

SCHOOL FACILITY EVALUATION PROJECT

PEACE WAPITI REGIONAL DIVISION NO. 33

Elmworth School
Elmworth, 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 1962 with an addition in 1978.

The School was evaluated on March 09, 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, replacement floor coverings and interior cosmetic finishes are warranted, along with roof, ceiling and millwork repairs. Exterior refinishing of building facades, replacement of sidewalks and stoops are also required, along with regravelling of the front driveway.

Mechanically, the heating and ventilation requires replacement.

Electrically, the electrical system is generally in fair condition. Upgrades are required for security, lighting, car parking, fire alarm, emergency lighting, lighting, branch circuit panels and receptacles.

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	19,500.00
2.	Building Exterior	59,425.00
3.	Building Interior	81,000.00
4.	Mechanical	297,000.00
5.	Electrical	62,700.00
6.	Portables (not applicable)	0.00

Total Estimated Cost:	520,425.00
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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)	1,665.30
Projected Required Area (m2)	1,433.00
Surplus (m2)	232.30

Further Investigation:

No investigations are required.

School Data Plan Information:

The plan information for this School is up to date. The area information appears to be correct. It is recommended that the site plan be updated. Floor plan and updated site plan are attached at the end of the Facility Evaluation Report.

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