

**IRVINE
ELEMENTARY/HIGH SCHOOL
IRVINE, ALBERTA**

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

**Prepared For
Alberta Infrastructure
March 2000**

**Prepared By
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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.

A new school building was erected in 1991 to replace the original building, which was destroyed by fire. The original 1980 freestanding Industrial Arts building remains in use. Two groups of freestanding portables, each with two classrooms, were added in 1991 and 1995.

The school is constructed of concrete slab on grade and masonry bearing walls. The roof structure is wood framed. The library mezzanine floor is wood frame construction. The building is sprinklered.

Summary of Observations and Recommendations

Roofing inspection data is not current. The roof of the main building is a sloped roof with metal roof tiles, which appear in good condition. The portables and free-standing A-1 building are flat roofs and should be further assessed. It is recommended that a hazardous materials audit be undertaken. The costing for roofing and/or removal of hazardous material has not been included in any of the costing.

Architectural

The school building is relatively new. The exterior is in good condition. The site parking and some landscape areas have drainage problems. The interior requires carpet replacement in most classrooms and some other minor repairs. Additional barrier-free requirements are needed to provide wheel chair accessible shower/dressing facility, mezzanine access, access to portables and upgrades to washrooms. The jurisdiction plans to replace the 1991 portables due to poor foundation and floor structure; a costing for this is included.

Mechanical

The existing plumbing system is in good condition with only minor upgrades necessary. The heating plant is satisfactory. The ventilation system is in good working condition with only minor upgrades to exhaust hoods in CTS areas. The building has a cooling system which is in good condition.

Electrical

The electrical systems are appropriate and in good condition with only minor upgrades.

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	\$43,500.00
2.	Building Exterior	\$1,200.00
3.	Building Interior	\$111,100.00
4.	Mechanical Systems	\$17,150.00
5.	Electrical Systems	\$2,900.00
6.	Portables	\$379,800.00
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Total Estimated Costs		\$555,650.00

Space Adequacy

A detailed review of space adequacy was not possible at this time due to the unavailability of mini plans or existing area data sheets. The existing gross area shown below is based on calculations provided by the Jurisdiction.

Existing Total Gross Area (sm)	5350
Projected required total gross area (sm)	<hr/> 4061
Overage / (deficiency) (sm)	1289

Further Investigation

Further investigation is required to assess roofing conditions of free-standing I.A. building and portables and the impact of the removal of hazardous material during any renovation work. Partial blockage of heating plant combustion air requires to be reviewed.

School Plan Data Information

Mini plans were not available for this replacement school. The school jurisdiction provided overall building area calculations, however, detailed area data for individual spaces was not available.