

SCHOOL FACILITY EVALUATION PROJECT

PEACE WAPITI REGIONAL DIVISION NO. 33

Harry Balfour 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 1956, with additions in 1962, 1965, 1975, 1986. Portables were attached in 1980 and 1986. The School was modernized in 1986 and in 1989.

The School was evaluated on March 10, 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 exterior precast concrete planters are a concern and should be secured fully or removed altogether. Sidewalks need replacing. Re-roofing with skylights repairs are also warranted.

Mechanically, the heating and ventilation systems are fine.

Electrically, the electrical systems are in good condition, however branch circuits, fire alarm and some additional emergency lighting is required.

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	52,250.00
2.	Building Exterior	133,750.00
3.	Building Interior	70,800.00
4.	Mechanical	0.00
5.	Electrical	55,500.00
6.	Portables	2,700.00

Total Estimated Cost:	<u>315,050.00</u>
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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)	5,984.08
Projected Required Area (m2)	6,401.00
Deficient (m2)	416.92

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 be updated. Floor plan, updated site plan and data sheets are attached at the end of the Facility Evaluation Report.

END

Harry Balfour