

EXECUTIVE SUMMARY:

On March 31, 2000, a nineteenth 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 19 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 Tittermore of Stantec Architecture Ltd., was used to document the condition of the David Thompson Junior High School, and make recommendations.

The school was originally constructed in 1962 and was added on to in 1967. In 1982, portables were added to the school's east side. It was noted by the caretaker that by next spring the portables were to be relocated to another school site. The caretaker also noted that within the next year, the student population is to grow from 200 students to 600 students. Capacity area calculations were based on the 760 population value provided by Alberta Infrastructure.

The exteriors of the 1962 and 1967 portions of the school are constructed of brick with aluminum windows. The windows have painted masonite panels above and below them.

The roof over the entire school is flat and is an asphalt built-up roof. Metal flashing covers all parapets, and the exterior doors are painted blue. The 1967 addition blends in with the original brick facade. The site slopes down towards the street in the front portion of the school. Similarly, in the back of the school, the site slopes down towards the playing fields. The playing fields appear to be shared facilities with another adjacent school. Tree clusters can be found in the rear of the school, as well as in the front of the school. Concrete pavers extend out from the main school entrance to the street front and public sidewalk. Asphalt paving surrounds the immediate perimeter of the school on its south and east sides. A paved parking lot is located on the north side of the school. The interior level of the school consists of many levels. No elevator is provided. The floor material is vinyl composite tile in the classrooms and corridors. Carpet has been installed in the administration area. The gym floors appear to be maple. The auxiliary gym floor in the basement is sheet vinyl, and vinyl composite tile, as well as carpet. The industrial arts shop has a wood/composite floor. The interior walls are painted concrete block, with some gypsum board partitions in classroom and administration areas. There is a feature brick wall in the lunch study area. The ceiling throughout the school is an acoustic t-bar ceiling, with the exception of the gym areas. The large gym has steel trusses and acousti-tiles and the weight room/gym in the basement has a partial drywall ceiling.

The portables were originally to go on the south portion of the school. However, on site they are located on the east side of the school. Exterior materials include metal cladding and corrugated metal siding. A wooden stairway leads into the portable corridor from outside the building. The roof is flat, and is a built-up asphalt roof. The wooden base covering the crawl space under the portables needs paint and repair. The interior of the portables consists of vinyl composite tiles in the corridor and sheet vinyl in the classroom. A t-bar ceiling has been installed in the portable classrooms with painted gypsum board walls. Lockers are available in the corridors.

Summary of Observations and Recommendations

Architectural:

A fire lane is required. Two additional handicap stalls are required. Three stalls are needed in total. An adjoining sidewalk and curb cut are required. The parking layout has to be modified so that handicap stalls are closer to the building. A barrier-free ramp is required at the parking lot entrance and electronic door openers are required at every barrier-free entrance. The foundation walls on the north and west sides of the school are cracked and need repair. The roof needs to be redone. Metal fascias, soffits and parapets throughout the school need to be redone. Flashing on the fire wall on the parking lot side needs repair. Splashpads are required for soffits at canopy entrances. Exterior doors need to be painted and windows replaced. Some exterior hardware needs to be replaced. Corridor walls require repainting. The gypsum board panels screw-fastened in corridors need to be taped and plastered. The rubber base around the stairway requires repair and handrails need painting. New carpet is required in the library. Existing lockers need to be painted. Some acoustic tiles need to be replaced directly below the kitchen area, due to water damage. Mice in the kitchen area need to be exterminated and empty classrooms need to be cleaned. Interior doors need repainting and some hardware needs to be replaced. The science benches need to be replaced. Barrier-free washrooms are required. A chair lift and an elevator are required. Carpet in the basement gym is needed. The exterior wood foundation panels, on the portables, are broken in some areas and require replacement. The entire base of the portables needs to be repainted. A chair lift and electronic door opener are required, and the existing stairway needs to be replaced. Water damaged ceiling tiles need to be replaced.

Mechanical:

The school recently underwent a renovation at which time a lot of mechanical deficiencies were addressed. The HVAC system received very little upgrades and is starting to show signs of deterioration but will certainly last another 5 – 10 years, if the general maintenance is maintained. There are some plumbing fixtures which are close to failure and replacement should be considered.

Electrical:

The electrical service is full and no space is available for expansion. Many light fixtures require replacement. Life safety and communications appear satisfactory.

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	\$152,000.00
2. Building Exterior	518,703.16
3. Building Interior	605,218.51
4. Mechanical Systems	445,000.00
5. Electrical Systems	449,500.00
6. Portables	<u>47,779.80</u>
Total Estimated Cost	\$2,218,201.47

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)	6,417.70	(Portables are not included in Total Area)
Projected Required Total Gross Area (sm)	<u>6,706.00</u>	
Overage/ (Deficiency) (sm)	288.30	

Further Investigation

Further investigation is required to evaluate the condition of the roof and roof accessories, and whether there are any hazardous materials incorporated into the construction of the building. Foundations around the north and west sides of the school are severely

cracked. Further structural investigation needs to be done. Foundation cracking may be due to the sub-soil conditions. Further investigation is required with regards to Sections 3.3.1 to 3.3.4 to see if building conforms to current Code standards.

School Plan Data Information:

The plan and area information for the building was supplied by Alberta Infrastructure. The information given on the mini plans was outdated and changes were indicated on the attached plans. Area of the portables were estimated, but the overall building area supplied by Alberta Infrastructure was used.