

SCHOOL FACILITIES EVALUATION REPORT

School District: Edmonton R.C.S. Regional Division #40

School: Cardinal Leger Junior High School

Location: Edmonton

Date of Tour: April 6, 2000



FRANCIS NG ARCHITECT LTD.

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Evaluation Team: Francis Ng Architect Ltd.
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EXECUTIVE SUMMARY:

ARCHITECTURAL

This school was built in 1973. Addition was done in 1998. Several renovations and modernization were carried out between 1993 and 1999. Six portables were added from 1979 to 1990.

MECHANICAL

This is an older (1973) school, which has been well maintained. The Mechanical system requires some minor repairs, which are described below.

ELECTRICAL

It is a (1973) school with addition in 1998. The electrical systems are generally in good condition.

SUMMARY OF OBSERVATIONS & RECOMMENDATIONS:

ARCHITECTURAL

The area at east exit of Gymnasium had settled and may cause hazard to students. The main entrance opens into the Parking lot. Students need to walk between parked cars to the sidewalk where bus loading and unloading areas and public transit stop are located. The floor finish of Gymnasium need complete upgrade. Many windows need new gaskets because dirt can be found between glazing of sealed units. Some door hardware especially locks need repair or replacement. Millwork had been overused and requires repair or replacement.

MECHANICAL

Currently, outstanding Mechanical deficiencies include the need replace the hot water heater and also to re-insulate portions of damaged pipe insulation.

ELECTRICAL

A shortage of receptacles was noticed in the classrooms, especially with increasing use of computer. For energy conservation measure, provide a control system for the vehicle plug-ins.

FURTHER INVESTIGATIONS REQUIRED:

ARCHITECTURAL

Vestibule between classroom entrance doors and metal rolling shutter may trap students during fire in Portables 229 and 230. Not enough acoustic materials are installed for Music Classroom in Portables 229 and 230. The portables have no barrier-free accesses from corridors.

MECHANICAL

Mechanical items requiring further investigation include the measurement of outside and total airflow quantities to the various areas of the building, as they apply to the building's ventilation system.

ELECTRICAL

N/A

PHOTOS

- | | |
|---------|--|
| Photo 1 | Settled and Cracked Exit Concrete Slab (1.1.7) |
| Photo 2 | Exposed Concrete Foundation (1.1.7) |
| Photo 3 | Narrow Main Entrance through Parking Lot (1.1.8) |
| Photo 4 | Sidewalk Cracked and Settled (1.3.5) |
| Photo 5 | Ponding on Roof over Home Economics (2.2.1) |
| Photo 6 | Damaged Baseboard of Portable #243 (6.1.3) |