

EXECUTIVE SUMMARY

In November 1999 and again in March 2000 Alberta Infrastructure engaged KOLIGER SCHMIDT architect•engineer to evaluate the conditions of several schools using a facilities conditions form. The form was developed by Alberta Infrastructure and supplied by the regional coordinator for our usage. The Wembley Elementary School was evaluated on March 1, 2000.

This school was originally built in 1982, and a portable was added in 1997.

Our on-site survey noted needs for site upgrades, consisting of grading, topsoil and sod, additional sidewalks and paint misc. site accessories. The building envelope has deficiencies such as some doors hardware, entire exterior requires painted, protection of waterproofing membrane at base of building, and minor roof repairs. The interior, with worn carpets requires new floor finishes. The school is also in need of barrier free entrance door/hardware, minor millwork repairs and new whiteboards. The Portable is in fair condition. However, the dead-end corridor condition created in the link has to be rectified.

The mechanical systems consist of one central air-handling unit with reheat coils in the ducting for the school ventilation and perimeter baseboard radiation around the school for heating. The gymnasium has a separate air-handling unit that provides both heating and ventilation. The only problems found in the school is that there is no backflow preventer on main water service and that room 111, which has been converted to a computer lab is hot while other rooms are cool; the zoning will have to be investigated. The mechanical system in the Portable is in good condition.

The electrical system is in good condition. Classrooms require additional outlets and the hub in the computer room is full. The Fire Alarm System is aging and requires upgrade. The electrical system in the Portable is good, the Portable requires only an "Exit" sign.

Summary of Observations and Recommendations

Evaluation Ratings 3 or Less

The estimated construction cost for the remedial work identified in the attached evaluation forms has been based on Costing Unit Rate Chart developed by Alberta Infrastructure. Items of unit costs not identified in the rate chart or individual items which were deemed more appropriate to estimate individually (i.e. hardware corrections, stucco repairs etc.) have been based on unit costs. All estimates are based on Edmonton costs.

1.	Site related work	\$21,600.00
2.	Building exterior	\$50,000.00
3.	Building interior	\$56,500.00
4.	Mechanical	\$2,000.00
5.	Electrical	\$47,000.00
6.	Portables	<u>\$4,000.00</u>
	Total Estimated Cost	\$181,100.00
7.	Space Adequacy Assessment	
	The existing area according to the <i>School Building Area Guidelines</i> and <i>Supplement – Maximum Gross Area of School Building Projects</i> , is deficient/surplus.	
	Existing Total Area (m ²)	2,261.9
	Projected Required Area (m ²)	<u>2,607.5</u>
	Deficiency (m²)	- 345.6

Further Investigation

There were no items requiring “Further Investigation” at the time of the survey.

School Data Plan Information

The plan information for this building is not up to date due to the addition of a portable classroom. The area information and the floor plans need to be updated.