

**Consultants:**

Architectural: Burgess Bredo - Burgess Bredo Architect Ltd.

Mechanical: Ron Krewulak - RAK Engineering Ltd.

Electrical: Ron Krewulak - RAK Engineering Ltd.

**Architectural**

J.H. Picard is an older school which requires a major modernization. A major modernization may wish to address a main entrance on the north side of the school rather than the existing west entrance facing a very busy 99 Street. The school was built in three phases. The first phase was built in 1954 (5357.2 sq.m.), phase two was built in 1958 (1156.5 sq.m.), and the final phase was built in 1965 (2678.3 sq.m.). Phases one through three are all masonry construction with concrete structural frame, flat roof with the facade being made up brick cladding. The building is approximately 171 sq.m. oversized by current standards.

Several architectural systems need replacing. The parking lot requires re-configuration and re-surfacing. Bare spots on the site require re-seeding. There are other miscellaneous. The buildings roof requires partial replacement. Face brick cladding on the facade is in need of cleaning. The windows in the 1954 and 1958 phases require replacement. There are other miscellaneous repairs. On the interior, finishes require upgrading. BFA needs upgrading and an elevator is required. There are other miscellaneous repairs. Cost of architectural work is \$1,415,300.

**Mechanical**

Portions of the buildings mechanical heating and ventilation have been upgraded. There are many sections of the mechanical system that are old, well beyond expected life and should be upgraded. Cost of mechanical work is \$1,587,000.

**Electrical**

The buildings electrical installation is very old and should be replaced in order to maintain continued service. Cost of electrical work is \$881,500.

**FURTHER INVESTIGATIONS REQUIRED:****Architectural**

No further investigations required.

**Mechanical**

No further investigations required.

**Electrical**

No further investigations required.