

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 Woking School was evaluated on March 3, 2000.

This school was originally built in 1949, with 5 additions from 1952 to 1982. Modernization was undertaken in conjunction with the 1982 addition.

Our on-site survey noted needs for site upgrades, consisting of playground equipment, grading, sidewalks and parking/roadway resurfacing. The building envelope has deficiencies such as re-roofing needs, and doors/windows hardware. The interior, with worn floor finishes, upper ceiling space code infractions, is also in need of acoustic treatment for Gymnasium, minor millwork and chalkboard.

The mechanical system consists of combination Heating and Ventilation system comprising of furnaces serving individual classrooms, central furnaces serving the main hallway and non-classrooms, and an indirect fired unit serving the gymnasium. All furnaces throughout the school have been replaced with new ones in the last two years. One problem found during the survey is that there are possibly not enough fire extinguishers to meet Code. This should be investigated further. The plumbing fixtures in 1962 addition washrooms are wearing out and should be replaced. The domestic water service to the school does not have a backflow preventer in the pipe coming in to the building. The current plumbing code requires this. The air-handling unit for the gymnasium was installed with the 1982 addition and is nearing the end of its useful life. This unit will most likely have to be replaced soon. None of the combustion air inlets for either the air handling unit or the furnaces have a proper combustion air trap to prevent excess cold air from entering the individual mechanical rooms.

The electrical system is in good condition with an energy efficiency program in place. One obsolete electrical panel needs to be replaced and the old Fire Alarm System needs replacing

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	\$140,800.00
2.	Building exterior	\$23,600.00
3.	Building interior	\$77,100.00
4.	Mechanical	\$35,000.00
5.	Electrical	\$23,500.00
6.	Portables	N/A
	Total Estimated Cost	\$300,000.00
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)	1,300.6
	Projected Required Area (m ²)	1,651.7
	Deficiency (m²)	- 351.1

Further Investigation

The possibility of hazardous materials should be checked. Also, there are no fire dampers in furnace rooms, the requirements for fire dampers should be reviewed with local Code authorities.

School Data Plan Information

The plan information for this building is up to date and the area information appears to be correct.