School Facilities Evaluation Project

| Evaluation Team | : Kasian Kennedy Architecture | | Date of Tour: | November 24, 1999 |
|-----------------|-------------------------------|----------------------|------------------|-------------------------------------|
| School Name: | St. Matthew School | City, Town: Edmonton | School District: | Edmonton R.C.S Reg. Division No. 40 |

Executive Summary:

ARCHITECTURAL

The site and building exterior is, generally in good condition. The building interior is generally in good condition. There are a lot of vinyl asbestos tile floor surfaces, which should be replaced. There are some occurrences of the concrete grade supported slab cracking and causing damage to the epoxy floor finishes in the washrooms. The north half of the 1971 portion of the building was undergoing a significant renovation at the time of the inspection and was not occupied.

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

Electrical systems are overall in good condition.

Summary of Observations & Recommendations:

ARCHITECTURAL

- 1. The roof access hatch is installed in a manner, which is not safe.
- 2. Door closers at the south and west entries to the 1971 section of the building are installed incorrectly (upside down). These closers encroach into the door opening more than is allowed by code.
- 3. The seals need to be replaced to all windows in the 1963 and 1971 sections.
- 4. Latching devices, hinges, and retainer arms at operable windows throughout the 1963 and 1971 sections of the building should be adjusted.
- 5. The stage in the large gymnasium is badly scarred and should be replaced.
- 6. Many floors in both the 1959 and 1963 sections of the building are finished with vinyl asbestos tile, which should be replaced.
- 7. It is estimated that approximately 20 per cent of the acoustic tiles should be replaced.
- 8. The floor finish in all washrooms on the ground floor level should be replaced.
- 9. Guards at the open sides of the stair in the southwest corner of the 1971 section of the building do not conform to the building code.
- 10. There are no washrooms in the building designed for the physically disabled.

MECHANICAL

- 1. Old hose bibs do not have vacuum breakers.
- 2. Copper Piping is original and may contain lead at fittings and calcium build-up on pipe walls. Pipe should be replaced in conjunction with change out of fixtures.
- 3. Plumbing fixtures are functional, but old and mismatched in many areas, should be upgraded.
- 4. Older boiler should be replaced.
- 5. Air handling units should be replaced.
- 6. Intake adjacent to Domestic hot water heaters should be relocated or modified.
- 7. No humidification provided.
- 8. Piping should be replaced in conjunction with new boilers and unit ventilators.
- 9. Pipe and duct Insulation showing signs of deterioration in various locations, requires patching and partial replacement.
- 10. There is some wear on Hydronic cabinets, which should be corrected.
- 11. Ceiling space is used as return air plenum. High levels of dust cause short filter lives and should be corrected.
- 12. Ventilation Units in all areas of the building are old and should be replaced.
- 13. Unit ventilators are prone to freeze up in various parts of the facility, and require blanking off of fresh air intake over cold months, Replacement is required.
- 14. Exhaust Fans require service or replacement.
- 15. A large number of room thermostats were observed to have loose covers and/or substantial damage.

Summary of Observations & Recommendations (continued):

ELECTRICAL

- 1. School has standard incandescent exit signage, which does not conform to code. Exit signage has no connection to emergency battery packs.
- 2. Gymnasium lighting level is low for school standards. Some classrooms are low for school lighting standards.

Further Investigations Required:

ARCHITECTURAL

• None

MECHANICAL

• The degree of filtration provided by classroom unit ventilators is unknown and should be further investigated.

ELECTRICAL

None