

SCHOOL FACILITY EVALUATION PROJECT

PEACE WAPITI REGIONAL DIVISION NO. 33

Penson Elementary School
Grovedale, 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 1967 with additions in 1981, 1988 and 1995. Portables were attached in 1979. The school was modernized in 1988 and renovated 1995.

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, the school is well renovated and finishes have stood up well. Minor repairs are necessary in the interior and exterior. Exterior regrading to the east is essential to prevent water from entering the building again.

Mechanically, the heating system is fine, however, the ventilation system in the 1981 addition needs replacement.

Electrically, the electrical systems are in marginal condition. Upgrades are required in lighting, fire alarm, sound main service and branch circuit panels.

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	38,000.00
2.	Building Exterior	4,050.00
3.	Building Interior	4,500.00
4.	Mechanical	35,550.00
5.	Electrical	213,000.00
6.	Portables	11,300.00

Total Estimated Cost:	306,400.00
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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)	2,959.36
Projected Required Area (m2)	2,956.00
Surplus (m2)	3.36

Further Investigation:

No investigations are required.

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 site plan is up-dated. Floor plan, updated site plan and data sheets are attached at the end of the Facility Evaluation Report.

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