

School Name:	Foremost School				School Code:	6907
Location:	Foremost				Facility Code:	209
Region:	South				Superintendent:	Mr. Keith Jones
Jurisdiction:	Prairie Rose Regional				Contact Person:	Mr. Brian Frey
	Division No. 8				Telephone:	(403) 527-5516
Grades:	K - 12				School Capacity:	495
Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1947	1	1957.0	Frame, flat roof (wood), stucco cladding.		
Additions/ Expansions	1958	1	720.2	Steel post & beam/masonry, flat roof (wood), stucco cladding.		
	1986	1	751.7	Frame, flat roof , stucco cladding.		
	1961	1	1999.5	Concrete post & beam/masonry, flat roof (wood), precast cladding, gym roof concrete tee.		
	1997	1	60.0	Frame, flat roof (wood), stucco cladding.		Addition to 1947 Section for Gym storage.
	1956/69	1	364.0	Masonry, flat roof (wood & steel), no cladding (painted masonry).		Industrial Arts use - free standing building.
	1971	1	83.5	Frame, low slope roof, metal cladding.		Former Band Room, now used for surplus storage. All interior and exterior materials poor, would require full extensive renovation. Input from jurisdiction required. (see Print 13)
					Evaluator's Name:	Alan Benson
					& Company:	CJC Architects Inc.

Upgrading/ Modernization (identify whether minor or major)		1983	1	67.83	No change.		Minor interior renovation in 1961 building section.
		1986	1	3599.26	No change.		Major modernization to architectural finishes in 1947, 1958 & 1961 building sections.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)		Nil					
List of Reports/ Supplementary Information		Provided by Jurisdiction: Quote for roofing repairs, dated October 25, 1999, Fire Alarm Inspection Report, dated August 10, 1999. Mini plans.					

School Facility Evaluation Project
Part III - Space Adequacy

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Outdoor areas, fencing, surface drainage, sidewalk replacement.	\$40,200.00
2	Building Exterior	Wall crack repairs, window maintenance, roof maintenance, major exterior finish repairs. NB: Further investigations recommended for structural, roofing, drainage and staining items.	\$123,000.00
3	Building Interior	Wall cracks, Gym equipment, 1956/69 Washrooms, barrier free access. NB: Further investigations required.	\$210,700.00
4	Mechanical Systems	Generally good condition. 1958 wing needs ventilation added. School is not air conditioned and computer rooms get very hot.	\$81,000.00
5	Electrical Systems	Generally good condition. Some lighting needs upgrading. Feed to gym light gets hot and needs attention. Some other minor issues.	\$77,350.00
6	Portable Buildings		N/A
7	Space Adequacy:		
	7.1 Classrooms	17.1 s.m. deficiency	
	7.2 Science Rooms/Labs	113.8 s.m. deficiency	
	7.3 Ancillary Areas	103.7 s.m. deficiency	
	7.4 Gymnasium	349.0 s.m. surplus	
	7.5 Library/Resource Areas	39.7 s.m. deficiency	
	7.6 Administration/Staff Areas	56.0 s.m. deficiency	
	7.7 CTS Areas	29.8 s.m. surplus	
	7.8 Other Non-Instructional Areas (incl. gross-up)	1092.3 s.m. surplus	
	Overall School Conditions & Estim. Costs		\$532,250.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate. Expansion possible.	N/A
1.1.2	Outdoor athletic areas.	3	Rough grass areas - average. Coarse sand running track - average. Long jump pit - good. Asphalt tennis court c/w chain link fence - poor, requires hard surfacing and new fence.	\$8,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Two (2) playground areas - equipment fair to good, some with grass, some with rubber ship base. Replace all bases with pea gravel.	\$1,400.00
1.1.4	Site landscaping.	4	Grass areas, most with underground irrigation.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Fencing - average. Wooden posts on South side need replacing.	\$2,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	1	Fairly flat, poor drainage away from building. Drains to foundation at North end of 1961 section, causing water in crawl space & heating ducts. Requires regrading and hard surfacing (see Photo 47).	\$2,000.00
1.1.7	Evidence of sub-soil problems.		No problems noted.	
1.1.8	Safety and security concerns due to site conditions.		No site lighting for parking area (refer to Section 5).	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes		Refer to 1.2.2	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One (1) vehicular access point. Three (3) pedestrian access points. Appears functional.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No road network.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site.	
1.2.4	Fire vehicle access.	4	Access to three (3) faces.	
1.2.5	Signage.	4	Effective sign on building face.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Parking not defined, estimate space will accommodate 60 parking spaces. No electrified stalls.	
1.3.2	Layout and safety of parking lots.	3	No defined layout - provide curb islands.	\$6,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Part asphalt, part gravel surface - poor, numerous ponding. Re-grading and surfacing required. Estimated 2,000 s.m.	\$10,000.00
1.3.4	Layout and safety of sidewalks.	4	Adequate.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Various sections of concrete sidewalks cracked and heaved - drainage poor. Estimate 180 s.m. replacement required (see Photo).	\$10,800.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cut provided but ponding occurs due to poor street drainage. No ramps necessary.	
Other		F.I.	Municipal sidewalk along Main Street severely cracked and heaved - hazardous. Recommend jurisdiction approach municipality for replacement.	
	Overall Site Conditions & Estimated Costs			\$40,200.00

2.1	Overall Structure		Bldg.	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	N/A	All	Single storey, N/A	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Generally all building sections.	
		F.I.	1947	Vertical crack above jamb of South Exit Door (see Print 19).	
		2	1956/69	Numerous cracked joints in masonry walls of Industrial Arts building (see Photo) - full stucco possible solution (see also Item 2.3.3).	\$41,300.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1961	Generally all building sections.	
		3	1961	Precast concrete spandrel cracked, half way along East side - needs repair to prevent spalling.	\$1,200.00
2.1.4	Control/expansion joints.				
Other					

2.1	Overall Structure		Bldg.	Description/Condition	
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	All	Generally B.U.R. believed to be 20+ years. Comprehensive roofing report not available.	
			1961	E.P.D.M. on Gymnasium.	
			1971	Shingles on former Band Room - poor (see Summary, Page 1).	
		4	1997	Low slope shingles on Gymnasium Storage Addition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1961	Roof hatch provided but no ladder - add rung ladder.	\$1,450.00
			1956	Roof hatch provided but no ladder - add rung ladder.	
			1961	Vertical joint between masonry chimney and building face needs caulking (see Photo).	
		2	1997	Eavestrough, downspout and splashpad required on Gymnasium Storage Addition.	\$450.00
2.2.3	Control of ice and snow falling from roof.	3	1961	Poor canopy drainage at North-west Exit from Gym - reconstruct. Slope and roof with metal roofing.	\$2,400.00
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

2.1	Overall Structure		Bldg.	Description/Condition	
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1947	Non-flashed stucco build-out at window line is spalling (see Photo37) - flashing required to extend up behind stucco. This problem is extnsive and will require re-stuccoing.	\$9,000.00
		3	1958	Spalled stucco at West Exit - repair.	\$500.00
		3	1958/1986	Stucco build-out same as 1947 section. Face brick cracked (East side) - cut out and patch. Vertical joint between brick panels (East side) - caulk. Full height crack in face brick, South side - cut out and patch (see Print 19).	\$45,000.00
		F.I.	1971	Metal cladding poor - see summary Page 1.	
		3	1986	Spalled parging at wall base - replace. Vertical crack in stucco where structures adjoin on North-east side - install control joint & re-stucco.	\$3,900.00
			1997	Spalled parging - same as 1986 section.	\$600.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Prefinished metal fascia & parpet flashing generally good - all building sections.	
		3	1958	Cap flashing at wing wall causing staining - replace flashing.	\$500.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1956/69	Moisture staining on inside face of masonry walls, most likely due to lack of vapour barrier & insulation, and poor exterior finish (see also Item 2.1.2) - provide epoxy painted vapour barrier.	\$8,000.00
2.3.4	Interface of roof drainage and ground drainage systems.	F.I.	All	Surface drainage - poor, liable to flood in areas between 1947 & 1961 and 1958 & 1961 building sections. Some remedial action has been taken with rain water leaders (see Print 16) May require addition of french drains and drywells.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1986	Cracked drywall in Room 154 - repair. Minor water stains in Room 154 - repair.	\$1,000.00
Other		F.I.	All	Extensive brown staining on exterior wall finishes and windows due to sprinkler overspray of tainted water supplied by municipality for irrigation (see Photos 7). Request input from jurisdiction.	
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Typically aluminum doors at Entrances, hollow metal at exits - generally acceptable.	

2.1	Overall Structure		Bldg.	Description/Condition	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	1	1958	Double entrance doors sagging and poor closer - repair.	
		4	All	Functioning adequately, generally all areas.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Functioning adequately, generally all areas.	\$1,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1949	Typically aluminum with hopper sash and sealed unit glazing - generally acceptable; however, some caulking required and some sealed unit failure. Some wood windows need repainting.	\$5,700.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Generally acceptable. Some screens need replacement.	\$1,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$123,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Generally all areas.	
		3	1961	Masonry cracked in Girls North Shower Room - repair.	\$2,400.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All		
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	Typically vinyl composite tile, and carpet in Library and Administration - in fair to good condition. Some VCT damaged, carpet worn in Admin, repainting in Service Rooms, wood floor refinishing in 1947 Gym and 1961 Stage.	\$26,000.00
		4	1956/69	Painted concrete - needs refinishing.	\$2,500.00
3.2.2	Wall materials and finishes.	3	All	Painted masonry/drywall - generally all areas good.	\$12,000.00
3.2.3	Ceiling materials and finishes.	3		Typically 610 x 1219 mm acoustic tile, exposed structure in Gymnasium - generally good condition. Some minor repairs and paint required to drywall ceilings.	\$1,500.00
		4	1956/69	Exposed structure.	
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	4	All	Typically solid core wood doors & pressed steel frames - appropriate and generally in good condition. Some minor repairs and paint needed.	\$2,400.00
3.2.5	Millwork	4	All	Functional and fair to good - generally all areas. Some minor repairs required.	\$2,400.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Adequate.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1947	Gymnasium back stops not adjustable - replace.	\$6,000.00
		4	1986	Home Economics adequate and functional.	
3.2.8	Washroom materials and finishes.	4	All	Appropriate and good condition generally all areas.	
		3	1956/69	Poor materials - refinish all surfaces.	\$5,000.00
Other					
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet</i>		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
	<i>applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together</i>	F.I.	1947, 1958, 1961, 1986	Full Code evaluation recommended due to building size and proximity of exposing building faces. May require to be sprinklered. No inspection report available. Sprinklering allowed for, including upgrade of water service.	\$142,000.00
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Combustible and non-combustible construction - non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).			See Item 3.3 above.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Appears to comply generally all areas. 20 minute rated classroom doors.	
		1	1958	Furnace and Janitor Room need rated door assembly.	\$4,000.00
3.3.4	Exiting distances and access to exits.	4	All	Appears to comply.	
3.3.5	Barrier-free access.	2	All	Requires handicap door operators on entrance doors.	\$4,500.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	No hazardous materials audit provided. Possiblitiy of asbestos reported in 1958 section.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	None reported. Refer to Section 4 for ventilation.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$210,700.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>	N/A	No portables.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			N/A

School Facility Evaluation Project
Part III - Space Adequacy

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	14.0		1022.3	13.0	80.0	1040.0	-17.7	All areas in square meters.
7.2	Science Rooms/Labs	1.0	101.2	101.2	1.0	95.0	215.0	-113.8	Based on 1 Science Room for elementary, and 1 shared fro Junior & Senior High
					1.0	120.0			
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3.0		296.30	1.0	130.0	400.0	-103.7	Existing free-standing band room included.
					3.0	90.0			
7.4	Gymnasium (incl. gym storage)	1.0	519.8	954.0			605.0	349.0	
		1.0	434.2						
7.5	Library/Resource Areas	1.0	194.3	194.3			234.0	-39.7	
7.6	Administration/Staff, Physical Education, Storage Areas			395.0			551.0	-156.0	
7.7	CTS Areas								
	7.7.1 Business Education	2.0		168.7	1.0	115.0	115.0	53.7	
	7.7.2 Home Economics	1.0	138.4	138.4	1.0	160.0	160.0	-21.6	
	7.7.3 Industrial Arts	1.0	287.7	287.7	1.0	290.0	290.0	-2.3	Existing free-standing building.
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2378.30			1286.0	1092.3	
	Overall Space Adequacy Assessment			5936.2			4896.0	1040.2	Based on 52% Elementary, 25% Junior High & 23% Senior High