School Facilities Evaluation Project

Evaluation Team: **Kasian Kennedy Architecture** Date of Tour: **November 22, 1999**

School Name: **Grandin School** City, Town: **Edmonton** School District: **Edmonton R.C.S Reg. Division No. 40**

Executive Summary:

ARCHITECTURAL

The site is in good condition throughout with no notable deficiencies. Some re-pointing of the brick veneer is required, but otherwise the exterior is in very good condition. Flooring is badly worn at a number of locations but particularly throughout the 1954 section. Many of the ceilings in the 1962 section have been treated with a sprayed mineral fiber. This material is badly discolored as it collects dust and is a concern insofar as it contributes to the poor air quality in the building.

MECHANICAL

With the exception of the ventilation system and lack of humidification in the building, the mechanical systems are in reasonably good condition. There is no air conditioning in the building.

ELECTRICAL

Main distribution panel and branch circuit panels are antiquated/obsolete; parts no longer available. Breakers trip when using cleaning equipment off of corridor receptacles. At all sub-terminal locations a majority of wiring has been abandoned. PA system has problem with zoning for all call. Lighting levels are adequate as per Alberta Infrastructure Guidelines except in the following areas: gym, music room and all corridors.

Summary of Observations & Recommendations:

ARCHITECTURAL

1. Re-pointing of the brick veneer is required.
2. Flooring is badly worn and should be replaced.
3. The areas with sprayed mineral fiber ceiling should be covered with a standard acoustic tile ceiling to improve appearance and air quality.

MECHANICAL

1. The ventilation system should be upgraded.
2. Humidification should be provided to the building.
3. Some poor fitting ductwork/grilles are missing.
4. Consideration should be given to provide air conditioning.

ELECTRICAL

1. It is recommended that the existing service be upgraded to 120/208V, 3 phase, 4 wire; estimated 800 amps.
2. To improve energy efficiency, upgrading is recommended to install T8 lamps, electronic ballast, LED exit lights, time clock on car plug-ins and provide HID lighting in the gym, "Metal halide" source.

Further Investigations Required:

ARCHITECTURAL

- None

MECHANICAL

- None

ELECTRICAL

- The 1914 and 1954 portions of the school should be checked for PCB's in light fixtures.
- In the 1953 portion, BAT Wing fixtures may contain PCBs.