

## School Facilities Evaluation Project

Evaluation Team: **Kasian Kennedy Architecture**

Date of Tour: **November 23, 1999**

School Name: **St. Justin 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 good condition with no serious deficiencies. Some re-finishing of wood doors is required. The concrete slab-on-grade is cracking at numerous locations throughout the building and this is telegraphing through the floor finishes. Most epoxy floor finishes are cracked and need to be overlaid with a new layer.

Portable No. 137 is experiencing roof leaks. The exterior wood door, wood doorframe, and wood stairs at the south end of Portable No. 251 should be re-finished. The acoustic tile ceiling in Portable No. 137 has some bad water stains, but the t-bar grid is in reasonable condition.

#### ***MECHANICAL***

Plumbing systems are in good condition. Gas fired, forced air heating system requires upgrading. Gymnasium under slab ducts are wet with a lot of water sediment, which should be corrected. There is inadequate outside air for occupants in the 1973 section and the heating/ventilation controls should be upgraded. There is no humidification in this school.

Gas fired furnaces in the portables are in poor condition. Combustion air appears to be adequate, but fresh air is not adequate for occupants.

#### ***ELECTRICAL***

Main service should be upgraded to 300 amp. Life safety systems are adequate. There is no power service surge protection. There have been no energy saving upgrades to the lighting. Communication systems are generally in good condition.

## **Summary of Observations & Recommendations:**

### ***ARCHITECTURAL***

1. Building identification signage would be better if moved toward the north end of the gymnasium.
2. Many roof drains are without screens.
3. There are many locations where the grade-supported slab has cracked.
4. The gymnasium court markings are in poor condition and need to be re-applied.
5. All epoxy floor finishes should be overlaid with a similar finish.
6. Vinyl composite tile in Classrooms 101, 102, 103, and 104 should be replaced.
7. The opening from the gymnasium to the stage has been fitted with an accordion type folding partition, which is damaged.
8. The door of the metal toilet partition in the boy's washroom near the primary entry of the building is damaged and should be replaced.
9. Some minor upgrading of the portables is required.

### ***MECHANICAL***

1. Gas fired, forced air heating system requires upgrading.
2. Gymnasium under slab ducts should be cleaned.
3. There is inadequate outside air for occupants in the 1973 section and the heating/ventilation controls should be upgraded.
4. A humidification system should be installed in this school.
5. Consideration should be given to provide air conditioning.

### ***ELECTRICAL***

1. Main distribution should be upgraded to 300 amp. service.
2. Power service surge protection should be provided.
3. There have been no energy saving upgrades to the lighting. Recommend T8 lamps, electronic ballasts; LED exit lights; Time clock control of car plugs; HID lighting in the gym "metal halide source".

**Further Investigations Required:**

***ARCHITECTURAL***

- There were no hazardous materials audits available at the time of the inspection. The original vinyl tile likely contains asbestos.
- The extent of cracking beneath vinyl tile finishes is unknown.

***MECHANICAL***

- None

***ELECTRICAL***

- None