School Facilities Evaluation Project

Evaluation Team	a: Kasian Kennedy Architecture		Date of Tour:	November 25, 1999
School Name:	St. Francis Xavier School	City, Town: Edmonton	School District:	Edmonton R.C.S Reg. Division No. 40

Executive Summary:

ARCHITECTURAL

With the exception of the grassed area and retaining wall east of the building, site conditions are good. The building exterior is primarily brick veneer and is generally in good condition. There is a severe settlement problem at this school however, which will be detrimental to the exterior finishes of the building in the near future. The building interior has some problems. There are many areas where floor finishes should be replaced as they have exceeded their life expectancy. Wall finishes are in good condition where the settlement problem mentioned previously has not caused them to crack and shift. Lay-in acoustic ceiling tiles should be replaced in many areas of the building because they are broken, stained, or have deteriorated to the point where they may fall out of the grid.

MECHANICAL

Site drainage should be improved. The heating and ventilating systems are in poor condition and should be upgraded. There is no humidification and only limited cooling in this school. Plumbing in the labs should be corrected.

ELECTRICAL

Many of the panels are full, antiquated and/or obsolete and should be replaced. Receptacles in the 1958 section are damage, circuits are overloaded and breakers are constantly tripping. A total lighting upgrade is required for this school.

Summary of Observations & Recommendations:

ARCHITECTURAL

- 1. The lawn between the building and the east property line is in poor condition.
- 2. The site should be re-graded at locations noted in the report.
- 3. Damaged fences, retaining walls and sidewalks should be re-constructed or replaced.
- 4. The exterior walls of all classrooms in the 1958 and 1963 sections of the building have settled and this condition should be corrected.
- 5. The expansion joint in the floor between the 1963 and 1968 sections should be continued into the wall and ceiling finishes at this location and cracked finishes should be repaired.
- 6. The entire roof area should be treated with an herbicide in order to arrest this condition.
- 7. An internal access to the roof surfaces should be provided.
- 8. Splashpads should be added at the base of all downspouts.
- 9. Seals to 90 per cent of the operable window sections in the building are in poor condition and should be replaced.
- 10. Window latches require adjustment throughout the school. About 20 per cent of the between-glass venetian blinds no longer function.
- 11. All defective flooring should be repaired or replaced.
- 12. It is estimated that 15 per cent of the acoustic tile in the building should be replaced.
- 13. Classrooms and ancillary rooms are not separated from corridors by fire-separations. Doors and frames within these walls bear no fire-resistance label and, are not fitted with closers.
- 14. Barrier free access should be provided to the building.

Summary of Observations & Recommendations (continued):

MECHANICAL

- 1. Site drainage should be improved to prevent ice build-up in parking lot and on walkway to portable buildings.
- 2. Vacuum breakers should be installed on lab faucets.
- 3. Plumbing serving labs plug regularly and should be corrected.
- 4. Furnaces provide limited fresh air, are in poor condition and should be upgraded.
- 5. A humidification system should be installed.
- 6. Ventilation system should be upgraded.
- 7. Consideration should be given to provide air full conditioning.

ELECTRICAL

- 1. Exit lights need to be upgraded.
- 2. Many of the panels are full, antiquated and/or obsolete and should be replaced.
- 3. Many of the receptacles in the 1958 section are damaged. There are only 2 or 3 receptacles per classroom, circuits are overloaded and breakers are constantly tripping. This condition should be corrected.
- 4. A total lighting upgrade is required for this school.

Further Investigations Required:

ARCHITECTURAL

• None

MECHANICAL

• None

ELECTRICAL

• None