

School Facilities Evaluation Project

Evaluation Team: **Kasian Kennedy Architecture**

Date of Tour: **December 01, 1999**

School Name: **St. Mary's School**

City, Town: **Vegreville**

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

Executive Summary:

ARCHITECTURAL

The site is in good condition throughout. The building exterior and interior is generally in good condition. Terrazzo flooring throughout the original section of the building is cracked and should be repaired or replaced. There are some other minor deficiencies noted in the body of the report.

MECHANICAL

The newer sections are in good condition, but the controls and the heating and ventilation in the 1964 section are in poor condition and they should be upgraded.

ELECTRICAL

The electrical systems are, generally in good condition.

Summary of Observations & Recommendations:

ARCHITECTURAL

1. A curb cut should be added to the parking lot as well as to the bus turn-around.
2. Fire vehicles have limited access to the west elevation of the building. There are no designated parking stalls for the disabled.
3. There are signs of the slab-on-grade settling at the southwest corner of Classroom 115.
4. There is no internal access to the roof. This should be provided for safety reasons.
5. Sidewalk should be re-routed away from the splashpads.
6. Minor repairs and refinishing are required for exterior doors.
7. Sheet flooring in the Boys Locker Room needs to be replaced.
8. Terrazzo flooring throughout the original section of the building is cracked and should be repaired or replaced.
9. Ceilings in second floor classroom should be replaced.
10. Six fixed seats have been added in the new theatre seating, which obstructs access to exit, in violation of the code. These seats should be removed.
11. The administration area should probably be isolated from both the Classrooms section to its south and from the Classrooms section to its west.
12. There is a transfer grille adjacent to every classroom door, which is in poor condition and has no damper in it.

MECHANICAL

1. The valves on this system are at an age where they do not shut off properly and should be upgraded.
2. The existing control system is very poor and should be replaced.
3. The Herman Nelson AAF Ventilation units are equipped with heating mixing boxes, dampers & linkage, which does not perform properly and should be upgraded. There do not appear to be any air filters in these ventilation units.
4. The heating distribution is very poor and should be upgraded.
5. Classroom 11 is supplied by air from an old Engineered Air unit S-350-0. The gas piping system adjacent to the unit appears to be leaking gas.

ELECTRICAL

1. Surge protection should be installed to protect the large number of computers in the building.
2. Existing wiring and devices are in good condition, but additional receptacles are required in most classrooms for flexibility.

Further Investigations Required:

ARCHITECTURAL

- There were no hazardous materials audits available at the time of the inspection, however, the 9" x 9" floor tile used in various areas of the building is probably vinyl asbestos tile. This should be confirmed.

MECHANICAL

- None

ELECTRICAL

- Original Fixtures (1964) may have ballasts containing PCBs. These should be checked when they are removed and properly disposed of.