

EXECUTIVE SUMMARY

Edmonton Catholic Regional Division No. 40

St. Teresa Elementary, Edmonton

Consultants:

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

Architectural

St. Teresa is less than 30 years old but has been plagued with roofing and vapour transmission problems. The school was built in three phases: 1979 (1696.2 sq.m.), 1982 (394.73 sq.m.), 1992 (1290.50 sq.m.). Phase one is masonry, pitched metal clad roof and flat roof, stucco and brick exterior materials. Phase two is a frame addition to accommodate 4 portables. Phase three is a pitched metal clad and flat roof addition. The building is approximately 106 sq.m. undersized by current standards.

Several architectural systems need replacing. Site: Provide one BFA parking stall. Replace steps with a new concrete ramp. This school is generally in good condition but the most serious problems relate to the roof and have been rated as a 1. The pitched metal cladding combined with air leakage into the attic space are creating large amounts of ice on the roof. Ice sliding off the roof created a hazard to children below. After a series of investigations and repair projects the School District is on the verge of solving this problem. Interior: Replace worn carpets in some classrooms. Replace hallway ceilings in original phase. Replace toilet partitions, floor finishes and ceilings in 1979 washrooms. Upgrade floor, ceiling and wall finishes in 2 portables. Cost of architectural work is \$115,900. Cost of repairs to portables is \$12,000.

Mechanical

Mechanical system is generally in good shape, however many of the components and equipment are old and should be replaced with new units in order to provide continued service. Cost of mechanical work is \$ 138,000.

Electrical

Electrical system is generally in good shape, however many of the components and equipment are old and should be replaced with new units in order to provide continued service. Cost of electrical work is \$ 125,000.

FURTHER INVESTIGATIONS REQUIRED:

Architectural

No hazardous materials audit available.

Mechanical

No further investigations required.

Electrical

No further investigations required.

Burgess Bredo Architect Ltd.