

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Cappy Smart Elementary School			School Code:	9353	
Location:	5808 Madigan Dr. N.E.			Facility Code:	1559	
Region:	South			Superintendent:	Dr Donna Michaels	
Jurisdiction:	Calgary Public School Board			Contact Person:	Leanne Soligo	
	District No. 19			Telephone:	214-1123	
Grades:	Kindergarten to 6			School Capacity:	550	
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	1979	1	3,007.70	Concrete slab, concrete block walls, owsj, steel roof decking, brick cladding.	Two hot water heating boilers serving perimeter radiation with central air handling and air conditioning. Gym has dedicated air handling unit.	
Additions/ Expansions						
					Evaluator's Name:	Doug Campbell
					& Company:	Carruthers & Associates Architects Inc

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1979 Unknown	1	780.4 167.0	Attached/permanent	Gas fired furnaces with cooling and roof mounted condensing units.	
	Total		3,955.10			
List of Reports/ Supplementary Information	Asbestos report by Enviromental Health Professionals for Calgary Board of Education-February 21, 1999					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site surfaces, paved and gravel and grass in adequate condition. Large playing field to north of school drains to buildings north face, under portables.	\$59,500
2	Building Exterior	Building proper exterior in excellent condition.	\$0
3	Building Interior	Building interior is in good condition.	\$126,000
4	Mechanical Systems	Separation of main intake air and boiler flues is closer than what is considered acceptable.	\$15,000
5	Electrical Systems	The installation of surge protection on the main distribution, a new Fire alarm system and upgrade to the emergency lighting system.	\$62,000
6	Portable Buildings	Two phases. Phase one, 1979 in worn out condition. Phase two, date unknown, in worn and extensively deteriorated condition.	\$176,000
7	Space Adequacy:		
	7.1 Classrooms	Deficiency: 202.2m2	
	7.2 Science Rooms/Labs	Deficiency: 80m2	
	7.3 Ancillary Areas	Deficiency: 65.3m2	
	7.4 Gymnasium	Deficiency: .3m2	
	7.5 Library/Resource Areas	Surplus: 63.2m2	
	7.6 Administration/Staff Areas	Deficiency: 141.6m2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency: 127.3m2	
	Overall School Conditions & Estim. Costs		\$438,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Site area is 37953.35 sq.m. This is adequate.	
1.1.2	Outdoor athletic areas.	3	Large outdoor athletic area to north of school. Smaller playground area to east of school with play equipment and basketball facilities. Asphalt playground surfaces require resurfacing.	\$8,500
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Playground equipment is in adequate condition. The bases are gravel and in adequate condition.	
1.1.4	Site landscaping.	4	Mainly grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	All site accessories are in adequate condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Large continuous swale wraps around building to north. As a result, the large playing field to north of school drains to buildings north face, pooling under and beside the portables.	\$12,000
1.1.7	Evidence of sub-soil problems.	5	No evidence noted	
1.1.8	Safety and security concerns due to site conditions.	5	None noted.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Vehicular access to parking lot to west of building. Pedestrian access to main (south) entrance from Madigan Dr. sidewalk and from on-site sidewalk adjacent to gravel parking lot to east entrance. All other entrances accessible through paved playground areas.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt. Uneven. Patch and repair.	\$2,500
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Drop-off is the Madigan Dr. NE sidewalk. There is no dedicated drop off area for buses or handicapped.	
1.2.4	Fire vehicle access.	4	Fire vehicle access to the south is from Madigan Ave., to the west is through the parking lot and adjacent paved playground area. To the east access is through gravel parking to adjacent paved playground areas.	
1.2.5	Signage.	3	No noted drop-off, bus, or handicapped signage.	\$3,500
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	Two parking lots. Lot one: West of building, asphalt, 28 stalls. Lot two: East of building, gravel, 14 stalls.	
1.3.2	Layout and safety of parking lots.	3	Lot one: adequate layout and no apparent safety concerns. Lot two: Positioned adjacent to sidewalk, and street with very little drive. Should be reconsidered, replanned and regraded.	\$25,000
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Lot one: asphalt, adequate drainage with catch basin. Some ponding. Resurface. Lot two: gravel, drains to sidewalk and street, muddying both. Reconfigure, see 1.3.2	\$8,000
1.3.4	Layout and safety of sidewalks.	5	No inadequacies noted.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	5	No inadequacies noted.	
1.3.6	Curb cuts and ramps for barrier free access.	5	School at same grade as entry and sidewalk, no ramps necessary.	
Other				
	Overall Site Conditions & Estimated Costs			\$59,500

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	5		No failure to note.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5		No failure to note.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5		No failure to note.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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</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).	FI		Some staining in acoustic tile show possible leaks in library and special needs room areas.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI			
2.2.3	Control of ice and snow falling from roof.	N/A		Flat roof with internal drainage.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	5		No failure to note.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5		No failure to note.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	5		No failure to note.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Flat roof with internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5		No failure to note.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5		No failure to note.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5		No failure to note.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	5		No failure to note.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5		No failure to note.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5		No failure to note.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5		No failure to note.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$0

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).	5		No failure to note.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	5		No failure to note.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3		Carpet in library is worn and requires replacement. Classroom VCT floors need repair. Loose carpet should be adhered to floors. Ceramic tile at entrances need patching and repairing.	\$30,000
3.2.2	Wall materials and finishes.	3		Maintenance required on many painted surfaces.	\$12,000
3.2.3	Ceiling materials and finishes.	3		Stained and damaged acoustic tile needs replacement. 15%	\$8,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	5		No failure to note.	
3.2.5	Millwork	3		All classroom, office and support room millwork inadequate, mismatched and/or in poor condition. Replace with higher quality items.	\$52,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5		No failure to note.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5		No failure to note.	
3.2.8	Washroom materials and finishes.	3		Floor wall and ceiling finishes in washrooms in need of repair. Tile floors need patching, walls and ceilings re-painted.	\$24,000
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<p><i>Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i></p> <p>3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.</p> <p>3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).</p> <p>3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).</p> <p>3.3.4 Exiting distances and access to exits.</p> <p>3.3.5 Barrier-free access.</p> <p>3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).</p> <p>3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)</p> <p>Other</p>		<u>Bldg. Section</u>	<u>Description/Condition</u>	
		5		Building is non-combustable.	
		5		No inadequacies to note.	
		5		Corridors concrete block, doors steel in steel frames. Ceilings are acoustic tile in t- bar.	
		5		No inadequacies to note.	
		5		No inadequacies to note.	
		FI		CBE Facility Asbestos Database completed Feb., 1999.	
		FI			
	Overall Bldg Interior Condition & Estim Costs				\$126,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Site drainage consists of grading to swales and catch basins run to street services.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Building has exterior hose bibbs.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Street fire hydrant is located adjacent to school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4		Exhaust are provided for special areas including kitchen areas.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		100 mm service from street, service runs to 50 mm meter. Service to building tied to municipal service.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	5		Backflow protection on all services recently completed.	
4.3.4	Piping and fittings.	4		All piping on domestic is copper and is in good shape for age of the facility.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are adequate. Require on going maintenance as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Two self contained hot water heaters, gas fired 36,000 BTUH input each.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Services tied to municipal mains.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Two hot water boilers installed in 1979. Capacity 1,613 MBH each. Units operate satisfactorily.	
4.4.2	Heating controls (including use of current energy management technology).	4		Controls are all pneumatic with interface to direct digital components for off site monitoring.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air is in place and acceptable.	
4.4.4	Treatment of water used in heating systems.	4		Treatment systems are current.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Acceptable.	
4.4.6	Heating air filtration systems and filters.	N/A		Not applicable.	
4.4.7	Heating humidification systems and components.	N/A		Not applicable.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components	4		All piping to heating devices are in good shape.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping insulated throughout.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		User comfort is satisfactory with no apparent or reported problems.	
4.4.13	Zone/unit heaters and controls.	4		Generally ok.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		School has central air handling unit for classrooms and auxiliary spaces. Gym has separate unit located on roof.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Both air systems have full outside air capabilities with mixing with return air to maintain discharge temperatures.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Distribution to all areas is good. Air change rates based on original design varies from 6 to 10 air changes.	
4.5.4	Exhaust systems capacity and condition.	4		Dedicated exhaust fans are provided for washrooms and auxiliary spaces.	
4.5.5	Separation of out flow from air intakes	3		Separation of main intake air and boiler flues is closer than what is considered acceptable. Consideration may be given to improving this.	\$15,000.00
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Generally, proper provisions have been made where applicable.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	4		Controls are pneumatic based with direct digital interface for off-site control and monitoring.	
4.5.8	Air filtration systems and filters.	4		Air systems use fiberglass filters.	
4.5.9	Humidification system and components.	4		Air systems utilizes evaporative humidifiers.	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Distribution ductwork is in good shape.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems				
			Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4		Main classroom air system has cooling provided by means of direct expansion coil in unit and roof mounted air cooled condensor/compressor unit. System is original but is operating satisfactorily.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		System distribution is in good shape.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Operation is tied into off-site control.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems				
			Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		System controls are original pneumatic but with updates to direct digital interface, are considered of good current design status for proper control of systems.	
	Overall Mech Systems Condition & Estim. Costs				\$15,000.00
				Evaluator: Dale Way, Hemisphere Engineering	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1979	The main service is underground fed 1000amp , 120/208v, 3phase , 4 wire in good condition with room for future expansion.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	Site lighting is in good condition with good coverage at entrances and common areas.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Additional car plugs are required complete with temperature control.	\$10,000
Other					
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	1	All	The fire alarm system is of out dated technology and does not meet current code requirements and requires a full upgrade.	\$15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	1979	The emergency lights are poorly spaced , additional coverage is required.	\$5,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	The exit light system is in good condition with back up power source connected.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	There is now surge protection installed.	\$2,000
5.3.2	Panels and wireways capacity and condition.	4	All	All panels and wireways are in good condition and have room for future expansion.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4	All	All are in good condition appear to have been replaced through regular maintenance.	
5.3.5	Motor controls.	4	All	The motor control devices are in good condition and appear to be regularly maintained.	
Other		FI	1979	Allow for electrical portion of mechanical controls upgrade.	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	The lighting is in good condition with good lighting levels observed in all areas, Gym 55fc, Classrooms 40-50 fc, halls 25fc.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No PCB's Present	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend the installation of T-8 lighting technology, and LED type exit lamps.	\$28,000
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	The phone system is a Nortel Norstar in good condition with room for future expansion.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	The PA system is a Rauland in good condition with speakers and call switches in the classrooms.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	There is a cat 5 data system installed to the library and all classrooms it is newly installed and in good condition with room for expansion.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	This system is well installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1979	The closet is in the library and is of adequate size for expansion with separate ventilation.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	All hubs and servers appear to have dedicated circuits, computers in the library also appear to have dedicated circuits.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	3	All	The security system appears to be of older technology and should be replaced with more reliable components.	\$2,000
5.6.3	Master clock system (if applicable).	4	All	The clock system is a Telequartz and in good condition.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				\$62,000
			Evaluator: Gary Mctighe, Stebnicki, Robertson & Associates		

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	3	Wood structure in vestibule between two north phase two portables is warped and twisted.	\$50,000.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	2	Flashing and weatherseals show signs of substantial failure, and inadequate repair.	\$14,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Finishes worn and in need of repair.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Showing signs of failure.	\$18,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	all surfaces worn and in need of refurbishment.	\$22,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	All surfaces worn and in need of refurbishment.	\$24,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	all surfaces worn and in need of refurbishment.	\$8,000.00
6.1.8	Heating system.	3	Consists of gas fired furnaces complete with cooling and roof mounted condensing units. Due to age (1979), systems are due for replacement.	\$40,000.00
6.1.9	Ventilation system.	3	Consists of outside air and mixed arrangement. Again, units are generally old and in need of replacement. See 6.1.8	
6.1.10	Electrical, communication and data network systems.	4	All electrical systems are in good condition.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance)	FI	Air quality issues necessitate further investigation.	
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$176,000.00

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		1077.8	16	80	1280	-202.2	
7.2	Science Rooms/Labs	1	110	110	2	95	190	-80	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4		334.7	1 3	130 90	400	-65.3	
7.4	Gymnasium (incl. gym storage)	1		472.7	1	430 43	473	-0.3	
7.5	Library/Resource Areas	1		303.2	1		240	63.2	
7.6	Administration/Staff, Physical Education, Storage Areas			375.4			517	-141.6	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1281.3			1154	127.3	
	Overall Space Adequacy Assessment	21		3955.1	24		4254	-298.9	

Evaluation Component/ Sub-Component	Additional Notes and Comments