

School Facilities Evaluation Project

Evaluation Team: **Kasian Kennedy Architecture**

Date of Tour: **November 22, 1999**

School Name: **St. Gerard 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. The building exterior is in very good condition with no notable deficiencies. There seems to be a recurring problem with wear of the vinyl stair treads and there are some isolated areas where floor finishes should be replaced. Generally the building interior is in very good condition and is well maintained.

MECHANICAL

The 1953 section has serious heating and ventilating deficiencies and some minor plumbing upgrading requirements. The 1958 section has some major ventilation deficiencies. This school has no humidification or air conditioning.

ELECTRICAL

Main distribution panel and branch circuit panels are antiquated/obsolete; parts no longer available. The existing 400 amp; 120/240V, 1 phase service has no spare room for breakers. Pad mounted transformer is located too close to the building entry on the south side.

Summary of Observations & Recommendations:

ARCHITECTURAL

1. Roofing issues should be addressed.
2. Lockers should have new doors.
3. Barrier free access should be provided to the portables.

MECHANICAL

1. The heating and ventilating systems should be upgraded.
2. A humidification system and air conditioning should be installed in this facility.

ELECTRICAL

1. Existing service should be upgraded to 120/208V, 3 phase, 4 wire; estimated to be 800 amps.
2. There have been no energy upgrades and the installation of new T8 lamps, electronic ballasts, LED exit lights and HID lighting in the gym, is recommended.

Further Investigations Required:

ARCHITECTURAL

- None

MECHANICAL

- None.

ELECTRICAL

- Branch circuit wiring for lighting should be checked for 90-deg. XL wiring to meet code.
- In the 1953 portion, BAT Wing fixtures may contain PCBs.

