

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name: Jerry Potts Elementary School
Location: 3720 - 42nd Street N.W.

School Code: 9243
Facility Code: 1503

Region: South
Jurisdiction: Calgary - District 19

Superintendent: Dr. Donna Michaels
Contact Person: Leanne Soligo
Telephone: (403) 214-1123

Grades: K - 6

School Capacity: Total - 450

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	1971	1	2831.60	Concrete slab on grade, concrete floor between levels, masonry walls, metal roof deck on steel structure.	Central air system complete with condensing unit and hot water heating. Good condition.	
Additions/ Expansions						

Evaluator's Name: Harvey Bernbaum
& Company: Bernbaum Architect Ltd.

Upgrading/ Modernization (identify whether minor or major)						
---	--	--	--	--	--	--

	1997-98			All galvanized water lines replaced.		
	1998			Full new roof.		
	1999			All ceiling tile replaced (asbestos removed).		
	1999			Flooring on 2nd floor replaced (ongoing program).		
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)	1966		83.5	Attached relocatable. (1 unit)	Free standing complete with furnace equipped with air conditioning. Good condition. Free standing complete with furnace equipped with air conditioning. Good condition.	Wood cladding.
	1979		390.2	Attached relocatable. (4 units)		Metal cladding.
			3305.3 m²			
			Total Gross Area			

List of Reports/ Supplementary Information	<p>1. No reports available.</p> <p>2. Assisted on site by:</p> <p>(a) Lark Sullivan, Principal</p> <p>(b) William (Tom) Baron, Custodian</p>
--	--

	Evaluation Components	Summary Assessment		Estim. Cost
1	Site Conditions	Parking and drop off are problems for further investigation. Signage should be redone; provide disabled parking stall.		\$6,000
2	Building Exterior	Painting and miscellaneous repairs; building renovations due to mechanical upgrading; new doors; new windows.		\$204,250
3	Building Interior	Re-verathane and sand wood floors and railings for code, etc.; upgrade painting, millwork; provide new white boards.		\$218,000
4	Mechanical Systems	Older school with acceptable mechanical systems. Humidification system reported as very insufficient and not used. Various rooms require supply air and return air since usage has changed. Recommended mechanical upgrade.		\$626,000
5	Electrical Systems	Older school with acceptable electrical systems. Recommend upgrading of technology.		\$150,500
6	Portable Buildings	Need to repaint 1 portable (exterior).		\$2,750
7	Space Adequacy:			
	7.1 Classrooms	Portables make up the difference.	-332.7	
	7.2 Science Rooms/Labs	Only 1 classroom.	-97.3	
	7.3 Ancillary Areas		-116.6	
	7.4 Gymnasium	A little small.	-230	
	7.5 Library/Resource Areas	Good area and volume.	-2.4	
	7.6 Administration/Staff Areas	Cramped.	-191	
	7.7 CTS Areas		—	
	7.8 Other Non-Instructional Areas (incl. gross-up)		89.6	
	Overall School Conditions & Estim. Costs			\$1,207,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Generous.	
1.1.2	Outdoor athletic areas.	4	Play fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	One older creative play area.	
1.1.4	Site landscaping.	4	Mature.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Perimeter chain link fence.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No apparent problems.	
1.1.7	Evidence of sub-soil problems.	4	No apparent problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No apparent problems.	
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	City streets for drop off and pick up.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paved parking.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	F.I.	Parents are dropping children in staff parking lot despite signs to the contrary. This could be an enforcement problem. To be further investigated.	
1.2.4	Fire vehicle access.	4	City streets and lanes.	
1.2.5	Signage.	3	Exterior sign on west building face - visible from street to identify building, but does not direct toward main entry. Rework signage and provide name, etc. at entrance to school.	\$3,000
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).	3	Parking lot too small to satisfy requirements. Approximately 30 to 40 stalls existing. Provide disabled parking stall c/w signage.	\$3,000
1.3.2	Layout and safety of parking lots.	4	Fenced from play areas, no pedestrian traffic through parking area.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Adequate.	
1.3.4	Layout and safety of sidewalks.	4	Adequate.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete.	
1.3.6	Curb cuts and ramps for barrier free access.	4	School is accessible from exterior with relatively flat site.	
Other				
	Overall Site Conditions & Estimated Costs			\$6,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		No apparent problem.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No indication of problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No indication of problems.	
2.1.4	Control/expansion joints.	4		No indication of problems.	
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 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).	5		School re-roofed 1998.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		No apparent problem.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof.	
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		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3		Paint the following walls: Concrete block in gymnasium - north and east sides.	\$12,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2		Scrape and paint ply fascia and soffit in main entrance area by administration.	\$8,500
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		No damage evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		No apparent problem.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No apparent problem.	
Other	Chimney from boiler room.	3		Light is visible around chimney as it penetrates roof. Water is entering building (signs of moisture on side of chimney). Chimney should be properly flashed into roof.	\$1,500
				Allow for renovations related to the upgrading of mechanical equipment.	\$30,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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).	2		Repaint door to boiler room - west side of building.	\$250
		3		Doors are 30 years old and reaching the end of their life cycle. Doors should be replaced in next 5 years.	\$9,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		No apparent problem at present, but should be replaced when doors replaced.	\$6,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3		No apparent problem, but should be replaced when doors replaced.	\$6,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2		Exterior panels above and below windows on east side - need scraping and paint. One panel over window needs to be replaced.	\$6,000
		3		All windows should be replaced as they are reaching the end of their life cycle.	\$125,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		No apparent problem. Replace when windows replaced. Costs in 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No apparent problem.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$204,250

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3		(a) Repair and paint wall behind all toilets from when plumbing upgraded and paint.	\$1,000
		2		(b) Sand, fill and paint backside of cabinets used as dividing wall - main floor open classrooms.	\$5,500
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No apparent problems.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2		Upgrade program is underway for carpet and tile, however floor of gym, stage and music needs 2 coats verathane and light sanding.	\$15,000
3.2.2	Wall materials and finishes.	3		Painted concrete block, vinyl over gyp. elsewhere. Schedule repainting of 80% of school in next 3 to 5 years.	\$50,000
3.2.3	Ceiling materials and finishes.	5		All ceiling tiles were replaced.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4		No apparent problems.	
3.2.5	Millwork	3		Millwork original and in very good condition. Allow for some millwork upgrading to suit current use.	\$30,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Upgrade to white boards.	\$10,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gym equipment adequate.	
3.2.8	Washroom materials and finishes.	4		Adequate.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>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 required.</i>		Bldg. Section	Description/Condition	
		4		Non-combustible construction. Not sprinklered except for music area (gym stage).	
		4		Adequate.	
		4		Adequate/concrete block.	
		4		Adequate.	
		3		No barrier free toilet stalls, no elevator to access upper floor. Provide 2 barrier free stalls; provide elevator.	\$95,000
		F.I.		Expected in insulation around some pipes. A report should be commissioned if one does not exist.	
		4		No apparent problem.	
		2		Portion of metal deck in mechanical room and fan room are to be resprayed - insulation fell off during re-roofing.	\$5,000
Other	1. Fire resistant spray.				
	2. Railing/code.	1		Railing on landing of upper library - does not meet Code and is dangerous - replace.	\$6,500
Overall Bldg Interior Condition & Estim Costs					\$218,000

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		Paved parking internal roof drainage.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	F.I.		Field irrigation complete with back flow prevention (roughed-in only) no back flow prevention on hose bibs - except for one.	
4.1.3	Outside storage tanks.	n/a			
Other		n/a			
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Siamese connection at front door, fire hydrants on street.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stage area is sprinklered.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire hose cabinets complete with extinguishers - inspected January 2000.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	n/a			
Other		n/a			

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		City of Calgary.	
4.3.2	Water treatment system(s).	4		By City of Calgary.	
4.3.3	Pumps and valves (including backflow prevention valves).	F.I.		Back flow prevention on main service, gas meter room ventilation duct stuffed with insulation, no heat. Light fixture missing explosion proof lens.	
4.3.4	Piping and fittings.	4		Copper piping upgraded from galvanized throughout entire school.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Adequate.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		John Wood - 40 gallon, 45,000 complete with recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		City of Calgary.	
Other		n/a			

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).	3		Hot water heating - one Bryan #L-40-W complete with pump perimeter radiation. Unit reaching end of its life cycle. Do a major mechanical upgrade.	\$198,000
4.4.2	Heating controls (including use of current energy management technology).	F.I.		Pneumatic controls - no air dryer - investigate.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	F.I.		Combustion air only - investigate.	
4.4.4	Treatment of water used in heating systems.	4		Pot feeder and micron filter by Calgary Board of Education.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Adequate.	
4.4.6	Heating air filtration systems and filters.	4		Adequate.	
4.4.7	Heating humidification systems and components.	3		Evaporative cooler but not used. Upgrade with 4.4.1 above.	\$150,000

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 (i.e., diffusers, radiators).	3		Allow for some upgrading in this area to coincide with other mechanical upgrades.	\$50,000
4.4.9	Heating piping, valve and/or duct insulation.	4		Adequate.	
4.4.10	Heat exchangers.	n/a			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Adequate.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	F.I.		Appears uniform - office reported as having constant valve heating problems.	
4.4.13	Zone/unit heaters and controls.	4		Open area concept - thermostat per open area.	
Other		n/a			

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.	3		Trane spray coil climate changer #63HBH appears in good condition, but is reaching the end of its life cycle. Do major ventilation upgrade at same time as 4.4.1 occurs.	\$198,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appears okay.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears okay.	
4.5.4	Exhaust systems capacity and condition.	4		Appears okay.	
4.5.5	Separation of out flow from air intakes.	4		Appears okay.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	n/a			
Other		2		Some storage rooms have no supply air and relief air. Upgrade system to provide this.	\$30,000

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		Pneumatic only part of previous.	
4.5.8	Air filtration systems and filters.	4		Part of previous.	
4.5.9	Humidification system and components.	4		Reported as very inefficient not used part of previous.	
4.5.10	Heat exchangers.	n/a			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Part of previous.	
Other		n/a			

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		Direct expansion - appears okay, condensing unit - appears okay.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Part of previous.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Adequate.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	n/a			
Other		n/a			
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	n/a		No building management system or energy management system.	
	Overall Mech Systems Condition & Estim. Costs				\$626,000

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		800A, 120/208V/3/4W - underground.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		HID - appears okay.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		9 duplex total, 3 require weatherproof covers.	\$500
Other		n/a			
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).	4		Notifier AFP-200 complete with battery back up.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Battery packs complete with remote heads.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Exit signs connected to battery packs.	
Other		n/a			

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.	4		Power bars complete with surge protection.	
5.3.2	Panels and wireways capacity and condition.	4		Appears okay.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	n/a			
5.3.4	General wiring devices and methods.	4		Adequate.	
5.3.5	Motor controls.	4		Appear good.	
Other		n/a			

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).	3		Corridors 10-40FC, offices 20-70FC, classrooms 20-75FC, library 20-45FC (fluorescent), gym 15-45FC (HID). Do a lighting upgrade to T-8 lamps and energy efficient ballasts.	\$150,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Replaced on failure.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		T-12 technology. Upgrade to T-8 technology and energy efficient ballasts. Costs in 5.4.1 above.	
Other		n/a			

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		Nortal Norstar - new complete with surge suppression power bars, telephone/classroom.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Intercom system for public address only, phones now used for communication to classrooms, fibre optics in - converts to Category 5.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		House installation - appears good.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Storage room second floor.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Appears okay.	
Other		n/a			

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).	4		Regency #4650 at back door by Calgary Board of Education.	
5.6.3	Master clock system (if applicable).	4		Tied to library only.	
Other		n/a			
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		n/a			
	Overall Elect. Systems Condition & Estim Costs				\$150,500

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>		5 portables.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No apparent problems.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	Paint exterior of Portable #5 (located as northern most).	\$2,500
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No apparent problems.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Need larger transition strip from hallway to portable located in southeast (at doorway).	\$250
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	No apparent problems.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	No apparent problems.	
6.1.8	Heating system.	4	Palmaire #PAC105AH, 94,500 BTUH complete with cooling, fresh air, combustion air and relief air (TYP-4), one portable no air conditioning used as storage.	
6.1.9	Ventilation system.	4	As above.	
6.1.10	Electrical, communication and data network systems.	4	30-50FC - fluorescent, panels okay.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No apparent problems. No mechanical or electrical concerns.	
6.1.12	Barrier-free access.	4	They are accessible by ramp from the main school.	
	Overall Portable Bldgs Condition & Estim Costs			\$2,750

Section 7	Space Adequacy - Capacity: 450	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	9	69.7	627.3	12	80	960	-332.7	Not including 5 portables.
7.2	Science Rooms/Labs	1		92.7	2	95	190	-97.3	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music) - Total	4		283.4	4		400	-116.6	
	Music		69.7						
	Art		69.7						
	Computer		69.7						
	Drama		74.3						Stage of gym.
7.4	Gymnasium (incl. gym storage) - Total	1		243	1		473	-230	A little small.
	Gym		221			430			
	Storage		22			43			
7.5	Library/Resource Areas	1		197.6	1		200	-2.4	Reasonable size and volume.
7.6	Administration/Staff, Physical Education, Storage Areas			236			427	-191	
7.7	CTS Areas - N/A								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs - N/A								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1,151.6			1,062	89.6	
	Overall Space Adequacy Assessment	16		2,831.6	20		3,712	-880.4	