School Facilities Evaluation Project

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

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

Executive Summary:

ARCHITECTURAL

Site conditions are in reasonably good condition, but the parking lot drainage should be corrected and wheelchair access to the sidewalks should be provided. Except for some minor roofing issues, the exterior of the building is in good condition. There are some serious flooring problems, which should be addressed. Wood paneling dados in the 1954 and 1956 sections of the building should be re-finished. Fire doors and frames should be labeled. Aside from these issues, the rest of the interior is in fairly good condition.

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 (boiler and condensate systems, make-up air units, unit ventilators, and exhaust fans), the existing domestic water piping (due to probable high lead content), and a significant portion of the plumbing fixtures.

ELECTRICAL

Except for the shortage of exterior receptacles, some exit signage which does not conform to code, low lighting levels in the computer lab and lack of surge protection, the electrical systems are in good condition.

Summary of Observations & Recommendations:

ARCHITECTURAL

1. Parking lot drainage should be corrected. Wheelchair access to the sidewalks should be provided.
2. Nearly all roof drain covers / grates are missing and should be replaced.
3. Linoleum throughout the 1954 and 1956 sections of the building is badly worn, is separating at seams and is due for replacement.
4. The vinyl asbestos tiles in the building should be replaced.
5. The entire gymnasium floor should be replaced.
6. Wood paneling dados in the 1954 and 1956 sections of the building should be re-finished.
7. Fire doors and frames should be labeled.

MECHANICAL

1. Old style hose bibs are do not have vacuum breakers. Several roof drain gravel stops are broken or missing, resulting in partially plugged drains.
2. Extinguishers should be replaced throughout as required.
3. Copper Piping is original and probably contains lead at fittings and calcium build-up on pipe walls. Piping should be corrected or replaced.
4. Fixtures in 1954, 1959 sections are old, discoloured and mismatched in many areas. Fixtures in these areas should be upgraded.
5. Old boiler shows signs of corrosion and should be replaced.
6. Steam boiler water conditioning system should be installed.
7. Steam system piping shows signs of external corrosion in boiler room, recommend piping be replaced.
8. Exposed insulation in 1962 section boiler cracking and frayed, possibly asbestos-based material.
9. Ventilation Units serving Stage/Library and Gymnasium should be replaced.
10. Unit ventilators are approaching end of lifecycle and should be replaced.
11. Condensate receiver and pump in basement was not functioning at the time of the survey.
12. General Exhaust Systems require upgrading throughout.
13. Consideration should be given to provide air conditioning and humidification systems

ELECTRICAL

1. There is a shortage of exterior receptacles.
2. Some exit signage does not conform to code. Exit signage has no connection to emergency battery packs.
3. There is no surge protection.
4. Computer lab lighting level recorded is low. Additional lighting required to meet standards.

Further Investigations Required:

ARCHITECTURAL

- None.

MECHANICAL

- Flues and Stacks appear to be in good condition within mechanical room, but brick chimney may not be lined.
- Exposed insulation in 1962 section boiler cracking and frayed, possibly asbestos-based material.
- Condition of filters in unit ventilators is unknown and should be investigated.

ELECTRICAL

- None.