

Consultants:

Architectural: Burgess Bredo - Burgess Bredo Architect Ltd.

Mechanical: Ron Krewulak - RAK Engineering Ltd.

Electrical: Ron Krewulak - RAK Engineering Ltd.

Architectural

St. Nicholas school has undergone a major modernization and addition and is generally in good condition. The school was built in two phases. The first phase was built in 1959 (3296 sq.m.) with an addition in 1986 (301 sq.m.). The school is masonry construction with a glu-lam and concrete structure. The school has a flat roof and the facade is EIFS cladding. The building is approximately 401 sq.m. oversized by current standards.

Site improvements limited to a staff parking lot as one is currently not provided. Several architectural systems need replacing. Roofing needs replacing in areas that have not already been upgraded. On the interior of the school, portions of floor finishes and wall finishes need upgrading, toilet partitions need repair, the Industrial Arts Shop area needs acoustic treatment, millwork in the science rooms needs replacing as well as other minor miscellaneous repairs. Cost of architectural work is \$258,200.

Mechanical

Mechanical heating and ventilation system in building is generally old and should be upgraded. Cost of mechanical work is \$289,500.

Electrical

Electrical system is generally in good shape, however, lighting fixtures should be replaced utilizing T8 lamps with electronic ballast. The buildings fire alarm system and intercom system should be upgraded. Cost of electrical work is \$172,000.

FURTHER INVESTIGATIONS REQUIRED:**Architectural**

Further investigations required into hazardous materials.

Mechanical

No further investigations required.

Electrical

No further investigations required.