

Consultants:

Architectural: Burgess Bredo - Burgess Bredo Architect Ltd.
Mechanical: Ron Krewulak - RAK Engineering Ltd.
Electrical: Ron Krewulak - RAK Engineering Ltd.

Architectural

St. Martha School is generally in good condition. The school was built in five phases. The first phase was built in 1980 (2338.3 sq.m.), phase two was built in 1981 (393.6 sq.m.), phase three was built in 1985 (167.0 sq.m.), phase four was built in 1992 (83.5 sq.m.) and phase five was built in 1994 (83.5 sq.m.). Phase one is masonry construction with a steel structure, both flat and low slope roofs with the facade being made up of brick and stucco cladding. Phases two through five are wood frame portables. The building is approximately 639 sq.m. undersized by current standards.

Problems are occurring due to settlement that need repairing. The parking lot needs to be re-configured to eliminate the unsafe condition. Several architectural systems need replacing. The roofing of the building needs to be replaced. There are also miscellaneous minor repairs on the exterior that need to be completed. On the interior, the slab needs mud-jacking. Finishes and selected millwork require upgrading. Acoustic wall panels need to be replaced. Modifications are required for barrier free access. Cost of architectural work is \$280,100.

The eight attached portables require some upgrades. Roofing needs replacing. Interior finishes require upgrading. Floor

assemblies require reinforcing. Cost of all work to portables is \$124,200.

Mechanical

The building mechanical system is generally in very good shape with only minor repairs required to the hot water tank. Cost of mechanical work is \$300.

Electrical

The building electrical system is generally in good shape. The fire alarm system, emergency lighting system, exit signs and the building intercom system are old and should be upgraded. The buildings lighting should also be retrofitted to T8 energy efficient lighting with electronic ballasts. Cost of electrical work is \$164,800.

FURTHER INVESTIGATIONS REQUIRED:**Architectural**

Further investigations required in hazardous materials.

Mechanical

No further investigations required.

Electrical

No further investigations required.

Burgess Bredo Architect Ltd.