

School Facilities Evaluation Project

Evaluation Team: **Kasian Kennedy Architecture**

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

School Name: **St. Catherine 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. There is a safety concern, which is elaborated upon later in this report, with traffic and pedestrians on 110 Street. The building exterior is in good condition with few deficiencies. At some locations, one or two units of the brick veneer have come free and are missing. There are two major problems with the building interior, primarily in the 1952 and 1954 sections of the school. A fibrous spray has been applied to many classroom ceilings as a form of encapsulation for the original textured finishes which contain asbestos. This material is a problem. Floor finishes in these sections of the building have an asbestos content. They are brittle and are in very poor condition. Many edges are exposed and have been patched with duct tape.

MECHANICAL

The plumbing system and fixtures are old but are working and are acceptable. The heating systems in all sections except the 1972 part are also old and in poor condition. The original boilers require upgrading or replacement. There is exhaust air only in the older sections of the building (no supply). The majority of the ventilation system, including controls, requires upgrading. The only humidification system in the building has been abandoned. There is no air conditioning in the building.

ELECTRICAL

The main power service should be upgraded to 800 amps. There is a serious lack of receptacles in classrooms. Lighting upgrading has been started, using T8 lamps and electronic ballasts and should be completed. All incandescent exit lights should be replaced with new LED type and tied into emergency power source. Lighting in the gym should be upgraded to "metal halide source".

Summary of Observations & Recommendations:

ARCHITECTURAL

1. There is a very real concern that a pedestrian could be hit at the main entrance of the school, because of the curve in the road at this location and the heavy traffic to and from the neighboring St. Joseph High School.
2. There are no curb cuts in the sidewalk to the west of the school.
3. Latching devices at operable windows are weak from wear and should be examined, adjusted or replaced as necessary.
4. Nearly all epoxy floor finishes are cracked due to settlement of the slab beneath them and they should all be re-finished. All other flooring deficiencies should be corrected.
5. Ceilings in the 1952, 1954 and 1962 sections of the building have been treated with a sprayed fiber product which is apparently an asbestos encapsulation method. Suspended ceilings should be hung beneath this material at all locations.
6. All ceramic wall tiles within the washrooms in the 1952 and 1954 sections should be replaced.
7. Guards at the open sides of the stairs within the north exit of the 1972 section of the building do not conform to code.
8. No barrier free access is available to the second floor areas of the building. There are no washrooms in the building designed for the physically disabled.
9. The extent of asbestos at this school should be confirmed.

MECHANICAL

1. There are no chemical storage cabinets (chemicals etc. are stored in regular lab cabinets).
2. 2-Reliance welding works boilers require upgrading.
3. There is exhaust air only in the older sections of the building (no supply). The ventilation system requires upgrading.
4. Ventilation controls should be upgraded.
5. Humidification system has been abandoned and should be replaced.
6. There is no air conditioning in the building.

ELECTRICAL

1. The main power service should be upgraded to 120/208V, 3 phase, 4 wire, estimated 800 amps.
2. Old incandescent exit lights in the 1952, 1954, 1957 and 1962 portion of the school have no DC power source.
3. Surge protection should be provided.
4. There is a serious lack of receptacles in classrooms.
5. Some motor controls are obsolete.
6. Recommend completion of T8 lamps and electronic ballasts.
7. Replace all incandescent exit lights with new LED type and tie into emergency power source.
8. Install time clock on car plugs.

9. Provide 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. There appears to be a number of materials, which have asbestos content. The extent of asbestos should be confirmed.

MECHANICAL

- None

ELECTRICAL

- None