

**Consultants:**

Architectural: Burgess Bredo - Burgess Bredo Architect Ltd.

Mechanical: Ron Krewulak - RAK Engineering Ltd.

Electrical: Ron Krewulak - RAK Engineering Ltd.

**Architectural**

Louis St. Laurent High School is a solidly built school which needs a major modernization. The school was built in four phases. The first phase was built in 1966 (3519.1 sq.m.), phase two in 1968 (9652.30 sq.m.), phase three in 1974 (127.1 sq.m.) and the final phase in 1993 (384.4 sq.m.). Phases one, two and four are masonry construction with a concrete framed structure, flat roof and the facade is made up of brick cladding. Phase two is wood frame with a flat roof. The building is approximately 225 sq.m. undersized by current standards.

Portions of the site require re-grading and re-seeding. Drainage in the courtyard area is in need of improvement. Some concrete sidewalks are damaged and need to be replaced. A BFA curb cut needs to be provided. Several architectural systems need replacing. The buildings roof requires partial replacement. Panic hardware is in need of replacement. Windows need replacing and there are other miscellaneous repairs. On the interior, the concrete slab in the Theater requires mud-jacking. Finishes in most areas and washrooms require upgrading. Millwork requires either upgrading and/or replacement. Sprinklers and BFA need to be improved. There are other miscellaneous upgrades and repairs. Cost of architectural work is \$1,484,200.

**Mechanical**

The buildings mechanical system is very old and well beyond it's expected life. The mechanical system should be upgraded to comply with present code standards and to maintain continued service. Cost of mechanical work is \$2,496,500.

**Electrical**

The buildings electrical system is very old and well beyond it's expected service life. The electrical system should be upgraded to comply with present code standards and to maintain continued service. Cost of electrical work is \$1,162,500.

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

Further investigations required into hazardous materials.

**Mechanical**

No further investigations required.

**Electrical**

No further investigations required.

**Burgess Bredo Architect Ltd.**