall Elementary School

- K-6 Grade Configuration
- 3971.4 m²
- Utilization 55% - Right-size
- Unique Low Speaking German Mennonite Student Population
- Aging, Antiquated, Multi-year Additional Construction Phases
- Upgrade Life Safety, Interior, Mechanical & Electrical Systems
- Site Conditions



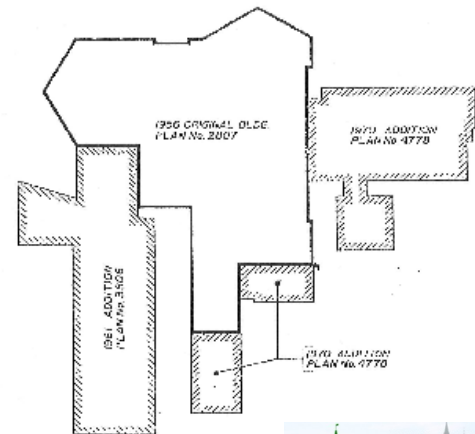
BUILDING DESCRIPTION	
1952 ORIGINAL BUILDING	GROSS AREA 1708 Sq.m
1968 ADDITION	GROSS AREA 1934.8 Sq.m
1972 ADDITION	GROSS AREA 206.1 Sq.m
1992 ADDITION	GROSS AREA 422.5 Sq.m
TOTAL GROSS AREA 3971.4 Sq.m	



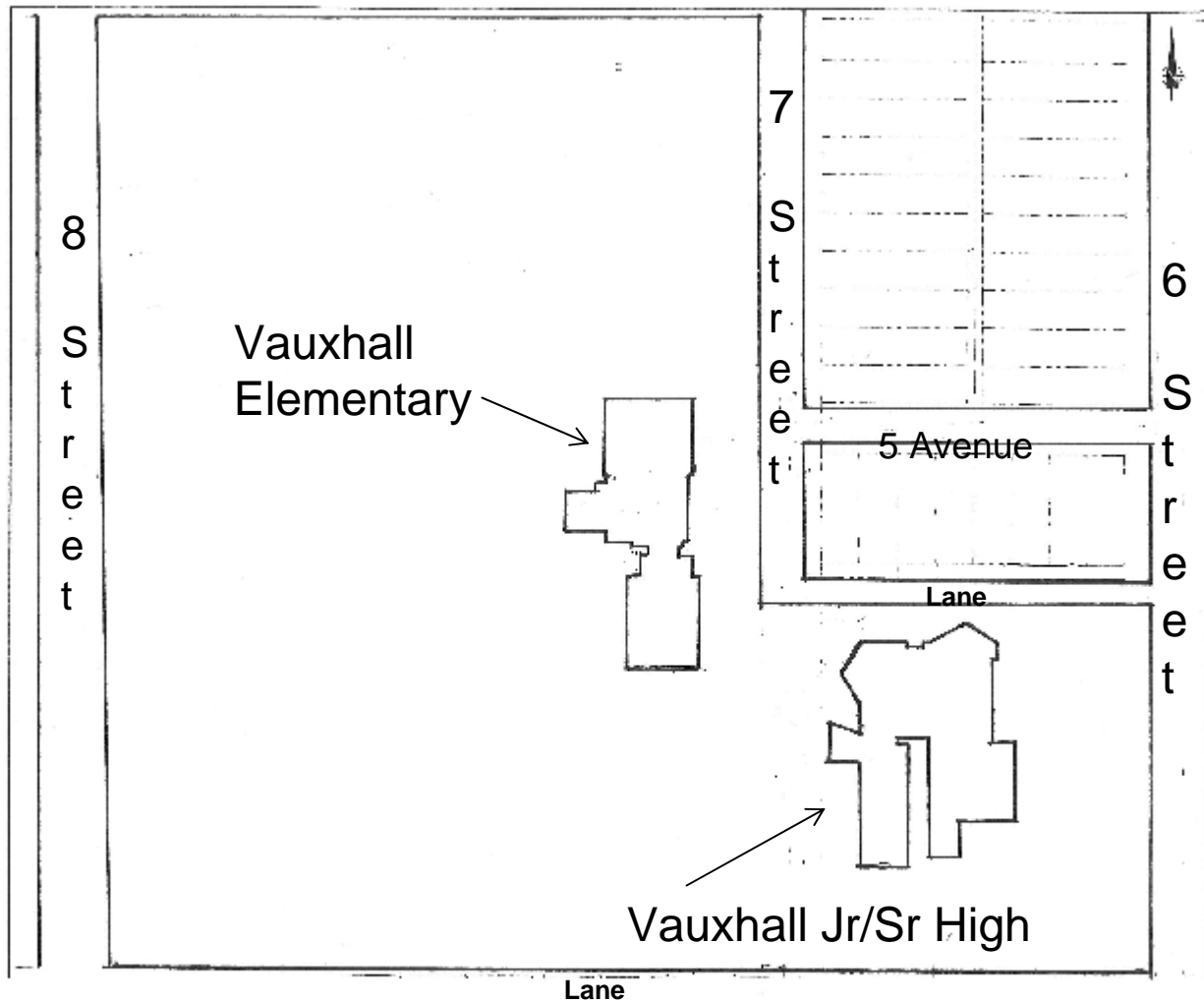
Project Description

Vauxhall Junior / Senior High School

- 7-12 Grade Configuration
 - 5,415 m²
 - Utilization 41% - Right-size
 - Unique National Baseball Program
 - High Level Community Use
 - Aging, Antiquated, Multi-year
- Additional Construction Phases
- Upgrade Life Safety, Interior, Mechanical & Electrical Systems
 - Site Conditions



Town of Vauxhall



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 Illustrations
- Construction Cost Estimate & Life Cycle Costing



Value Scoping Session

- **Key Stakeholder Groups – 25 Participants**
 - School Board – Trustees & Administrative Staff
 - Alberta Education
 - Alberta Infrastructure
 - School Administration – Principals & Vice Principals
 - Town of Vauxhall – Mayor
 - 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
 - VS Team High Order Functions:
 - Satisfy Students
 - Satisfy Stakeholders
 - Basic Functions:
 - Teach Students
 - Create Learning Environment



Value Scoping Session

- **Creativity Phase:**
 - Generation of Ideas to Improve Projects
 - Value Targets Established:
 - Academics
 - Career & Technology Studies
 - Low Speaking German Mennonite Students
 - All Other Students
 - Other Users



Value Scoping Session

- 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

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



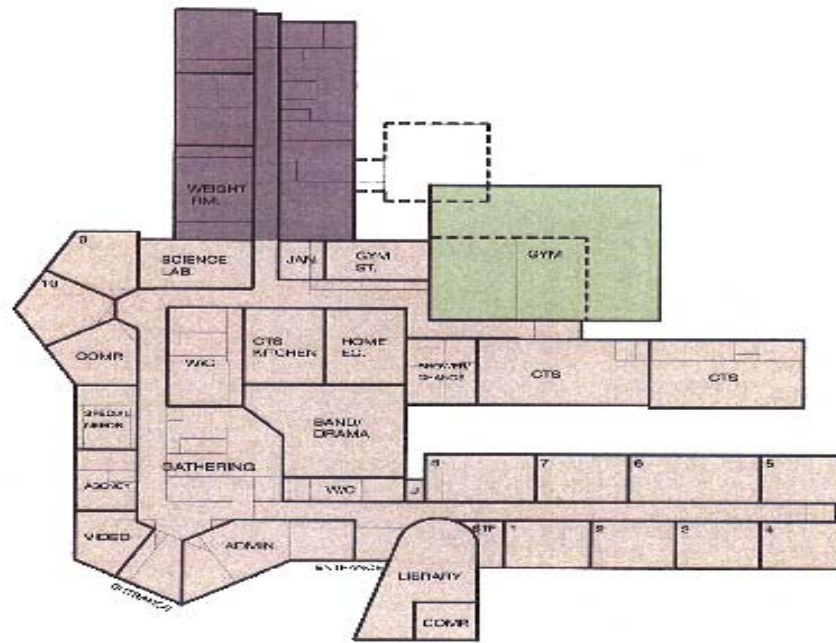
Preliminary Design Illustrations

Vauxhall Elementary



Preliminary Design Illustrations

Vauxhall Jr/Sr High



Value Scoping Session

- VM Team reduced excess space by 2,300 m²
- Preferred option was approximately \$6.6/m 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

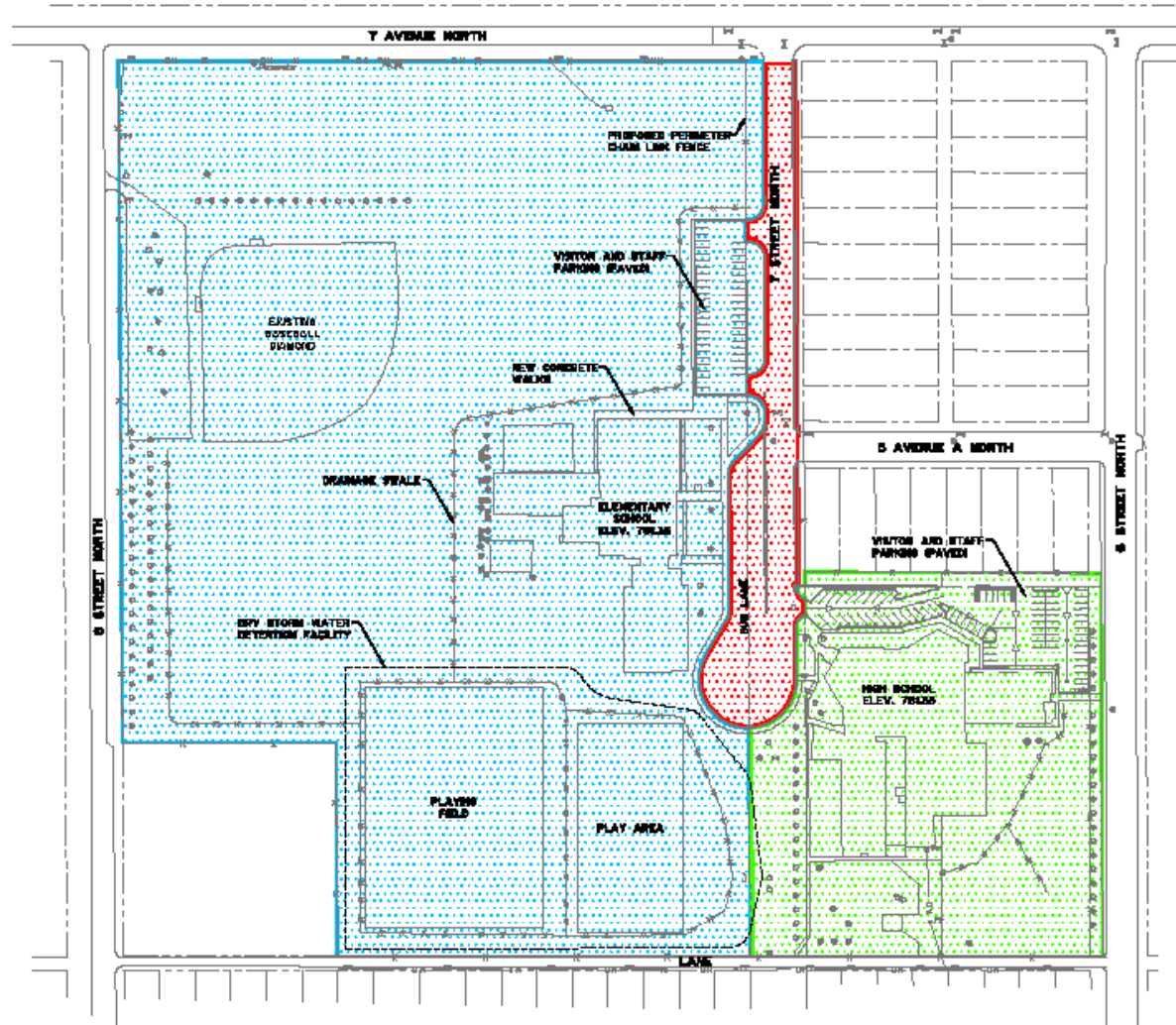


Vauxhall Projects Outcome

- July 23, 2008 – Project was Approved for \$23M to modernize both schools
- Project has 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



Questions

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Horizon School Division No. 67

