

EXECUTIVE SUMMARY

Edmonton Catholic Regional Division No. 40

St. Patrick, Edmonton

Consultants:

Architectural: Burgess Bredo - Burgess Bredo Architect Ltd.

Mechanical: Ron Krewulak - RAK Engineering Ltd.

Electrical: Ron Krewulak - RAK Engineering Ltd.

Architectural

St. Patrick is a school in need of work, especially phases one and two. In the event of a major modernization it may be more cost effective to simply demolish these two phases rather than try to upgrade them. The school was built in five phases. The first phase was built in 1945 (377.2 sq.m.), phase two was built in 1951 (166.40 sq.m.), phase three in 1957 (1056.40 sq.m.), phase four in 1961 (691.20 sq.m.) and the final phase in 1972 (2455.30). Phases one through four are frame construction with flat roof. Phase five is masonry construction with flat roof and exterior brick cladding. The building is approximately 187 sq.m. oversized by current standards.

The parking lot needs to be re-graded and paved. The site also requires other minor miscellaneous repairs. Several architectural systems need replacing. The roofing system throughout the school needs to be replaced. Windows in the 1972 phase need replacing. The buildings exterior also requires some minor miscellaneous repairs. On the interior of the school, finishes in most areas of the building need upgrading. Both doors and millwork require replacement in portions. Washroom finishes and

toilet partitions need upgrading. Upgrades need to be performed in order to bring the building up to code and BFA standards. Cost of architectural work is \$690,900.

Mechanical

The mechanical system in the building is very old and well beyond the expected system life. The mechanical system should be replaced throughout the building in order to provide continued reliable service. Cost of mechanical work is \$1,450,800.

Electrical

The buildings electrical system is very old and well beyond the expected system life. The electrical system should be replaced throughout the building to provide continued reliable service. Cost of electrical work is \$613,500.

FURTHER INVESTIGATIONS REQUIRED:

Architectural

Further investigation into code issues warranted if major upgrading is to take place.

Mechanical

No further investigations required.

Electrical

No further investigations required.

Burgess Bredo Architect Ltd.