

School Facilities Evaluation Project

Evaluation Team: **Kasian Kennedy Architecture**

Date of Tour: **November 29, 1999**

School Name: **Our Lady of Peace School**

City, Town: **Edmonton**

School District: **Edmonton R.C.S Reg. Division No. 40**

Executive Summary:

ARCHITECTURAL

Site conditions are generally good. A concern was expressed about the safety of the parking lot. The lot is not visible from the south due to the neighboring school building. It is not visible from the west due to a berm. It is not visible from the north or the east due to the configuration of the Our Lady Of Peace School building. The lot is a frightening place for female staff of the school. Exterior finishes are in good condition, but there are two areas in the building where the grade-supported slab has settled. Interior finishes are in need of repair at several locations in the facility but, mostly in the original (1958) section of the building. 9" x 9" vinyl asbestos tile is the floor finish in most rooms in this school, which should be replaced. Washroom finishes should also be replaced. Several other minor problems are elaborated upon in the body of the report.

MECHANICAL

Major portions of the mechanical systems are approaching the end of their lifecycle and should be replaced in the near future. These systems include the heating and ventilation systems (furnaces and exhaust fans), the existing domestic water piping (due to probable high lead content), and a significant portion of the plumbing fixtures. No humidification is provided and there is no air conditioning in this school.

ELECTRICAL

Overall, electrical systems are in good condition.

Summary of Observations & Recommendations:

ARCHITECTURAL

1. Some repair is necessary to the backstop of the nearest softball diamond.
2. The on-site parking lot is unsafe because it is not visible from surrounding areas and is poorly illuminated. Relocation is recommended.
3. Fixed internal access to the roof surfaces of this building should be provided for safety reasons.
4. Most exterior wood doors and frames require re-finishing. Latching devices at all operable windows need to be adjusted or replaced.
5. Fire doors and frames should be labeled.
6. 9" x 9" vinyl asbestos tile is the floor finish in most rooms in this school and It should be replaced.
7. Floor, wall and ceiling finishes of all washrooms in this school should be replaced.
8. Sections of the building, with sloping floors, should be corrected.
9. Wood paneling at classroom entries in the 1963 section of the building requires re-finishing.
10. Cracked walls in classrooms should be repaired.
11. Broken lay-in acoustic tiles should be replaced.

MECHANICAL

1. General Exhaust Systems to washrooms, change rooms, janitor closets, etc need replacement.
2. Copper Piping should be replaced in conjunction with change out of plumbing fixtures.
3. Fixtures are showing signs of wear and are mismatched in certain locations. These should be replaced.
4. Handicapped fixtures should be provided.
5. Sewer gas odour regularly emanates from various floor drains, trap primers should be installed.
6. Furnaces are approaching the end of their lifecycle and should be replaced.
7. Supply and Return Air Grilles in classrooms and corridors require replacement.

ELECTRICAL

1. Gymnasium lighting level is low for school standards and should be upgraded.
2. Original school has standard 60W incandescent lamp exit signage, which does not conform to code and should be corrected.
3. Surge protection should be provided. Exit signage should be connected to emergency battery packs.

Further Investigations Required:

ARCHITECTURAL

- None

MECHANICAL

- The underground supply air ductwork is not accessible for inspection, making the determination of its condition in terms of leakage, seepage, dirt and mold accumulation, collapse, etc difficult. Further investigation should be undertaken.
- Copper Piping is original and may contain lead at fittings and calcium build-up on pipe walls. Further investigation should be undertaken to confirm.
- Condition of underground ductwork is unknown, however staff reports occasional musty odours from system after unoccupied periods. Further investigation is required to confirm.

ELECTRICAL

- None