

SCHOOL FACILITIES EVALUATION REPORT

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

School: St. Gabriel School

Location: Edmonton

Date of Tour: April 5, 2000



FRANCIS NG ARCHITECT LTD.

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Evaluation Team: Francis Ng Architect Ltd.
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EXECUTIVE SUMMARY:

ARCHITECTURAL

This school was built in 1957. Additions were built in 1961 and 1967. Several re-roofing works were carried out between 1967 and 1999.

MECHANICAL

This is an older (1957) school, which has been fairly well maintained over its lifetime. In spite of this, there are some Mechanical items requiring repair or replacement.

ELECTRICAL

It is a (1957) school with additions in 1961 and 1967. The electrical systems are generally in good condition.

SUMMARY OF OBSERVATIONS & RECOMMENDATIONS:

ARCHITECTURAL

The school has barrier-free provision for west entrance to main floor. All south, east and west windows need new gaskets. All operable windows facing inner courtyards need repair. Additional chalkboards and tackboards are required. There were no acoustic panels in Gymsnasiums. Ponding on both lower and upper roofs could be seen.

MECHANICAL

Currently, outstanding Mechanical deficiencies include replacement of vacuum breakers on exterior hose bibbs and the replacement of the humidifier and radiation control valves.

ELECTRICAL

No immediate action is required other than to provide a surge suppression system. For energy conservation measure, provide a control system for the vehicle plug-ins.

FURTHER INVESTIGATIONS REQUIRED:

ARCHITECTURAL

Cracks in interior concrete blocks in Gymnasium 127 and Gymnasium 140 and at the window headers in east and west facing classrooms need further investigation. 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 – especially in the Gymnasium. The operation of the rooftop unit control systems is also in question.

ELECTRICAL

N/A

PHOTOS

- | | |
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| Photo 1 | Exposed Concrete Foundation (1.1.7) |
| Photo 2 | Cracked Foundation and Sidewalk (2.1.1) |
| Photo 3 | Serious Blisters on Roof (2.2.1) |
| Photo 4 | Mortar Joints of Chimney need Repair (2.2.2) |
| Photo 5 | Concrete Block is Cracked (2.3.5) |
| Photo 6 | Concrete Blocks Cracked in Gym (3.1.1) |
| Photo 7 | Folding Partition Finish Damaged Between Rooms 204 and 205 |