

School Facilities Evaluation Project

Evaluation Team: **Kasian Kennedy Architecture**

Date of Tour: **November 30, 1999**

School Name: **St. Leo 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 some relatively minor deficiencies. The site is very well planned. The building exterior is in good condition with no notable deficiencies. Re-finishing of exterior wood doors and frames is required. The interior of the school is in good condition. There are some minor deficiencies noted in the observations and recommendations.

MECHANICAL

With the exception of the induction units, the mechanical system is in good condition. There is no humidification or air conditioning.

ELECTRICAL

Electrical systems are generally in good condition.

Summary of Observations & Recommendations:

ARCHITECTURAL

1. Some areas of the site need to be re-seeded.
2. The chain link fence at the north east corner of the site needs to be repaired.
3. Fire vehicle access should be improved.
4. Sidewalks and landscaping should be reconstructed.
5. All exterior doors are in good condition but re-finishing is required.
6. Flooring throughout the 1958 section of the building is 9" x 9" vinyl asbestos tile and should be replaced.
7. Door closers on all doors encroach on height and should be replaced.
8. The different phases of construction are separated by glazed assemblies, which do not bear fire resistance labels.
9. Classrooms and Ancillary rooms are not separated from corridors by fire separations.
10. There is a need for a washroom with barrier free access at this school.

MECHANICAL

1. The valves in the reduced pressure backflow device are at an age where they should be upgraded.
2. The classrooms are equipped with Nesbitt Mod#54820-1 induction air unit, which are marginal and should be replaced.
3. There is no humidification or air conditioning.

ELECTRICAL

1. Surge protection should be installed at main panel.
2. Additional receptacles are required in some classrooms and general office.

Further Investigations Required:

ARCHITECTURAL

- There were no hazardous materials audits available at the time of the inspection. Extent of vinyl asbestos tile and should be confirmed.

MECHANICAL

- None

ELECTRICAL

- None