School Facilities Evaluation Project

Evaluation Team	: Kasian Kennedy Architecture		Date of Tour:	November 29, 1999
School Name:	St. Dominic School	City, Town: Edmonton	School District:	Edmonton R.C.S Reg. Division No. 40

Executive Summary:

ARCHITECTURAL

The school building and portables are situated at a lower elevation than the remainder of the site. This results in some surface drainage concerns. There is a great deal of congestion and vehicle / pedestrian conflicts at the main entry to the building, which is accessible only from the on-site parking lot. Sidewalks at the southeast corner of the building are in very poor condition. A lot of the stucco finish to the exterior of the building is damaged at its base. The school was, at some point in the past, converted from an open floor design to a more traditional design with individual classrooms. Nearly all of the sub-division of the floor was done with demountable partitions. These are in reasonably good condition but have resulted in some unorthodox details within the building interior. Finishes on the floors and walls need attention in some areas and many of the acoustic ceiling tiles are in poor condition.

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 portions of the heating and ventilation systems (boiler, humidification and exhaust fans), the existing domestic water piping (due to probable high lead content), and a significant portion of the plumbing fixtures. In addition to this, the current problems with site drainage should be addressed. There is no air conditioning.

ELECTRICAL

Site lighting levels are low. Main power service is underground fed 600A main switch 120/208V 3 phase 3 wire CEC distribution. Fire and smoke alarm systems are adequate. Boiler room and the interior classroom with no windows, have no emergency lighting. Original school has some incandescent exit signage, which does not conform to code. Fluorescent T-12 surface mounted luminaires are used throughout the school. Ballasts are magnetic core and coil type throughout. Luminaires are in good condition. Local line voltage switching is provided throughout the school. The computer room on stage has been upgraded to T-8 lamps, complete with electronic ballast.

Summary of Observations & Recommendations:

ARCHITECTURAL

- 1. Sidewalks at the south (north of the parking lot) and east sides of the building are badly spalled and need to be re-constructed. The sidewalk north of the building has heaved at its outer edge and slopes down toward the building. This area should be re-graded and the sidewalk re-constructed.
- 2. The internal courtyard of the building has an asphalt surface, which is broken and cracked. The entire courtyard should be re-surfaced.
- 3. At least one ramp to the entrance, from 144 Avenue should be provided.
- 4. New insulation and stucco should be applied over the concrete block to improve the building envelope efficiency. A durable base (brick or block), of at least 1.2 m. should be installed around the perimeter of the building for easier maintenance.
- 5. The washrooms by the gymnasium as well as the gym storage have a 9" x 9" vinyl asbestos tile floor finish, which should be replaced.
- 6. The carpet floor finish in the library is bubbled but is in very good condition; however, it should be tightened (stretched).
- 7. In the classrooms against the north wall of the school, the bulkhead is falling apart and should be re-constructed.
- 8. The wood floor of the stage (now a computer room) requires re-finishing.
- 9. Lay-in acoustic tiles to most ceilings in this school are in poor condition and about 1/3 should be replaced.
- 10. Fire doors and frames should be labeled.
- 11. Doors in the portables are too narrow and they should be replaced with minimum 900 mm doors.
- 12. There is no direct barrier free access to any of the portables from the exterior.

MECHANICAL

- 1. Site drainage should be addressed.
- 2. Original copper piping should be replaced in conjunction with the change out of plumbing fixtures.
- 3. Fixtures are showing signs of wear, are mismatched in certain locations and should be replaced. Handicapped fixtures should be provided.
- 4. Exhaust system air balance should be performed.
- 5. Humidification systems are operating poorly and require replacement.
- 6. Areas where restricted airflow occurs, following the installation of full height demountable partitions, should be corrected.
- 7. The last remaining original boiler should be replaced.
- 8. Consideration should be given to provide air conditioning.

ELECTRICAL

- 1. Boiler room and the interior classroom with no windows, require emergency lighting.
- 2. Incandescent exit signage, which does not conform to code, should be corrected.
- 3. Surge protection should be provided.

Further Investigations Required:

ARCHITECTURAL

None

MECHANICAL

• A number of areas are reported to have poor air circulation due to the installation of full height demountable partitions

ELECTRICAL

• Existing transformer should be looked at by TransAlta. Transformer is leaning to one side. Internal connections should be investigated.