

EXECUTIVE SUMMARY

Foremost School was constructed in 1947, and had several additions made to it. There are no relocatables at this facility.

The school is principally wood frame construction, except for the 1961 addition which is concrete, with a wood roof deck and stucco/masonry exterior finish. Substantial remediation is required to exterior wall finishes, cost included. A cost has been included for sprinklering, to comply with Code; however, this should be investigated further. The building interior is in fair to good condition. Repairs and maintenance are required to the exterior fabric to prevent further deterioration, and also site work repairs.

Mechanically, the school is in generally good condition. Some lighting needs upgrading. The feed to the Gymnasium lighting needs upgrading.

The electrical system is generally acceptable. The school needs a lighting retrofit, and the fire alarm system requires replacement.

The estimated construction cost for the remedial work identified in the attached evaluation is summarized below. Costs are based on "Appendix A-Cost Unit Rate Chart", provided by Alberta Infrastructure, and supplemented by Yardstick for Costings, 1998 edition. A listing of the Yardstick costing rates used is included with this evaluation.

1.	Site related work	\$ 40,200.00
2.	Building exterior	\$ 123,000.00
3.	Building interior	\$ 210,700.00
4.	Mechanical	\$ 81,000.00
5.	Electrical	\$ 77,350.00
6.	Relocatables	\$ <u>0.00</u>
	Total Estimated Cost	\$ 532,250.00

**School Facilities Evaluation Project
Prairie Rose Regional Division No. 8**

**FOREMOST SCHOOL
Foremost, Alberta**

Space Adequacy Assessment

Based on school capacity of 495 students, the School Building Area Guidelines indicates that the existing school area is deficient as noted below.

Existing Total Area Calculation (s.m.)	5,936.20
Equivalent New Facility Area Calculation (s.m.)	4,896.00
Surplus (s.m.)	1,040.20

Further Investigation

Code review recommended as building area exceeds present Code limits for a non-sprinklered building. Further investigations are recommended for poor surface drainage, roofing condition, some structural concerns, the possibility of hazardous materials, and staining on exterior faces of building due to tainted sprinkler water.

School Data Plan Information

An addition has taken place which is not currently shown on the mini-plans. This change which was noted during site inspection, is approximated on the attached plans.