

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.

SIR JOHN FRANKLIN JUNIOR HIGH SCHOOL

Sir John Franklin Junior High was originally built in 1965 as a masonry structure with a brick, stucco and sloped metal siding exterior. In 1982 an addition provided a lunchroom and kitchen located just off the main foyer. The original design displays sloped ceilings and brick walls and skewed sections. The exterior finishes show few signs of deterioration, except for the windows which require replacement. The majority of the interior finishes are original and in extremely poor condition due to age - a major upgrade is needed.

Continued flooding (probably due to a high water table in this area) into the basement (boiler room) has rusted out the bases of some old (and no longer used) equipment. The concrete foundation walls are spalling badly due to the water seeping through. Remedial work to both the interior and exterior foundation wall at this area is recommended as well as site work to drain water away from these walls.

The electrical and mechanical systems are in generally good condition. Upgrades to panels, power to each classrooms, and numbers of data outlets need to be made. Plumbing fixtures are worn and need replacement.

Sir John Franklin serves many students with special needs, as well as a more typical junior high population. The school has the potential to be a bright and attractive building with some major remedial work.

Estimated total costs for renovations to School are **\$1,227,200.00**. This figure is broken down as follows:

1. Site Conditions	\$17,400.00
2. Building Exterior	\$237,300.00
3. Building Interior	\$710,000.00
4. Mechanical Systems	\$48,500.00
5. Electrical Systems	\$214,000.00
6. Portable Buildings	<u>\$0.00</u>
Total:	<u>\$1,227,200.00</u>

*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)	5370.46
Projected Required Area (m ²)	6341.00
Deficient (m ²)	(970.54)

FURTHER INVESTIGATION REQUIRED

1. Further investigation needs to be made of flooding in mechanical basement areas. Major remedial work is required to move ground water away from basement walls – extent and cost of work will require further investigation.
2. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required. The roof on Sir John Franklin is reported by maintenance staff to have been resurfaced recently. This should be confirmed as there is still leaking reported at the front entry. Estimated cost to replace entire roof is \$300,000.00.
3. 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. An asbestos texture coat in the main lobby should be replaced. Much of the vinyl tile, which requires replacement, contains asbestos.
4. Further investigation is required of a ladder access to mechanical unit on roof above gym. Staff feels it is unsafe. Consider replacing with ship's ladder or stair access in any major upgrade.
5. 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 and a "split level" drama room needs to be shown on the plans.

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