

Consultants:

Architectural: Burgess Bredo - Burgess Bredo Architect Ltd.

Mechanical: Ron Krewulak - RAK Engineering Ltd.

Electrical: Ron Krewulak - RAK Engineering Ltd.

Architectural

St. Philip school is in reasonably good condition but there are concerns relative to structural settlement and building envelope. The school was built in five phases. The first phase was built in 1971 (2083.3 sq.m.). Portables were placed on site in 1964 and 1968 before the gymnasium was extended (386.36 sq.m.) and a washroom addition (38.51 sq.m.) added in 1986. An additional portable was added to the site in 1991. Permanent construction consists of concrete block walls with steel framed flat roofs and glu-lam wood framed flat roof and stucco cladding. All portables are wood framed. The building is approximately 870 sq.m. undersized by current standards.

Settlement problems are occurring in a number of areas and require repair. Topsoil needs replacing in some areas and re-seeding is also required in some areas. Several architectural systems need replacing. Window components need upgrading. On the interior, floor and ceiling finishes need upgrading. Millwork needs to be provided in the computer lab. Non-complying corridor partitions need to be replaced. BFA needs upgrading. Cost of architectural work is \$168,600.

The four attached and 2 detached portables require some upgrades. Portables need to have the roofing replaced. Flooring in portables needs replacing. BFA does not comply for detached units. There are other miscellaneous minor upgrades. Cost of all work to portables is \$124,400.

Mechanical

The buildings mechanical heating and ventilation system is in poor condition with old equipment and should be upgraded in order to provide continued service. Cost of mechanical work is \$251,000.

Electrical

The buildings electrical installation is generally in good shape. The fire alarm system, building lighting system and intercom system are all old and should be upgraded. Cost of electrical work is \$252,000.

FURTHER INVESTIGATIONS REQUIRED:**Architectural**

Further investigation is required regarding hazardous materials.

Mechanical

No further investigations required.

Electrical

No further investigations required.

Burgess Bredo Architect Ltd.