EXECUTIVE SUMMARY:

On March 22, 2000, a fourteenth evaluation of a Calgary School was completed by Paul T. Becher of Boucock Craig and Partners and by Jeff Swart and Gary Korenicki of Wiebe Forest Engineering. Alberta Infrastructure engaged the two firms to evaluate the condition of 20 schools within the Calgary School District #19. A standardized form, developed by Alberta Infrastructure and supplied to the Evaluation Team by the Regional Coordinator, Tom Tittemore of Stantec Architecture Ltd., was used to document the condition of the Clarence Sansom Junior High School, and make recommendations.

The building was completed in 1982, and, in the same year, portables were added to the school as well. The exterior of the building consists of a combination of brick and metal cladding. The exterior windows are sealed units, and the roof of the school is an asphalt built-up roof over metal decking and steel trusses. Metal overhangs shade the glazing of the main level in the front of the school. The school faces two streets and is situated well above the grade of the surrounding sidewalks. The parking area is towards the back of the school, and the parking entry is located along the side of the school in relation to the school's front entry. Stairs lead to the school entrance. However, no barrier free ramp is provided. The portables, two stories in height, are located towards the rear of the school adjacent to the soccer field and baseball diamond. It too has a flat asphalt-built up roof, and sealed window units. The interior of the school consists of concrete slab-on-grade with either vinyl composite tile or carpet on top. The gym floor is hardwood. The school is partitioned off with vinyl covered partitions. An acoustic tile t-bar ceiling is carried through the entire school. The entrance of the school differs slightly in that the floor material is quarry tile and the walls are covered with wood battens.

Summary of Observations and Recommendations

Architectural:

A barrier-free ramp is required leading up to the main concrete landing of the school shortly before the school entrance. A network of sidewalks could connect to this landing. A barrier-free parking stall is required in the parking area. A curb cut in the parking area would be required to accommodate wheelchairs. The culvert in the parking lot is too high to allow all water to drain from the lot. Exterior metal cladding on the school needs to be replaced and/or repaired. Exterior and interior doors and frames require painting. Electronic door openers are required at every barrier-free exit. New carpet in the library, music room and administration area is needed. Similarly, new carpet in the portable area is also required. Ceramic tiles in the men's washroom need to be replaced. Some tiles are missing in this area. Vinyl composite tiles in the corridors are missing and need replacement.

Mechanical

The school is only 20 years old and is in good condition. Mechanical systems have been well maintained and only minimal upgrades are required. The building is housed with a variable air volume ventilation system, which operates in conjunction with a perimeter hot water heating system.

Electrical

The electrical system is in good condition and only requires regular maintenance. Although the school may be in general good condition, because of the recommendation to retrofit the lighting fixtures, this appears to inadvertently inflate the total cost.

Costing

The estimated construction costs for the remedial work in the attached evaluation form have been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Where this data was incomplete or inappropriate to the recommended work, unit costs based on the local Calgary market were used.

1. Site Related Work	$30,000.00
2. Building Exterior	119,000.00
3. Building Interior	45,889.95
4. Mechanical Systems	60,000.00
5. Electrical Systems	343,000.00
6. Portables	28,632.00
Total Estimated Costs	$626,521.95

Space Adequacy:

There is a surplus of area according to the School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects.

Existing Total Gross Area (sm)	5,994.19	(Portables not included in total area)
Projected Required Total Gross Area (sm)	5,908.80	
Overage/ (Deficiency) (sm)	85.39	

Further Investigation

No roof reports could be provided on the condition of the roof. However, staff noted that the existing roof leaks, although the leaking areas were repaired within the last two years. No reports were available suggesting that the school contains hazardous material. If any upgrading takes place in the future, further investigation may need to be done in regards to the content of the building materials affected. It is unlikely that any asbestos was used given the year the school was completed. Further investigation is required in regards to Sections 3.3.1 to 3.3.4 to see if the building meets current Code standards.

School Plan Data Information:

The plan and area information for the building was supplied by Alberta Infrastructure. The information generally appears to be correct. Some minor room function revisions are noted on the attached plans.