

SCHOOL FACILITY EVALUATION PROJECT

PEACE WAPITI REGIONAL DIVISION NO.33

Beaverlodge Elementary School
Grande Prairie, Alberta

EXECUTIVE SUMMARY

In February, 2000 Alberta Infrastructure engaged Tomas Anton O'Scolai Architect to evaluate the condition of several schools by using a facility condition form. This form was developed by Alberta Infrastructure and supplied by the regional coordinator for our usage.

The School was constructed in 1951, with additions in 1958, 1968 and 1997. Portables were attached in 1980 and 1997. Modernization was carried out in 1997.

The School was evaluated on March 08, 2000; this evaluation deals with identifying repair and replacement of worn elements and remaining distribution of mechanical and electrical systems.

Summary of Findings, Evaluations and Recommendations:

Architecturally/Structurally, re-roofing is required. Re-paving and re-grading should is also required.

Mechanically, an air conditioning unit is required for the computer room. A new exhaust system is required for the washrooms. A new heating and ventilation system serving portable classrooms is required.

Electrically, the electrical systems are in excellent condition.

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, millwork repairs etc.) have been based on unit costs as per attached unit cost supplement. All estimates are based on Grande Prairie costs:

1.	Site Related Work	3,250.00
2.	Building Exterior	12,800.00
3.	Building Interior	800.00
4.	Mechanical	0.00
5.	Electrical	10,000.00
6.	Portables	40,000.00

Total Estimated Cost:	<hr/> 66,850.00
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7. Space Adequacy Assessment:

The existing area according to the School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects, is deficient.

Existing Total Area (m2)	3,542.11
Projected Required Area (m2)	3,862.00
Deficient (m2)	319.89

Further Investigation:

No further investigations are required.

School Data Plan Information:

It is recommended that the building plans and corresponding areas are up-dated. Updated floor plan, updated site plan and data sheets are attached at the end of the Facility Evaluation Report.

END