

Our Lady of Lourdes, Edmonton

Consultants:

Architectural: Burgess Bredo - Burgess Bredo Architect Ltd.

Mechanical: Ron Krewulak - RAK Engineering Ltd.

Electrical: Ron Krewulak - RAK Engineering Ltd.

Architectural

Our Lady of Lourdes has been leased to the City of Edmonton on a long term lease for use as a Fire Training Facility. The City has made significant interior renovations as well as an addition at the front entrance and to the rear of the school. Interior renovations costing has not been provided since the cost effectiveness to convert the building back to an educational facility is beyond the scope of this evaluation and is unlikely to occur. The school was built in four phases. The first phase was built in 1953 (1472.5 sq.m.), phase two was built in 1962 (1209.50 sq.m.). Phases three (1992) and four (1998) were constructed by the City of Edmonton to modify the use of the building. Phase one is wood frame construction with a predominantly flat roof with a minor arched portion with the facade being made up of brick and metal wall cladding. Phase two is masonry and precast concrete construction, with a flat roof, the facade is made up of concrete block and precast concrete cladding. Phase three consists of masonry construction, flat roof and the facade being composed of metal cladding, face brick and aluminum curtain wall. addition. Phase four is wood frame construction and flat roof with metal wall cladding. The building is approximately 203.4 sq.m. undersized by current standards for an equivalent school of this size.

The site requires re-grading in isolated locations to improve drainage. Several architectural systems need replacing. Several downspouts need to be replaced and re-located to improve drainage. Windows in the 1962 phase need replacing. On the interior, floor and ceiling finishes need upgrading. BFA needs upgrading as it does not comply to the current code.

Mechanical

Major renovations would have to be done to the mechanical system if the building is to be occupied as a school.

Electrical

Major renovations would have to be done to the electrical system if the building is to be occupied as a school.

FURTHER INVESTIGATIONS REQUIRED:

Architectural

Further investigations required in hazardous materials if building were to be used as a school, as no hazardous materials audit is available.

Mechanical

No further investigations required.

Electrical

No further investigations required.

Burgess Bredo Architect Ltd.