School Facilities Evaluation Project

Evaluation Team: **Kasian Kennedy Architecture** Date of Tour: **November 26, 1999**

School Name: **St. Kevin School** City, Town: **Edmonton** School District: **Edmonton R.C.S Reg. Division No. 40**

Executive Summary:

ARCHITECTURAL

The site is well planned and seems of a suitable size for a school of this capacity. There are some grading problems at the east half of the north property line. The building exterior is brick on all sections except the 1974 gymnasium addition, which is pre-finished metal cladding. All materials are in good condition. Finishes throughout the interior are in reasonably good condition except at the leased northwest wing where the original painted plaster / gypsum board finishes have been clad with vinyl wall covering. The vinyl wall covering is scarred and dirty throughout this wing and should be replaced when and if this area is turned back into classrooms.

MECHANICAL

Major portions of the mechanical systems are approaching the end of their lifecycle and should be replaced in the near future. These systems include the heating and ventilation systems (boilers, piping, terminal units and exhaust fans), the existing domestic water piping (due to probable high lead content), and a significant portion of the plumbing fixtures.

ELECTRICAL

Overall, the electrical systems are in good condition

Summary of Observations & Recommendations:

ARCHITECTURAL

1. The grades at the north end of the east wing of the building are quite steep as they slope to the city service lane. This area was icy at the time of the inspection.
2. The stairs in the sidewalk to the east entrance of the south wing of the school are steep and require handrails.
3. There is evidence of floor slab settlement / heaving in the old (small) gymnasium. There is a noticeable hump in the floor of this gymnasium.
4. Seals to 50 per cent of the operable window sections in the building are in poor condition and should be replaced. At least half of the operable window sections have damaged sash and should be replaced. Window latches require adjustment throughout the school.
5. The floor finish to the main floor classroom and corridor of the two-storey portion of the 1966 section of the building is 9" x 9" vinyl asbestos tile. Although this product is in good condition, it should be removed and replaced. All remaining vinyl asbestos tile in this wing should also be removed.
6. The wall covering in the northwest wing is in poor condition and should be replaced.
7. Old style sliding fire doors in the 1966 section do not conform to current codes because they do not pivot on a vertical access and should be replaced.
8. Millwork against the west (exterior) wall of the Computer Classroom is not suitable for this function.
9. Locker doors should all be replaced.
10. Ceilings in the 1966 section washrooms are in poor condition and should be replaced.
11. The epoxy floor finish in the boy's locker room shower area should be replaced.
12. Classrooms and ancillary rooms are not separated from corridors by fire-separations.
13. Guards at open sides of stairs do not conform to current codes.
14. There is no barrier free access to the second floor areas of the east wing, the music room, or the stage.

Summary of Observations & Recommendations (Cont.):

MECHANICAL

1. Old style hose bibs do not have vacuum breakers.
2. Original copper piping is original and may contain lead at fittings and calcium build-up on pipe walls and should be replaced in conjunction with change out of fixtures.
3. Fixtures are functional, but old and mismatched in many areas and should be upgraded.
4. There are no handicapped facilities are provided.
5. Main domestic water storage tank is old, covered with asbestos (clearly indicated) insulation and should be removed and replaced.
6. The condition of the floor drain in boys change room gang shower presents a risk to health and safety. Immediate remediation required.
7. The boilers should be replaced due to the significant amount of damage and corrosion visible.
8. Insulation on combustion air ducts is in need of replacement.
9. Hydronic piping is old and may have scale built-up.
10. Hydronic Baseboard has damage to the external enclosures in some locations.
11. Observed ductwork in areas served by furnaces requires extensive patching or replacement.
12. Air terminals (Grilles, Diffusers) are old and damaged and should be replaced with the exception of those located in the 1966 area and the 1974 gymnasium.
13. Piping should be changed in conjunction with replacement of the boilers and terminal units.
14. Pipe and duct Insulation are showing signs of deterioration in various locations. They require patching and partial replacement, however, there is some concern about the existence of asbestos, particularly in insulation at pipe joints.
15. Hydronic Unit Heaters and Forced Flow units located throughout corridors and at vestibules show some wear on cabinets.
16. General Exhaust and exhaust for washrooms and janitor rooms is insufficient to ensure proper odor control.
17. Roof mounted condensing unit requires replacement.

ELECTRICAL

1. There are only 12 energized stalls with receptacles mounted outside. This is not adequate for a staff of 40.
2. Heat detectors should be provided in all storage rooms.
3. Original school has some incandescent exit signage, which does not conform to code.
4. Surge protection should be provided.
5. Gymnasium and Computer lab lighting levels are low for school standards.

Further Investigations Required:

ARCHITECTURAL

- It is suspected that carpeting has been laid over the original floor finish, which is probably vinyl asbestos tile. This should be confirmed.

MECHANICAL

- There is some concern about the existence of asbestos, particularly in insulation at pipe joints.

ELECTRICAL

- None