

SCHOOL FACILITIES EVALUATION REPORT

School District: Edmonton R.C.S. Regional Division #40

School: St. Agnes School

Location: Edmonton

Date of Tour: April 11, 2000



FRANCIS NG ARCHITECT LTD.

Principal: Francis Ng, BArch (Nova Scotia), BSc (Alberta), MAAA, MRAIC

#2248 Sun Life Place, 10123 - 99 Street, EDMONTON, Alberta, T5J 3H1 Tel: (780) 424-1347 Fax: (780) 423-4624

SCHOOL FACILITIES EVALUATION REPORT

Evaluation Team: Francis Ng Architect Ltd.
Paul Fung Mechanical Engineer
K.S.J. Engineering Ltd.

Date of Tour: April 11, 2000

School: St. Agnes School
Edmonton

School District: Edmonton R.C.S. Regional Division #40

EXECUTIVE SUMMARY:

ARCHITECTURAL

This school was built in 1950. Additions were built between 1953 and 1970. Several re-roofing works were carried out between 1983 and 1986. Floor plans from School Board and Alberta Infrastructure were different. There was no record showing the interior renovation and modernization.

MECHANICAL

This is an old (1950) school with old (1953 / 1954) additions. The Mechanical system, in spite of being well maintained over its lifetime, requires numerous repairs / upgrades. These are described below.

ELECTRICAL

This is an old (1950) school with old additions.

SUMMARY OF OBSERVATIONS & RECOMMENDATIONS:

ARCHITECTURAL

The school has barrier-free provision for entrance to main floor but no access to washrooms and second floor. Sound was transmitted through the mechanical cabinets along the windows; through the gaps between interior walls and exterior walls and through partitions at ceiling level. All operable windows did not work properly due to the obstruction of the top bars of the surface mounted horizontal venetian blinds. Ponding on both lower and upper roofs could be seen.

MECHANICAL

Currently, outstanding Mechanical deficiencies include the need replace domestic water piping, plumbing brass, as well as the need to upgrade heating system zone controls.

ELECTRICAL

This school is being leased out to a non-profit organization. For the age of the school, the electrical systems are in good condition. It appears that the main service was upgraded in the past. Lighting levels in the corridors are low and should be upgraded.

FURTHER INVESTIGATIONS REQUIRED:

ARCHITECTURAL

A major crack in interior concrete foundation under the wall between Gymnasium and Stage in the Basement Mechanical Room in 1954 section was seen. Due to time of construction, check asbestos materials.

MECHANICAL

Mechanical items requiring further investigation include the measurement of outside and total airflow quantities to the various areas of the building, as they apply to the building's ventilation system.

ELECTRICAL

N/A

PHOTOS

- | | |
|---------|---|
| Photo 1 | Exposed Concrete Foundation (1.1.7) |
| Photo 2 | Concrete Parking Pad Cracked (1.3.3) |
| Photo 3 | Ponding over Administration Area in 1954 Section (2.2.1) |
| Photo 4 | Ponding over 1953 Section (2.2.1) |
| Photo 5 | Facing Brick Efflorescence (2.3.1) |
| Photo 6 | Terrazzo Wall Cracked in Bay W.R. in 1950 Section (3.2.8) |