

EDMONTON PUBLIC SCHOOLS

February 12, 2002

TO: Board of Trustees

FROM: A. McBeath, Superintendent of Schools

SUBJECT: Capital Projects Update

ORIGINATOR: G. Reynolds, Department Head

RESOURCE

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INFORMATION

The following information is provided as an update of the status of capital projects which are currently under way in the district. The projects represent new construction and modernizations which were approved by Alberta Infrastructure for the 2000 and 2001 government fiscal years. Approvals for projects in the 2002 year are not expected until later this year. The administration will be bringing design reports and confirmed budgets for the projects to board later in February or early March. Appendix I depicts the project timelines for the projects and Appendix II lists the capital funds received to date from Alberta Infrastructure.

Following are updates for each of the projects:

New Schools

- **George P. Nicholson School** – In order to achieve the completion date for school opening in September 2002, the project has been undertaken by utilizing Construction Management. Construction Management allows construction to commence concurrent with plan development resulting in substantial time savings and is ideal for projects with aggressive timelines. The construction management firm for this project is Jen-Col Construction Ltd. As of February 5, 2002, site preparation is complete, building foundations are 80% complete, and masonry walls are under construction. Targeted completion date for the classrooms is for commencement of classes in September 2002. The gymnasium is being given second priority and is expected to be completed in November 2002. The architectural firm is Wood O'Neill O'Neill Architects Ltd. The project budget, as funded by Alberta Infrastructure, is \$6,326,281.

The project is also somewhat unique in that it is a joint venture which includes two partners: the YMCA and the Capital Health Authority. The portion of the building being

developed for the partners is being funded by the partners through either upfront capital investment (as in case of the CHA), and through long-term leasing with the YMCA. The joint venture is an exciting opportunity to demonstrate integrated use of public facilities, for the direct benefit of the community.

- **Jackson Heights School** – The school will be a repeat of the very successful George H. Luck/Michael A. Kostek school design. Since Jackson Heights was approved by government later than George P. Nicholson, the same opportunity for a new design did not exist, particularly with the communities strong desire for a September 2002 completion date. In order to attempt completion for September 2002, a repeat design was necessary. The administration and the architect met with Jackson Heights community representatives at George H. Luck School in June of 2001 to review the design and to determine if the community would find the design acceptable. There was strong support for the design, with a number of minor modifications being suggested and incorporated. In addition to the repeat design, the construction team determined that construction management was also a prerequisite for meeting the preferred opening date. The firm of Stuart Olson Construction Ltd. was selected to manage the process. The surface preparation of the site commenced in November 2001 and as of February 5, 2002 the foundation construction is complete, concrete block wall construction is underway, and site services are in place. The architectural firm retained for the project is Kasian Kennedy Architecture Interior Design and Planning Incorporated. The construction budget allocated by Alberta Infrastructure, is \$5,084,599.

City Centre Education Project

- **Eastwood / Parkdale / Spruce Avenue Schools** - The firm of ACI Architecture Inc. has begun, in consultation with the school's administrations, the City Centre Education Project Coordinator, and Facilities Design staff, on the preliminary designs for all three schools. Construction of these projects will be undertaken by Facilities Maintenance staff. The targeted completion date is August 2002 for all three projects. The combined budget for these projects, as funded by Alberta Infrastructure, is \$517,500.
- **John A. McDougall School Modernization** – The construction management process is being utilized on this project due to the complex construction sequencing that is necessary in an occupied building undergoing major renovations. Delnor Construction has been retained as the Construction Manager for this project and the architectural firm is ACI Architecture Inc. The architectural consultant has completed the design and sub-trade tendering is scheduled to commence in May 2002. With the use of the construction management approach, construction can also commence in early May 2002. Project completion is targeted for mid August 2003. The project budget, as funded by Alberta Infrastructure, is \$5,360,200.
- **McCauley School Modernization** – The architectural firm of Niels P. Gerbitz Architects Ltd. has completed the design process with the school and is preparing final drawings and specifications for tendering in March 2002. Due to the complex nature of construction in

an occupied building, Binder Construction has been retained as the Construction Manager. The anticipated construction start date is April 2002. The targeted completion date is March 2003. Three portables will be moved on site to accommodate students during the renovation in order to increase student safety and to make areas of the school available to the contractors during the construction process. The project budget, as funded by Alberta Infrastructure, is \$4,545,500.

Major Modernizations

- **Jasper Place School** – The architectural firm of Barr Ryder Architects and Planners is currently working with the school administration on a Concept Development Study that will define the areas of the facility to be redeveloped. The study will be completed in February 2002. The architect will commence the working drawings in March 2002 and it is anticipated that the project will be tendered in January 2003 with construction completion targeted for December 2004. The project budget, as funded by Alberta Infrastructure, is \$10,000,000.
- **Ottewell School:** - The architectural firm of R.L. Wilkin Architects/Planners has been appointed and has begun the design process. Approval to utilize the Construction Management process has been requested from Alberta Infrastructure. The project schedule has not been determined as yet. The project budget, as funded by Alberta Infrastructure, is \$2,770,000.
- **Terrace Heights School Phase II** – Construction began on December 3, 2001 and is scheduled to be complete by July 31, 2002. The budget for this phase of the project is \$1,600,000 for a project total of \$3,401,700. The general contractor for Phase II is Aman Building Corporation who were the low bidders on the project.
- **Westminster School** – The project was completed in January 2002. Parking lot paving will be completed during summer of 2002. The project was completed on time and on budget. The project budget, as funded by Alberta Infrastructure, is \$5,560,801.

Additions and Modernizations

- **Grandview Heights School Addition and Modernization** – The architectural firm of Daryl Procinsky Architecture Ltd. has commenced the design process with the school. Approval has been requested from Alberta Infrastructure to utilize construction management because of the complex nature of the project. Construction is targeted for completion in February 2003. The project budget, as funded by Alberta Infrastructure, is \$1,832,792.
- **Kildare School Addition and Modernization** – The architectural firm of Stephens Kozak Carr and Brown Architects has completed the design process with the school and is preparing final plans and specifications for tendering mid April 2002. The anticipated construction start date is mid June 2002. The completion of the interior modernization is

scheduled for November 2002 and the addition is scheduled for August 2002. The project budget, as funded by Alberta Infrastructure, is \$2,542,792.

- **J. Percy Page School TeleLearning Centre Addition** – The architectural firm of Stantec Architecture Ltd. has nearly completed the design process with the school. The anticipated construction completion date is January 2003. In order to meet construction completion, approval to utilize a Construction Manager has been requested from Alberta Infrastructure. As this project links the school and the Mill Woods Recreation Centre, co-operative dialogue with the City of Edmonton Community Services continues in order that the original 1982 site development plan becomes a reality. The project budget, as funded by Alberta Infrastructure, is \$2,280,795.
- **Meyonohk School Addition** – The architectural firm of Stephens Kozak Carr and Brown Architects has completed the design process with the school and is preparing final plans and specifications for tendering in March 2002. The targeted completion date for the 4-classroom addition is mid August 2002. The project budget, as funded by Alberta Infrastructure, is \$732,792.
- **Michael A. Kostek School Addition** – The architectural firm of Stephens Kozak Carr and Brown Architect has completed the design process with the school and is preparing final plans and specifications for tendering in March 2002. The anticipated construction start date is mid May 2002. The targeted completion date for the 4-classroom addition is August 2002. The project budget, as funded by Alberta Infrastructure, is \$732,000.

Others

- **Amiskwaciy Academy** – The facility was completed and ready for classes February 2002.
- **Amiskwaciy Academy Gymnasium Addition** – The project is under construction. Anticipated completion is end of June 2002.
- **Avalon School Barrier Free Access** – The project is complete.
- **Concept Studies** – All are on schedule and will be completed in April 2002.
- **Harry Ainlay School Concept Study** – The architectural firm of The Cohos Evamy Partners has had several meetings with the school and Facilities' staff and will be finalizing the study in March 2002.
- **Idylwyld/Rutherford Schools Upgrading** – The projects are complete.
- **Ross Sheppard School Barrier Free Access** – The project is complete.
- **Student Drop-Off Areas** – Due to the late start on the design after consultations with the City of Edmonton departments, the only project to proceed last fall was the drop-off at Elmwood School. Elmwood School was identified as the highest need in the district. The project is completed and in operation. It is anticipated that similar projects at Afton, Evansdale and Rutherford schools will be completed in the spring and summer of 2002.
- **Victoria School Redevelopment** – The architectural firm of Barr Ryder Architects and Planners is continuing with the design process. The contract documentation, tendering, and construction portions of the project have been deferred by Alberta Infrastructure. The programming and concept design will be completed in April 2002 for submission to Alberta Infrastructure. Once the concept design has been submitted to Alberta

Infrastructure, the district is anticipating approval for the next stage and/or stages of the project. The total redevelopment budget as estimated through the initial cost studies undertaken by Alberta Infrastructure is in the range of \$60 million.

- **Queen Elizabeth School CTS Upgrading** – The architectural firm of Anthony K. Eng Architect Ltd. has been appointed to redesign and upgrade the CTS areas in the school. The design process involving school and district staff is nearing completion. Phase I will provide a new Cosmetology facility with construction completion targeted for June 2002. Phase II will upgrade the Foods preparation area and will be completed in August 2002. The project budget, as funded by Alberta Infrastructure, is \$621,000.

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APPENDIX I Capital Projects - Timelines

APPENDIX II: Capital Funds Received

APPENDIX II

Capital Funds Received

	Alberta Infrastructure funding approval	Funds received to- date	Percentage of funds received
Eastwood School - upgrading	112,000	74,700	67%
George P. Nicholson School	6,326,281	4,219,628	67%
Grandview Heights School - addition	732,792	488,800	67%
Idylwyld/Rutherford School - upgrading	310,807	207,300	67%
J. Percy Page School - addition	2,280,795	1,521,300	67%
Jackson Heights School	5,084,600	3,391,000	67%
Jasper Place School - concept study	100,000	90,000	90%
Jasper Place School - modernization	10,000,000	6,670,000	67%
John A. McDougall School - modernization	5,360,200	3,575,200	67%
Kildare School - addition	732,792	488,800	67%
McCauley School - modernization	4,545,500	3,031,500	67%
Meyonohk School - addition	732,792	488,800	67%
Parkdale School - upgrading	177,500	118,400	67%
Portable relocations	250,000	166,750	67%
Spruce Avenue School- upgrading	228,000	152,000	67%
Victoria School - redevelopment	1,000,000	1,000,000	100%

Total 37,974,059 25,684,178 68%