

SCHOOL FACILITY EVALUATION PROJECT

PEACE WAPITI REGIONAL DIVISION NO. 33

Bonanza School
Bonanza, 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 1957 with additions in 1963, 1965 and 1986.

The school was modernized in 1986.

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, the School is in reasonable condition, the condition of the basement is a concern though. Interior repairs are necessary, along with replacement of the basement stairs. Regrading around the building and resurfacing of the front paving are essential.

Mechanically, the heating and ventilation systems are in fine condition.

Electrically, the electrical systems are generally in unsatisfactory condition. Upgrading is required for the lighting, intercommunications and fire alarm systems.

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	66,300.00
2.	Building Exterior	25,750.00
3.	Building Interior	13,300.00
4.	Mechanical	0.00
5.	Electrical	63,800.00
6.	Portables (not applicable)	0.00

Total Estimated Cost:

 169,150.00

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)	1,269.32
Projected Required Area (m2)	1,338.00
Deficient (m2)	68.68

Further Investigation:

Investigation of the basement walls in the original section is warranted.

School Data Plan Information:

The plan information for this building is up to date. The area information appears to be correct. It is recommended that the building plans and corresponding areas are up-dated. Updated floor plan, site plan and data sheets are attached at the end of the Facility Evaluation Report.

END