

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, 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.

STANLEY JONES SCHOOL

Stanley Jones Elementary School, located on a flat site just north of 16th avenue (TransCanada Hwy #1) and east of Edmonton Trail within the city of Calgary was originally built in 1914 as a masonry building clad in sandstone. An addition was made to introduce more classroom space and a gymnasium in 1957, doubling the original footprint. Today, the original sandstone portion remains as one of a select few buildings to be of historical significance.

The original portion of the building dating from 1914 was extensively upgraded in regard to floor, ceiling finishes and boiler systems. The original sandstone cladding is still in extremely good condition. The 1957 wing has been well used and mechanical and electrical systems are in acceptable condition. Architectural finishes, however, are showing signs of age and will require upgrading over the next few years.

Estimated total costs for renovations to Stanley Jones Elementary School are **\$1,021,865.00**. This figure is broken down as follows:

1. Site Conditions	\$92,100.00
2. Building Exterior	\$111,000.00
3. Building Interior	\$393,300.00
4. Mechanical Systems	\$301,465.00
5. Electrical Systems	\$124,000.00
6. Portable Buildings	<u>\$0.00</u>
Total:	<u>\$1,021,865.00</u>

* Items that have been identified as requiring further investigation have not been included in the estimated costs.

Stanley Jones Elementary School is a well maintained facility which has seen a series of recent upgrades vastly improve the environment of the school, yet still maintain its special historical character.

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)	5,039.50
Projected Required Area (m ²)	5,239.00
Deficiency (m ²)	(199.50)

FURTHER INVESTIGATION REQUIRED

1. The Calgary Board of Education was unable to provide roofing reports. Further investigation is required. The flat roof on the 1957 addition may be the original. The sloped metal roof appears to be in good condition.
2. Further investigation is needed to determine if the sandstone requires retooling (estimates range from \$50,000 to \$100,000 for similar sandstone schools).
3. Further investigation is needed to determine if the soffits and fascias should be replaced at this time as part of the lead abatement program.
4. Further review is needed to determine code issues due to age of building.

5. 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.
6. 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. The computer generated drawings, unless developed from site measurements, may not be accurately showing wall thicknesses. Areas were taken from the older plans.

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