

**IRVINE ECS
IRVINE, ALBERTA**

**School Facility Evaluation Project
Prairie Rose Regional
South Region, Div. #8**

**Prepared For
Alberta Infrastructure
March 2000**

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EXECUTIVE SUMMARY

In March 2000, Alberta Infrastructure engaged CJC Architects to evaluate the condition of schools within the Prairie Rose Regional Division No. 8. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the condition and recommendations.

Originally built in 1958, Irvine ECS Building was relocated bodily from the Buffalo Site to Irvine Elementary/Junior High School Site, in about the year 1991. It is located on the site remotely from the Elementary/junior High Building and has its own services.

The Building is a wood frame structure, which has now been positioned onto a new full height concrete basement. The roof is a pitched structure covered with asphalt shingles. The main floor of the School is substantially elevated above the site grade and is accessed by an exposed exterior stair.

Summary of Observations and Recommendations

Architectural

Substantial areas of asphalt apron and play areas around the building have settled. The roof is asphalt shingles, which appear to be in good condition, possibly renewed when the building was relocated in 1991. The exterior cladding is horizontal vinyl siding new in 1991, some minor repairs are need. Some Interior finishes need to be replaced or refinished. A substantial cost is identified to provide facilities for barrier free access to the elevated Main Floor and the Basement which is used as a play area.

Mechanical

The existing plumbing system is in good condition with only minor upgrades necessary. The heating and ventilation is by forced air furnace, in good working condition, however, fresh air supply needs to be added to the system.

Electrical

The electrical systems in general is in good condition, however, life safety systems require up-grade.

Costing

The estimated construction costs for the remedial work in the attached evaluation form has been based, where appropriate, on the Costing Unit Rate Chart developed by Alberta Infrastructure. Where this data was incomplete or inappropriate to the recommended work, unit costs based on the current market prices were used.

1.	Site Related Work	\$15,000.00
2.	Building Exterior	\$2,000.00
3.	Building Interior	\$59,600.00
4.	Mechanical Systems	\$4,350.00
5.	Electrical Systems	\$11,500.00
6.	Portables	N/A
Total Estimated Costs		\$92,450.00

Space Adequacy

A detailed space adequacy comparison was not possible at this time due the small size of this building, not covered in the "area guideline" provided for this evaluation.

Existing Total Gross Area (sm)	223
Projected required total gross area (sm)	Not determined

Overage / (deficiency) (sm) Not determined

Further Investigation

Further investigation is recommended to assess the impact of the removal of hazardous material during any renovation work.

School Plan Data Information

Mini plans and area data of the original Buffalo building where provided by the school jurisdiction. These need to be updated to the new use.