

School Name:	Irvine ECS				School Code:	Former Buffalo Code 6802	
Location:	Irvine				Facility Code:	Not Known	
Region:	South				Superintendent:	Keith Jones	
Jurisdiction:	Prairie Rose Regional Div. #8				Contact Person:	Brian Frey	
					Telephone:	403-527-5516	
Grades:	ECS				School Capacity:	25	
Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes	
Original Building							
	1991	1	223	Frame, pitched roof, vinyl siding	Two furnaces, one per floor. Recently redone. Need to add ventilation.	1958 school building moved from Buffalo (original school Code: 6802)	
Additions/ Expansions							
				0 Portables			
			223	Total Area			
					Evaluator's Name:	A. Benson	
					& Company:	CJC Architects Inc.	

Upgrading/ Modernization (identify whether minor or major)							
		N/A					
Portable Struct. (identify whether attached/perman. or free- standing/ relocatable)		N/A					
List of Reports/ Supplementary Information					No reports available. Former Buffalo School Mini Plan attached.		

	Evaluation Components	Summary Assessment		Estim. Cost
1	Site Conditions	Ponding on asphalt aprons.		\$15,000
2	Building Exterior	Minor cladding repairs.		\$2,000
3	Building Interior	Some drywall repairs and painting, new play room floor finish, some door re-painting and extensive retrofit to provide barrier-free access into the building. Further investigation recommended to assess if hazardous materials are present.		\$59,600
4	Mechanical Systems	Mechanical in good condition, however ventilation needs to be added to system and other minor items corrected.		\$4,350
5	Electrical Systems	Electrical in good repair. Fire alarm system should be changed to a 24 volt supervised system and add an emergency light to east stairwell.		\$11,500
6	Portable Buildings	No Portables		N/A
7	Space Adequacy:			
	7.1 Classrooms	No Guideline equivalency for this small ECS facility.		
	7.2 Science Rooms/Labs	N/A		
	7.3 Ancillary Areas	No Guideline equivalency for this small ECS facility.		
	7.4 Gymnasium	N/A		
	7.5 Library/Resource Areas	N/A		
	7.6 Administration/Staff Areas	No Guideline equivalency for this small ECS facility.		
	7.7 CTS Areas	N/A		
	7.8 Other Non-Instructional Areas (incl. gross-up)	No Guideline equivalency for this small ECS facility.		
	Overall School Conditions & Estim. Costs			\$92,450

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate, expansion possible	
1.1.2	Outdoor athletic areas.	N/A	Same as Irvine site, refer to Irvine evaluation	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A	Same as Irvine site, refer to Irvine evaluation	
1.1.4	Site landscaping.	N/A	Same as Irvine site, refer to Irvine evaluation	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	N/A	Same as Irvine site, refer to Irvine evaluation	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Ponding on asphalt aprons, needs to be addressed - estimate 1,000 M2	\$15,000
1.1.7	Evidence of sub-soil problems.	4	No apparent problems	
1.1.8	Safety and security concerns due to site conditions.	N/A	Same as Irvine site, refer to Irvine evaluation	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	N/A	Same as Irvine site, refer to Irvine evaluation	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	Same as Irvine site, refer to Irvine evaluation	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	Same as Irvine site, refer to Irvine evaluation	
1.2.4	Fire vehicle access.	4	Satisfactory	
1.2.5	Signage.	N/A	Same as Irvine site, refer to Irvine evaluation	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).			
1.3.2	Layout and safety of parking lots.	N/A	Satisfactory	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt, surface drainage, ponding needs to be addressed, refer to item 1.1.6 above.	
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Satisfactory	
1.3.6	Curb cuts and ramps for barrier free access.	4	Satisfactory	
Other				
	Overall Site Conditions & Estimated Costs			\$15,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
	2.1.1 Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		Slab on grade in basement, wood frame on main floor, no problems noted	
	2.1.2 Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Wood frame, no problems noted	
	2.1.3 Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Pitched roof, wood frame construction - no problems noted.	
	2.1.4 Control/expansion joints.	N/A			
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4		Asphalt shingles, condition appears good	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4			
2.2.3	Control of ice and snow falling from roof.	4	All	No apparent problems	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3		Vinyl siding, minor repairs needed	\$2,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Wood fascia & soffits	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		No problems noted	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Rainwater leaders, surface drainage	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No problems noted	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Painted metal doors, no apparent problems	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		No apparent problems	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Appropriate, no apparent problems.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Wood windows with metal cladding, no apparent problems	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		No apparent problems	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No problems noted	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$2,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3		Drywall - some areas finished with fiberboard should be replaced with gyp board	\$3,000
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Main floor wood construction, basement concrete slab on grade, no problems noted	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1958	Main floor vinyl - fair condition. Basement play area presently painted - in poor condition, need suitable new finish, estimate 84M2.	\$4,400
3.2.2	Wall materials and finishes.	3		Drywall painted. Main level requires paint, estimate 117M2 floor area.	\$1,400
3.2.3	Ceiling materials and finishes.	4		2' x 4' A.T. ceiling	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3		Wood doors & frames need paint - 8 units.	\$800
3.2.5	Millwork	4		Generally satisfactory	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Satisfactory	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	N/A			
3.2.8	Washroom materials and finishes.	4		Vinyl floor. Painted gypsum board walls. 2' x 4' A.T. ceiling	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required. 3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. 3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered). 3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors). 3.3.4 Exiting distances and access to exits. 3.3.5 Barrier-free access. 3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). 3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) Other		<u>Bldg. Section</u>	<u>Description/Condition</u>	
		4		Combustible construction, non-sprinklered	
		N/A			
		N/A			
		4		Appropriate	
		3		Not accessible: excessive stairs to entrance & stairs to basement - requires bi-level entrance & wheel chair lift, ramp not feasible due to height of main floor above grade. Washroom requires lower vanity and grab bar.	\$50,000
		F.I.		No information available	
		N/A			
	Overall Bldg Interior Condition & Estim Costs				\$59,600

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4		Surface drainage	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	N/A		None	
	4.1.3 Outside storage tanks.	N/A			
	Other	N/A			
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	4		Hydrant across street, no siamese	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguishers tested October 1999	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
	Other	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		County of Cypress poor look and taste	
4.3.2	Water treatment system(s).	4		County of Cypress	
4.3.3	Pumps and valves (including backflow prevention valves).	3		No back flow prevention	\$600
4.3.4	Piping and fittings.	4		No apparent leaks	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Good condition	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		John Wood 36,000BTU/HR, 33 gallon	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		County of Cypress	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Furnaces 1 - Bryant 126,000 BTU/HR, 1- Lennox 192,000 BTU/HR	
4.4.2	Heating controls (including use of current energy management technology).	4		One thermostat for each furnace	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air	
4.4.4	Treatment of water used in heating systems.	N/A			
4.4.5	Low water cut-off/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	4		Furnace filters	
4.4.7	Heating humidification systems and components.	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Good condition	
4.4.9	Heating piping, valve and/or duct insulation.	4		Good condition	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Temperature appears uniform	
4.4.13	Zone/unit heaters and controls.	4		Thermostat per classroom	
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		Part of above	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Need fresh air added, should use economizer step-up	\$3,000
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears okay	
4.5.4	Exhaust systems capacity and condition.	4		Appears okay	
4.5.5	Separation of out flow from air intakes.	4		Appears okay	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Add exhaust hood to stove	\$750
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
	4.5.7 Ventilation controls (including use of current energy management technology).	N/A		Part of above.	
	4.5.8 Air filtration systems and filters.	N/A			
	4.5.9 Humidification system and components.	N/A			
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
	Other	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	<u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		No cooling.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other		N/A			
4.7	Building Control Systems		Bldg. Section	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	N/A			
	Overall Mech Systems Condition & Estim. Costs				\$4,350

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		200 amp 120/208/1	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	N/A			
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	N/A			
Other		N/A			
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up to-date technology, regularly tested).	3		120 volt system. This should be a supervised system (24 volts)	\$5,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3		Battery packs and remote heads and integral head. Need a remote head in east stairwell	\$6,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Exit lights tied into battery packs	
Other		3		Remove storage from stairwell	\$500

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	N/A			
5.3.2	Panels and wireways capacity and condition.	4		Good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Good condition.	
5.3.5	Motor controls.	N/A			
Other		N/A			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4		Classrooms 40-50FC	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Lighting retrofit done	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		T-8 technology	
Other		N/A			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		No telephone switch gear	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	N/A		None	
5.5.3	Network cabling (if available, should be category 5 or better).	N/A			
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	N/A			
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	N/A			
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	N/A			
Other		N/A			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4		All Knight DSC	
5.6.3	Master clock system (if applicable).	N/A			
Other		N/A			
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other		N/A			
	Overall Elect. Systems Condition & Estim Costs				\$11,500

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>	N/A	No Portables.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	Overall Portable Bldgs Condition & Estim Costs			N/A

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	1		57					
7.2	Science Rooms/Labs								
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)								
		1		83.2					Basement Play Room.
7.4	Gymnasium (incl. gym storage)								
7.5	Library/Resource Areas								
7.6	Administration/Staff, Physical Education, Storage Areas			26.4					No Phy. Educ.
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			56.4					
	Overall Space Adequacy Assessment	2		223					No equivalent area guideline factors

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

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