

EXECUTIVE SUMMARY

Edmonton Catholic Regional Division No. 40

St. Sophia, Edmonton

Consultants:

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

Architectural

St. Sophia school no longer functions as a school and it is unlikely that it ever will in the future. No costing has been provided since the cost effectiveness to construct classrooms, bring in portables and modernize the 1979 portion are beyond the scope for this evaluation. The school was built in five phases. The first phase was built in 1979 (278.7 sq.m.), phase two was built in 1979 (274.40 sq.m.), phase three in 1984 (18.00 sq.m.), phase four in 1998 and phase five in 1999. Phase one is a pre-engineered metal building with a low slope standing seam metal roof and metal wall cladding. Phase two is a wood frame addition for portables. Phase three is a pre-engineered steel frame addition. Phase four is a series of buildings constructed of miscellaneous wood and metal frame that have been added to the gymnasium portion of the building. Phase five consists of several trailers that have been attached to the west end of the building.

The site has poor drainage and landscaping. The sidewalks on the site are in very poor condition and hazardous. BFA does not comply. Several architectural systems need replacing. Poor roof drainage is contributing to roof drainage and ponding problems. Weatherstripping on the windows and door hardware is in poor condition. On the interior, finishes require upgrading, doors are in poor condition and the building does not comply to current BFA

standards. The architectural systems of the portable additions need replacing. The roofing system of the portables requires replacement. Doors and interior finishes require replacement/upgrading. BFA does not comply to current standards.

Mechanical

The mechanical system is very old and does not comply with present codes. The mechanical system will have to be completely upgraded if the building is to be occupied as a school.

Electrical

The building electrical installation is very old, in poor shape and does not comply with present codes. The entire electrical system will have to be upgraded if the building is to be occupied as a school.

FURTHER INVESTIGATIONS REQUIRED:

Architectural

Further investigations required in hazardous materials as no hazardous materials audit is available.

Mechanical

No further investigations required.

Electrical

No further investigations required.

Burgess Bredo Architect Ltd.