

EDMONTON PUBLIC SCHOOLS

May 8, 2007

TO: Board of Trustees
FROM: E. Schmidt, Superintendent of Schools
SUBJECT: Concept Design Reports - Balwin and Holyrood Modernizations
ORIGINATOR: R. MacNeil, Executive Director

RESOURCE

STAFF: Jenise Bidulock; Jonathan Chinn; Eelco DeGroot; Andrea Furness;
Gary Holroyd; Rod Kostek; Roland Labbe; Dean Michailides;
John Nicoll; Bill Roberts; Larry Schwenneker

INFORMATION

The purpose of this report is to provide the Concept Design reports for the Balwin and Holyrood School modernizations.

The concept designs for each of these projects is the result of extensive consultation among the architectural consultants, school staff, students and the community.

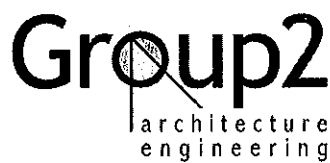
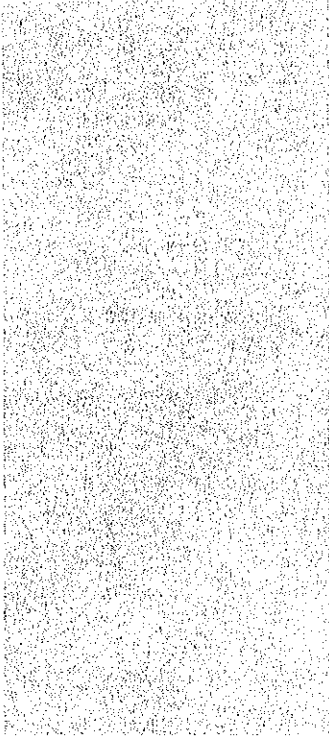
The Balwin project is targeted for tender and award in the late fall of this year. The Holyrood project is targeted for tender and award early 2008. Both projects are scheduled for completion in mid August of 2009.

Both of these projects will have their concept design plans presented to Alberta Education and Alberta Infrastructure and Transportation following presentation to the Board. Once this presentation has been completed the projects will enter detail design and working drawings phase.

The Board of Trustees will be provided with updates on the status of the projects as they progress.

LS:ct

Appendix I: Balwin School -- Concept Design Report
Appendix II: Holyrood School -- Concept Design Report
Attachment I: Board Report March 13, 2007
Update on Balwin and Holyrood Modernizations



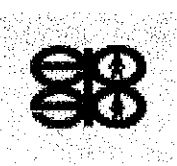
Balwin School

Concept Design Report / Balwin School Modernization 2007

May 8, 2007



EDMONTON PUBLIC SCHOOLS



Group 2 Architecture Engineering Ltd. combined with Balwin School community, staff and students and Edmonton Public Schools Facilities Services representatives have undertaken the design of the renovations and facility upgrades required for this school project.

MODERNIZATION

Initially undertaken as a major modernization, all items needed to be repaired and replaced to bring this school up to an appropriate standard.

Mechanical – The entire mechanical system will be replaced as the existing system has exceeded its lifespan. The mechanical systems have been reviewed and the following list of upgrades has been identified: To provide a design that is consistent with the current technical standards and guidelines that relate to facilities of this nature. Provide a sustainable, efficient and functional system for the facility which is consistent with LEED Silver performance criteria. The mechanical design will comply with the 1997 Alberta Building Code and all applicable Provincial and Municipal Codes. High quality mechanical systems will be used throughout the project. ASHRAE will be used as a guide to establish criteria for heating and ventilation system design. System design will reflect a prudent blend of life cycle cost considerations including capital costs, utility consumption costs and simple straightforward systems that can be understood and operated in an effective manner. Consideration will be given to providing accessibility for maintenance.

Electrical – There is very little in this facility that could be expected to remain and be reused with the exception of the communications and telephone head end equipment. The majority of the equipment has reached the end of its serviceable life span and it is recommended that the electrical infrastructure for the school be replaced with new. To accommodate the new floor plan layout and new addition it is proposed that the following new equipment and systems be installed.

- New main electrical service equipment located in the new main electrical room.
- New power panels to suit floor plan.
- New wiring systems for lighting and power to suit new floor plans.
- New interior lighting fixtures and site lighting for entrance locations.
- New low voltage lighting controls for common areas.
- New Category 6 enhanced computer structured cabling system.
- New integrated communication system infrastructure.
- New CCTV distribution system
- New security system
- New fire alarm system
- New GPS battery clocks
- New motor control centres and starters for mechanical equipment

Architectural – As well as a major modernization to the school, it will be reduced in size, ensuring a more efficient use of space and higher utilization. The schematic concept plan represented in this report reveals a significant modernization and a partial demolition of approximately 664 m² from the school. The existing school is identified as 6871 m² and an enrolment of approximately 502 students. The final plan will have 6388m² with an anticipated enrolment of 550 students.

RECONFIGURATION

Reconfiguration – Reconfiguration of areas inside the school focus on right-sizing existing areas. This increases the classroom numbers in the remaining school plan, and has provided a better utilized floor plan.



Student/Multi Use – is added to the overall school footprint. Infill of the courtyard on the south-west side of the school has eliminated a serious security issue from the school site and provided much needed student /multi-use area as well as improve circulation of the school. This infill area is approximately 181 m² and will serve as the gathering area for student space, future classrooms, if required, workspace for the library and circulation for student flow. The gathering area is also located to allow for multi-use of the stage area and drama programs as well.

Administration – Administration will be moved to the new entrance with the existing administration area becoming the Interactions suite. The staff room and workroom and staff washrooms will be relocated adjacent to the new administration as well. This will improve site supervision on drop off, student traffic and bus drop off. Additionally, the new location brings many of the services in the school into one hub.

Gymnasium Upgrades /Barrier-free Access – The existing school has no barrier-free access to lower or upper levels. Door opening operators will be added to the main entrance and an elevator and barrier-free lift will be added to the school for access to the gymnasiums and all levels of the school. Additionally, community access to the gymnasiums will be enabled and confined to specific areas of the school to minimize custodial requirements and improve security.

Classrooms – All classrooms will receive upgrades to finishes, windows and other needs required of each room.

Drama/Stage – The drama room has been converted into two additional classrooms and the stage, now opening in two directions, will accommodate drama instruction. A sliding door between the stage and the gathering area will allow for presentation or performance into the new gathering area and the folding acoustic wall will be maintained for performance into the gymnasium.

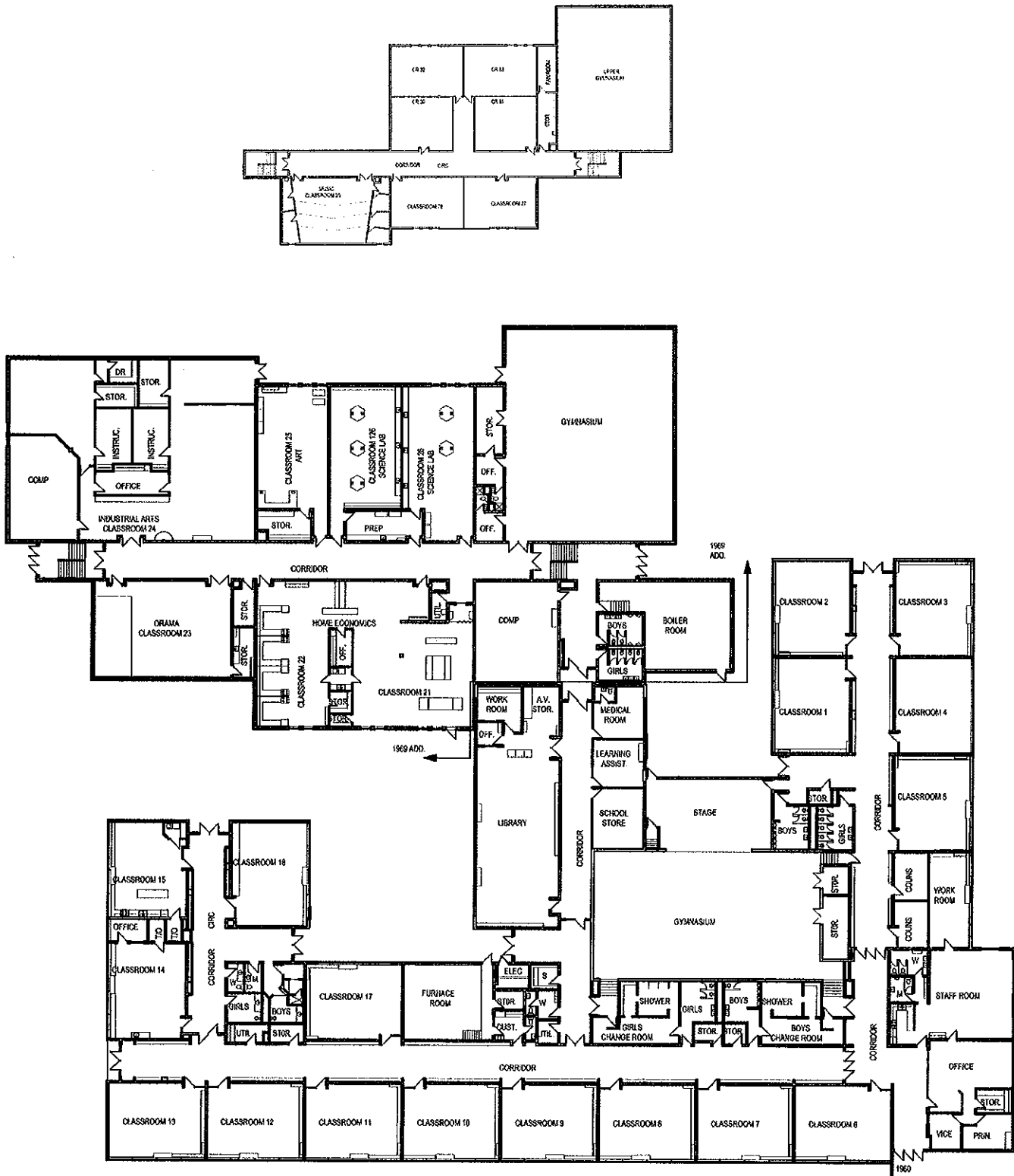
Site and Safety – The site will be altered to better meet the needs of the school and to meet code requirements, not previously met. A review of the overall plan and sprinklering plans of the school revealed the requirement to provide a fire access lane to the south 1968 section of the school. This lane will also act as the parent drop off for the school. Previously, with no drop off area, parents were using the apartment parking lot to the west of the school and accidents had occurred. Both code and safety issues are resolved with this lane. The student playground will be added near this drop off lane and the staff parking lot will be reconfigured to meet bylaw requirements of the City of Edmonton.

Demolition – The East wing of the 1960 portion of the school. This demolition opens the partially enclosed courtyard, allowing for significantly improved views into this area, eliminating security issues and, with the replacement of the entrance to this area, provides an opportunity for parent drop off and supervised exterior space for students.

Budget – The budget for this project, as identified in the project breakdown, indicates the base construction amount to be \$7 592 566 plus GST. The escalation provided is \$1 795 786 for a construction total of \$9 388 352. The schematic cost estimate shows that the schematic design is within budget allowances, assuming 2008 tender.

Schedule – The schedule for the project is currently set to tender in December 2007. Construction timelines have not yet been confirmed but can be expected to be within a year to 18 months, dependent upon construction climate and availability of trades.

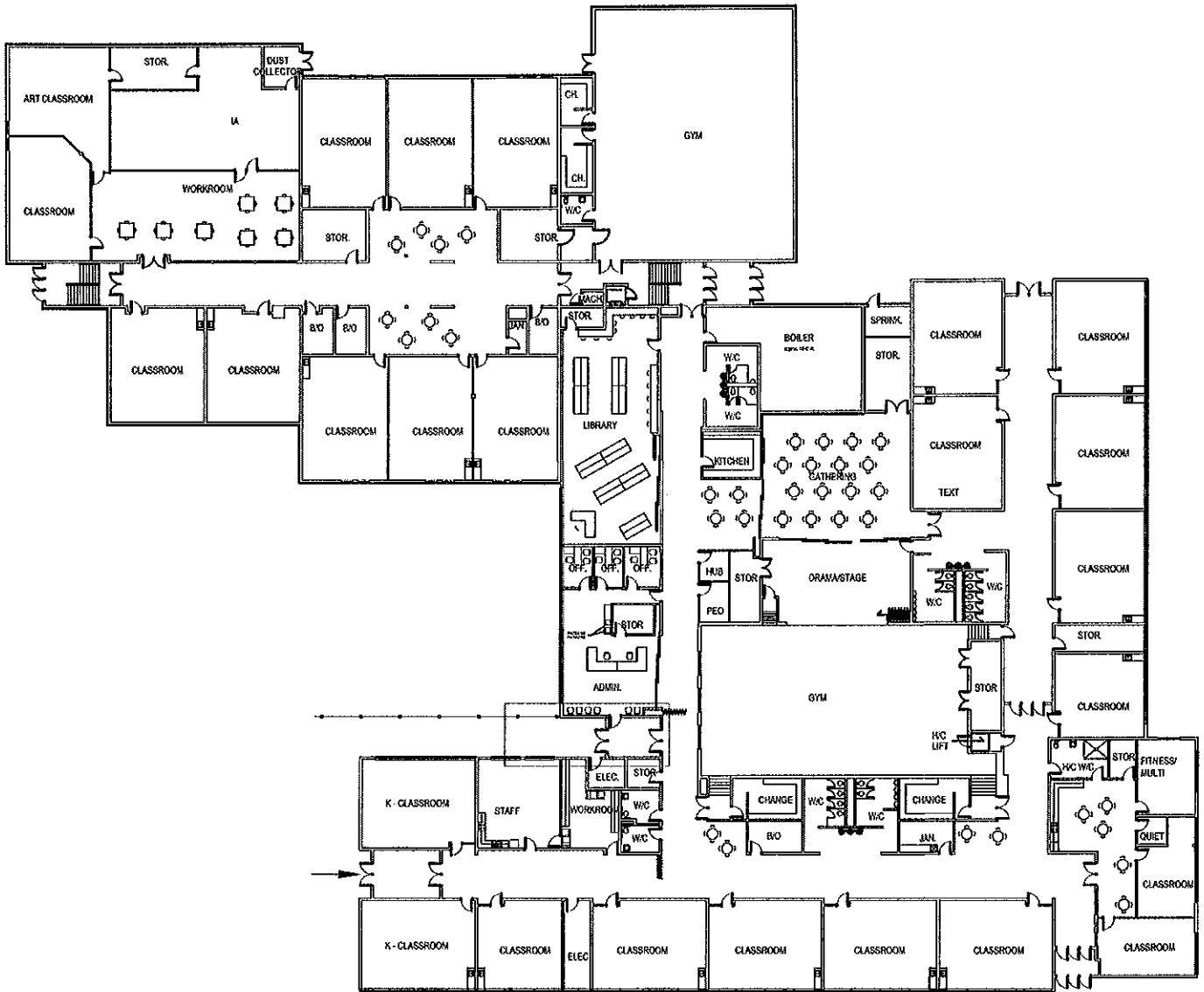
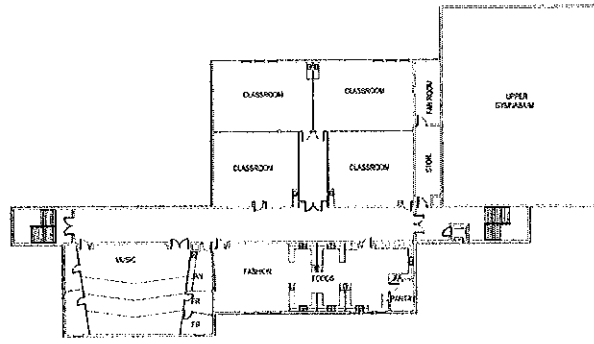
Overall, the new right-sized floor plan and reconfigured site is planned within the required budget of the modernization and provides a significant improvement in utilization, safety and long term planning for Balwin School.



envision > innovate > collaborate > perform

Existing Floor Plan

5



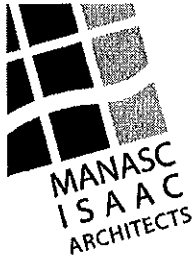
envision > innovate > collaborate > perform



CONCEPT DESIGN REPORT

HOLYROOD ELEMENTARY SCHOOL
MODERNIZATION

MANASC ISAAC ARCHITECTS LTD.



Design Summary

Edmonton Public Schools Holyrood School Modernization

Manasc Isaac Architects, in conjunction with input from the school, have undertaken the design of the modernization and addition to Holyrood School as shown on the attached plan.

Modernization and Addition

Architectural.

Overall Building Size – The school's current capacity as determined by Alberta Infrastructure and Transportation for Holyrood School is 462 students, within an existing gross area of 3,638.9 m². This project will consist of the removal of three remaining portables which will incur a loss of 250.5 m². Alberta Infrastructure has allowed an addition of 463.8 m² for a final net total of 4,147.5 m² of school area. In accordance with Alberta Infrastructure and Transportation guidelines, this will increase the school's enrolment capacity from 462 to 520 students.

Gymnasium – A new elementary sized gym will be built at the northern end of the school adjacent to the music room. It will also include a new barrier-free entrance on its south side.

Library – A new library will be provided by converting the old gymnasium to this program. New clerestorey windows will provide natural light in this high volume space and provide a warm, bright environment that welcomes readers.

Music Room – The music room will basically remain intact. Adoor will provide direct access into the gymnasium through a storage area.

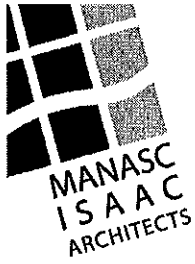
General Office – The general office area will be repositioned to provide enhanced reception visibility to the front entrance, a general office area, private principal office and assistant principal offices, and a small infirmary. The general office will be closer to, and more visible from, the main entrance.

Staff Room and Staff Workroom – These areas will be moved to be adjacent to the General Office. The Staff Room will overlook the exterior courtyard to the north.

Resource and Conference Areas – The resource areas by the front entry will remain in place. One resource room will be reconfigured into a video-conferencing/multimedia room. The resource room at the end of the west wing will be reconfigured into a multi-purpose room.

Custodial Office – This room will be relocated to bring it close to the mechanical room.

Classrooms – Four new classrooms will be provided by the space reconfiguration. The present office, staff room and library will become new classroom space. Existing classrooms will have new shelving where univents have been removed.



Design Summary

Edmonton Public Schools Holyrood School Modernization

Washrooms – The main set of washrooms by the existing mechanical room will be relocated. A new set of washrooms will be added close to the new gymnasium in the west wing. This will allow the gym to function independently after hours and will distribute washrooms around the school more evenly. A new set of staff washrooms will be built adjacent to the staff room. An existing set of staff washrooms will be adapted for student washrooms. One private staff washroom will remain in the west wing. Two kindergarten classrooms will receive dedicated washrooms.

Outdoor Spaces – The centre of the school has been transformed from a parking lot into a grassed courtyard. This allows for the future development and expansion of Holyrood Schools Naturescape and community garden program.

Parking – Parking has been relocated from the centre of the school to be adjacent to 79 Street, north of the east wing. The new parking lot is in close proximity to the gym and has been reconfigured for more efficient drop-offs and increased safety.

Mechanical

The heating systems, plumbing systems and ventilation systems will all be replaced. The mechanical system will meet ASHRAE standards and be eligible to meet the 25% below Model National Energy Code for Buildings energy efficiency baseline to achieve LEED requirements. The building will be sprinklered.

Electrical

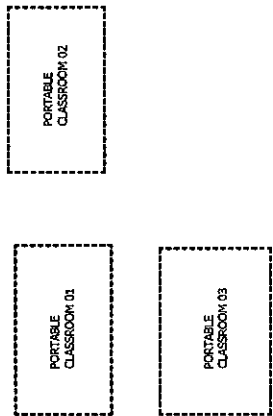
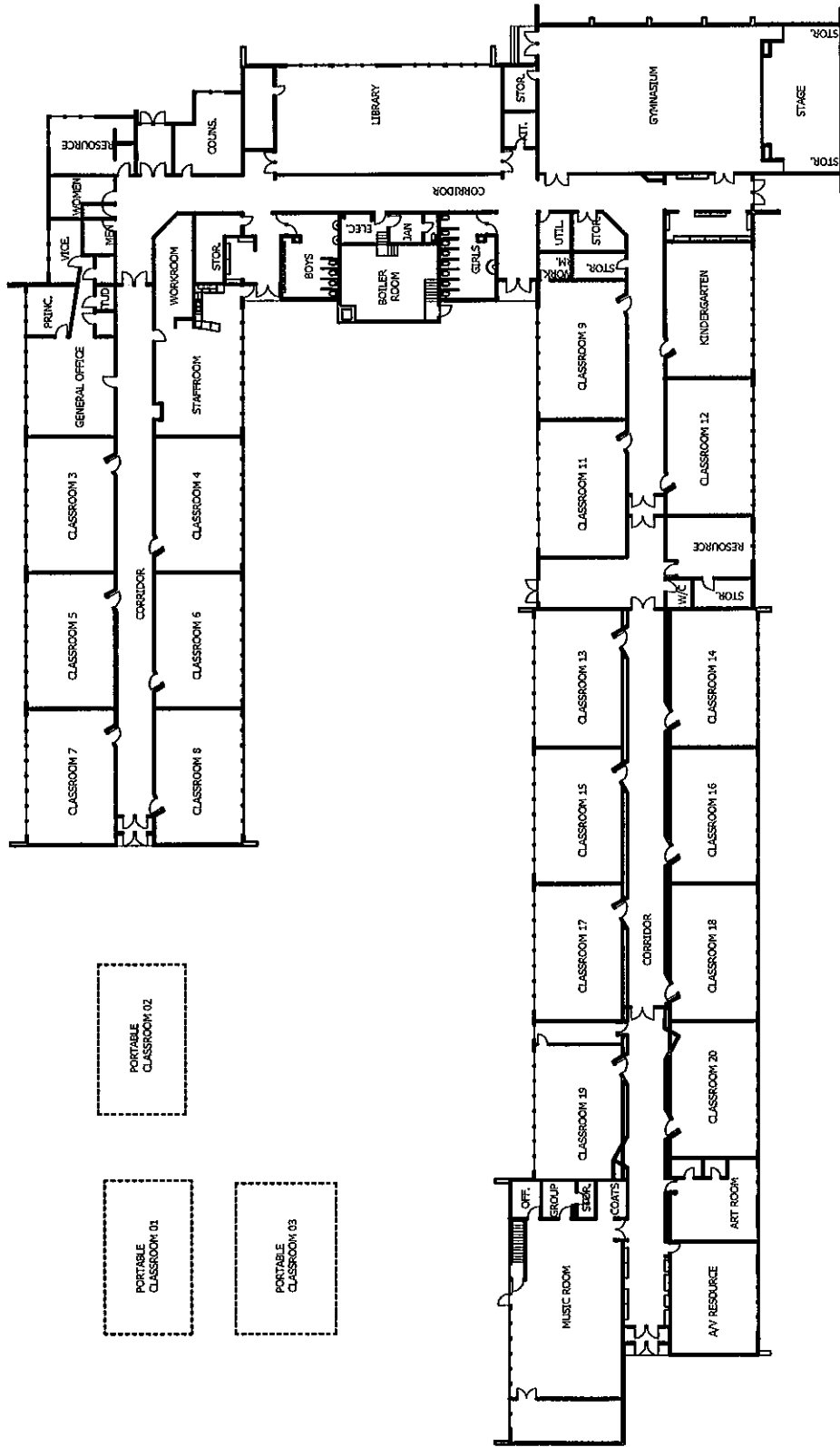
The power service, lighting and fire alarm systems will be replaced. A new electrical distribution system infrastructure and a new public address system will be installed. All wiring will be upgraded to meet current electrical codes in all areas of the school effected by the modernization. Computer data outlets will be installed as hardwired connections in specific locations as well as a wireless service.

Budget.

The project scope has been designed to ensure the construction cost will be within the allocated budget provided by Alberta Infrastructure and Transportation. The construction budget is \$4,883,880 (excluding GST) escalated to \$6,698,586 (excluding GST).

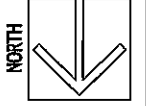
Schedule.

The project will be implemented in construction phases to minimize disruption to the school, and is scheduled to start construction in January 2008 and to be completed by September 2009.



Project
**HOLYROOD SCHOOL
MODERNIZATION
& ADDITION**

7920-94 AVENUE
EDMONTON, ALBERTA

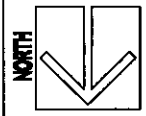
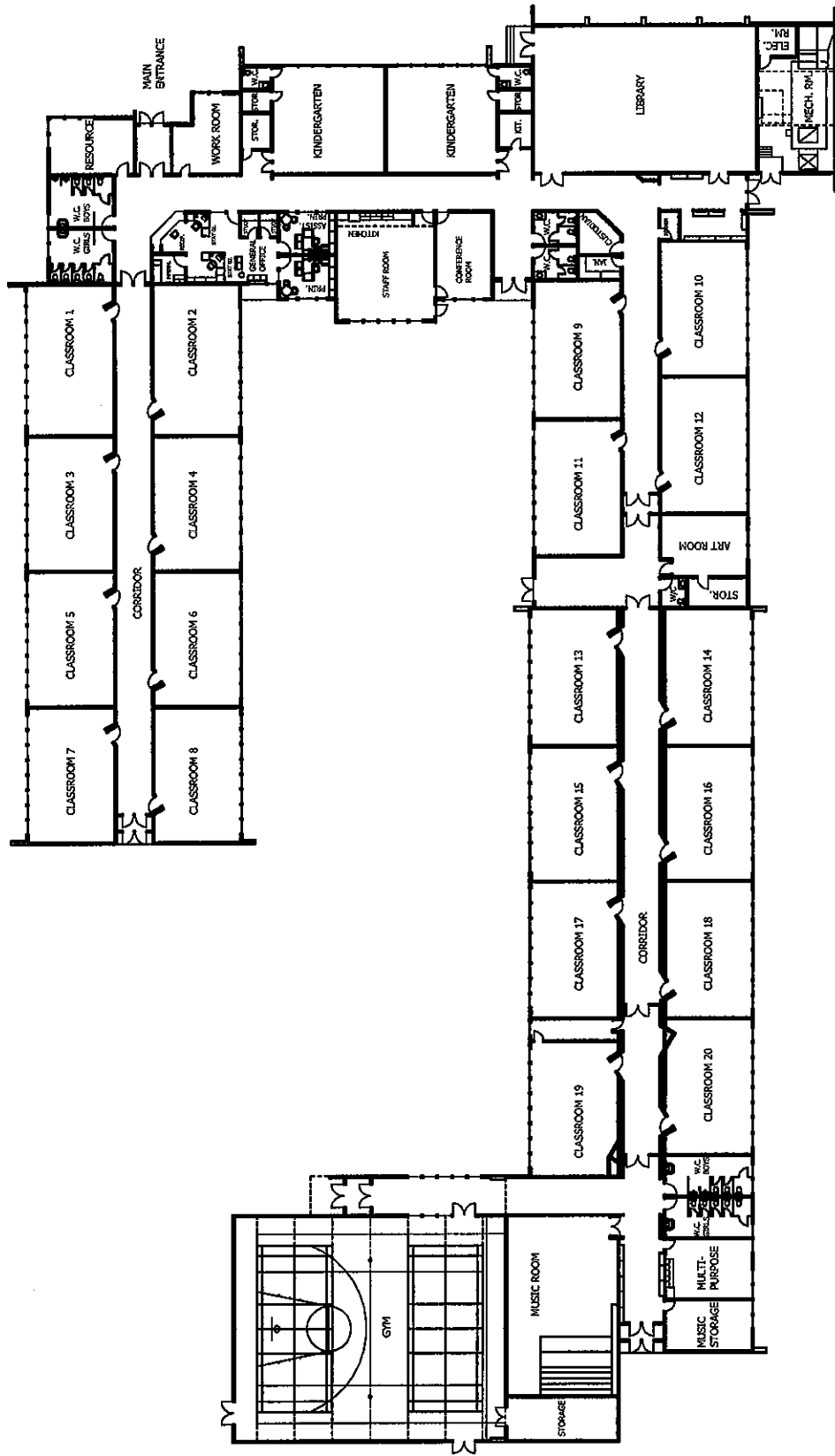


Scale: N.T.S.

Drawing
**EXISTING
MAIN FLOOR PLAN**

Drawn:	AP
Checked:	SK
Project No:	20-6290
Date:	26-04-07

Drawing No.
A01



Scale: N.T.S.

Project

**HOLYROOD SCHOOL
MODERNIZATION
& ADDITION**

7920-94 AVENUE
EDMONTON, ALBERTA

Drawing
**NEW
MAIN FLOOR PLAN**

Drawn: AP

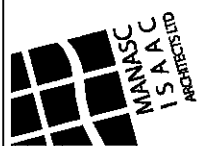
Checked: SK

Project No: 20-6290

Date: 26-04-07

Drawing No.

A02



EDMONTON PUBLIC SCHOOLS

March 13, 2007

TO: Board of Trustees

FROM: B. Holt, Acting Superintendent

SUBJECT: Update on Balwin and Holyrood Modernizations

ORIGINATOR: R. MacNeil, Executive Director

RESOURCE

STAFF: Jenise Bidulock; Jonathan Chinn; Eelco DeGroot; Andrea Furness;
Rod Kostek; Roland Labbe; Dean Michailides; John Nicoll;
Bill Roberts; Larry Schwenneker

INFORMATION

The purpose of this report is to provide an update to the Board of Trustees on the status of the Balwin and Holyrood School Modernizations

BALWIN SCHOOL MODERNIZATION

- **Approval of Project:**
The district received approval for this project from the provincial government in October, 2007 (Appendix # I).
- **Budget**
The project received approval from the provincial government within the provincial 2006-07 Capital Plan.

The construction budget has been approved at \$7,592,566. The total project budget has been approved at \$11,431,899, which includes the construction budget, consultant fees, project expense, furniture and equipment allowance, GST and an allowance to offset inflation.

- **Scope**
The scope for the project has been approved by the province as a general upgrade modernization.
- **Project Management Team**
Through an architectural selection process, Group 2 Architecture Engineering Ltd. was identified as the architectural firm for the Balwin School Modernization project. Project Team meetings are now underway to address the initial planning stage of the project which is to prepare a schematic design and the related scope of work.

A general upgrade modernization is intended to preserve and improve the learning environment and prolong the life of the facility through planned pro-active replacement of components which have failed or are at the end of their life cycle and need replacement, but at the present time are not posing a life, health, safety risk and not creating an immediate need of repair/replacement. It also includes an upgrading of educational areas necessary to meet program requirements. The upgrade will also address the requirements of students with disabilities or special educational needs.

The project will incorporate 'best practices' related to sustainable design to the extent possible.

- Preliminary Project Schedule:
Group 2 Architecture Engineers Ltd. has prepared a preliminary project schedule. The schedule identifies the key stages involved to complete the project.

- Schematic Design Completion	mid April 2007
- Design Development Completion	end June 2007
- Working Drawings-initiation	July 2007
- Tender Award	late Fall 2007
- Project Completion	mid August 2009
- As the project progresses a detailed "accommodation plan" for the students and staff will be developed.

HOLYROOD SCHOOL MODERNIZATION

- Approval of Project:
The district received approval for this project from the provincial government in November 2007.
- Budget
The project received approval from the provincial government within the provincial 2006-07 Capital Plan.

The construction budget has been approved at \$4,883,880. The total project budget has been approved at \$7,999,997 which includes the construction budget, consultant fees, project expense, furniture and equipment allowance, GST and an allowance to offset inflation.

- Scope:
The scope for the project has been approved by the province as a general upgrade modernization and addition.

- **Project Management Team**

Through an architectural selection process group, Manasc Isaac Architects Ltd. was identified as the architectural firm for the Holyrood School Modernization/Addition project. Project Team meetings are now underway to address the initial planning stage of the project which is to prepare a schematic design and the related scope of work.

As previously mentioned, a general upgrade modernization is intended to preserve and improve the learning environment and prolong the life of the facility through planned pro-active replacement of components which have failed or are at the end of their life cycle and need replacement, but at the present time are not posing a life, health, safety risk and not creating an immediate need of repair/replacement. It also includes an upgrading of educational areas necessary to meet program requirements. The upgrade will also address the requirements of students with disabilities or special educational needs.

The project also received provincial approval for the addition of 464 sq. metres with an allowance for subsequent demolition.

The project will incorporate 'best practices' related to sustainable design to the extent possible.

- **Preliminary Project Schedule:**

Manasc Isaac Architects Ltd. has prepared a preliminary project schedule. The schedule identifies the key stages involved to complete the project.

- Schematic Design Completion	mid April 2007
- Design Development Completion	early July 2007
- Working Drawings-initiation	July 2007
- Tender Award	Jan/Feb 2008
- Project Completion	mid August 2009

- As the project progresses a detailed "accommodation plan" for the students and staff will be developed.

NEXT STEPS

Next steps in the projects will be the development of the Schematic Design through a consultation process involving the school administration and staff, students, parents and the community, including an open house which will be open to the public.

Once the Schematic Design is complete a presentation will be made to the Board of Trustees. The Schematic Design will then be presented to Alberta Infrastructure and Alberta Education to receive approval to move to the next phase of the project.

LS/ct