Program Type	Assessment Only
Setting	Suburban
Assessment Name	Bluffsview Elementary School
Assessment Date (on-site; non-EEA)	2015-09-23
Kitchen Type	Full Kitchen
Cost Set:	2015
Building Name	Bluffsview Elementary School
Building IRN	112128
Building Address	7111 Linworth Road
Building City	Columbus
Building Zipcode	43235
Building Phone	614-450-5400
Acreage	12.12
Current Grades:	K-6
Teaching Stations	19
Number of Floors	1
Student Capacity	612
Current Enrollment	459
Enrollment Date	2015-09-14

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms	28
Historical Register	**NO**
Building's Principal	Cindy Fox
Building Type	Elementary

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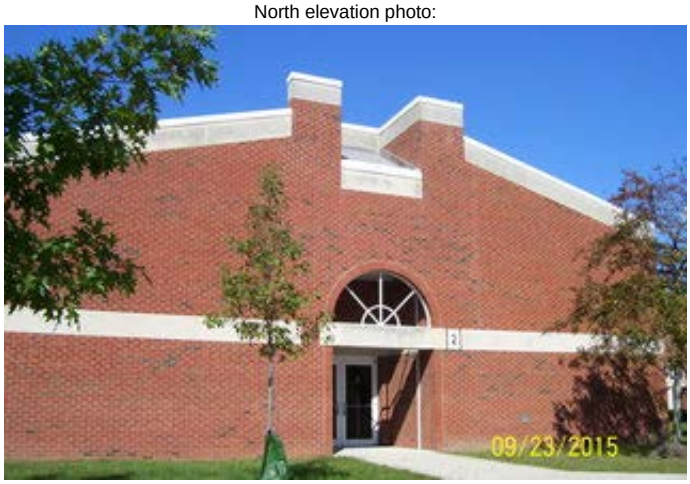
North elevation photo:



East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

60,089 Total Existing Square Footage
1991 Building Dates
K-6 Grades
459 Current Enrollment
19 Teaching Stations
12.12 Site Acreage

Bluffsview Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1991, is a single story, 60,089 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick and CMU type exterior wall construction, with CMU and metal partition type wall construction in the interior. The floor system consists of slab on grade. The roof structure is metal deck on steel joist type construction. The roofing system of the overall facility is a combination of fully adhered EPDM membrane roof system, ballasted EPDM roof system, and 3-tab fiberglass shingle system. The ventilation system of the building is adequate to meet the needs of the users. The Classrooms are not adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multipurpose space, one Gymnasium, and separate Student Dining. The electrical system for the facility is adequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is equipped with a compliant automated fire suppression system. The building does not contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on an 12-acre site adjacent to residential properties and Interstate 270. The property, playgrounds, play areas, and athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

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Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Original Construction	1991	yes	1	60,089	no

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Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1991)		10823		4134	2661		1985	1280						
Total	0	10,823	0	4,134	2,661	0	1,985	1,280	0	0	0	0	0	0

Master Planning Considerations

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Bluffsview Elementary School (112128)

District: Worthington City
Name: Bluffsview Elementary School
Address: 7111 Linworth Road
Columbus, 43235
Bldg. IRN: 112128

County: Franklin **Area:** Central Ohio (0)
Contact: Cindy Fox
Phone: 614-450-5400
Date Prepared: 2015-09-23 **By:** Holly Grambort
Date Revised: 2015-12-30 **By:** Holly Grambort

Current Grades	K-6	Acreage:	12.12
Proposed Grades	N/A	Teaching Stations:	19
Current Enrollment	459	Classrooms:	28
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1991	yes	1	60,089
Total				**60,089**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

		FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
	A.	Heating System	1	$0.00	-
	B.	Roofing	3	$327,870.70	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	2	$104,548.95	-
	E.	Plumbing and Fixtures	3	$101,600.00	-
	F.	Windows	3	$225,000.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$55,675.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	2	$414,614.10	-
	K.	Interior Lighting	3	$300,445.00	-
	L.	Security Systems	3	$171,253.65	-
	M.	Emergency/Egress Lighting	2	$10,500.00	-
	N.	Fire Alarm	3	$90,133.50	-
	O.	Handicapped Access	3	$134,697.80	-
	P.	Site Condition	3	$230,267.00	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	1	$0.00	-
	T.	Hazardous Material	2	$6,008.90	-
	U.	Life Safety	2	$55,000.00	-
	V.	Loose Furnishings	2	$60,089.00	-
	W.	Technology	3	$691,624.39	-
-	X.	Construction Contingency / Non-Construction Cost	-	$727,858.77	-
Total				$3,707,186.76	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	66	66%	Borderline
2.0 Structural and Mechanical Features	200	143	72%	Satisfactory
3.0 Plant Maintainability	100	77	77%	Satisfactory
4.0 Building Safety and Security	200	160	80%	Satisfactory
5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	149	75%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	708	71%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$3,707,186.76

The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.

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Original Construction (1991) Summary

District: Worthington City
Name: Bluffsview Elementary School
Address: 7111 Linworth Road
Columbus, 43235
Bldg. IRN: 112128

County: Franklin **Area:** Central Ohio (0)
Contact: Cindy Fox
Phone: 614-450-5400
Date Prepared: 2015-09-23 **By:** Holly Grambort
Date Revised: 2015-12-30 **By:** Holly Grambort

Current Grades	K-6	Acreage:	12.12
Proposed Grades	N/A	Teaching Stations:	19
Current Enrollment	459	Classrooms:	28
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1991**	**yes**	**1**	**60,089**
Total				**60,089**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
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	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

		FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
	A.	Heating System	1	$0.00	-
	B.	Roofing	3	$327,870.70	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	2	$104,548.95	-
	E.	Plumbing and Fixtures	3	$101,600.00	-
	F.	Windows	3	$225,000.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$55,675.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	2	$414,614.10	-
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	M.	Emergency/Egress Lighting	2	$10,500.00	-
	N.	Fire Alarm	3	$90,133.50	-
	O.	Handicapped Access	3	$134,697.80	-
	P.	Site Condition	3	$230,267.00	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	1	$0.00	-
	T.	Hazardous Material	2	$6,008.90	-
	U.	Life Safety	2	$55,000.00	-
	V.	Loose Furnishings	2	$60,089.00	-
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LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	708	71%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$3,707,186.76

The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.

A. Heating System

Description: The existing system for the overall facility is a gas fired heating hot water system, installed in 1991, and is in good condition. The heating and chilled water system in the overall facility is a 4-pipe system, with a capacity for simultaneous heating and cooling operation, which is compliant with the OSDM requirements for basic system type. The 2 gas fired boilers, manufactured by RBI, were installed in 1991 and are in good condition. Heating water is distributed to terminal units consisting of cabinet heaters, unit heaters, and air handlers. The terminal equipment was installed in 1991 and is in fair condition. The system does comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The DDC type system temperature controls were installed in 1999 and are in fair condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted, though lack of need for HVAC system replacement at this time negates any need to evaluate the potential integration of existing ductwork into a new system. The overall heating system is evaluated as being in safe and efficient working order, and long term life expectancy of the existing system is anticipated. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Gas Fired Boilers

Pumps

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is a combination of fully adhered EPDM membrane roof system, ballasted EPDM roof system, and 3-tab fiberglass shingle system, was installed in 1991, and is in poor condition. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch that is in fair condition. Fall safety protection cages are not required, and are not provided. There were observations of standing water on the roof where the membrane was loose on the back of the parapet wall and caused ripples that restricted water flow. Metal cap flashings and copings are in poor condition. Roof storm drainage is addressed through a system of gutters and downspouts and roof drains which are properly located, and in fair condition. The roof is equipped with overflow roof drains in areas associated with the sloped roofs in sufficient quantity and in fair condition. Overflow drains are not provided in flat areas of the roof and should be provided in conjunction with recommended roof replacement. Problems requiring attention were encountered at several roof penetrations where membrane flashings had separated from the membrane roofing. There are not any covered walkways attached to this structure. The facility includes a skylight system throughout the roof that is in poor condition that needs to be resealed immediately and eventually replaced.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition, age, and projected lifecycles of systems. The flashing and coping on the overall facility require replacement due to condition. Overflow drains should be added to the flat areas of the roof in conjunction with the recommended roof replacement.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Asphalt Shingle:	$3.00	sq.ft. (Qty)		45,748 Required	$137,244.00	
Membrane (all types):	$8.70	sq.ft. (Qty)		12,541 Required	$109,106.70	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	$18.40	ln.ft.		2,800 Required	$51,520.00	
Overflow Roof Drains and Piping:	$2,500.00	each		12 Required	$30,000.00	
Sum:			$327,870.70	$327,870.70		

Typical Asphalt Shingles

Area of Standing Water

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The overall facility is equipped with an air cooled chilled water type central air conditioning system, which is in good condition. A chiller provides chilled water and pumps distribute chilled water to terminal units. The equipment is in good condition. The ventilation system in the overall facility consists of air handlers, installed in 1991 and in fair condition, providing fresh air to Classrooms, and air handlers, installed in 1991 and in fair condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. Relief air venting is provided by ceiling plenums. The ventilation system does meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln, and existing kiln ventilation is adequate, and in good condition. General building exhaust systems for Restrooms are adequately placed, and in fair condition.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Air Cooled Chiller

Air Handler

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the overall facility is a 120/208Y, 3-phase, 4-wire, 2,000-amp system installed in 1991, and is in good condition. Power is provided to the school by a single utility owned, pad-mounted transformer, located in exterior fenced-in area, and in poor condition. The panel system, installed in 1990, is in good condition, and can be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 12 general purpose outlets, 2 dedicated outlets for each Classroom computer, and 2 dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as 14 general purpose outlets, while others are equipped with as few as 2 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is equipped with a suitable emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system, including dimmers, is inadequately provided, in good condition, and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be adequate to meet the facility's future needs.

Rating: 2 Needs Repair

Recommendations: Provide additional panels, circuits and outlets, to increase capacity for Classrooms and Corridors. Provide new transformer due to poor condition. Provide control panel, dimmers, and breakers to support the Stage lighting system. Provide adequate lightning protection safeguards.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Panel Replacement:	$3,500.00	unit		3 Required	$10,500.00	(power or lighting sub-panel only)
New Pad Mounted Transformer:	$15,000.00	ump sum		Required	$15,000.00	(1000 KVA - includes demo of existing system)
Additional Circuits:	$800.00	per circuit		20 Required	$16,000.00	
Additional Receptacles	$250.00	each		120 Required	$30,000.00	
Lightning Protection	$0.30	sq.ft. (of entire building addition)		Required	$18,026.70	
Grounding	$0.25	sq.ft. (of entire building addition)		Required	$15,022.25	
Sum:			$104,548.95	$104,548.95		

Main Electrical Switchgear

Emergency Generator / ATS

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is not provided. The domestic water supply piping in the overall facility is copper, was installed in 1991, and is in good condition. The waste piping in the overall facility is cast iron and PVC, was installed in 1991, and is in good condition. The facility is equipped with a gas water heater in good condition, with a separate 180-gallon storage tank in good condition. The school contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 4 Restrooms associated with specialty Classrooms, and 7 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 6 non-ADA wall mounted flush valve toilets, 4 ADA and 6 non-ADA wall mounted flush valve urinals, as well as 1 ADA and 8 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 13 non-ADA wall mounted flush valve toilets, as well as 1 ADA and 8 non-ADA wall mounted lavatories. Staff Restrooms contain 0 ADA and 7 non-ADA wall mounted flush valve toilets, 0 ADA and 0 non-ADA mounted urinals, as well as 0 ADA and 7 non-ADA wall mounted lavatories. Condition of fixtures is good. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 3 ADA and 3 non-ADA electric water coolers, in good condition. The 20 Elementary Classrooms are equipped with 20 ADA and 0 non-ADA sink mounted type drinking fountains, in good condition. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom, and fixtures are in good condition. Health Clinic is equipped with the required Restroom, and fixtures are in good condition. Kindergarten is all equipped with Restroom facilities, and fixtures are in good condition. Kitchen fixtures consist of 1 single compartment sink, double compartment sink, triple compartment sink, dishwasher, disposal, which are in good condition. The Kitchen is equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a mixing valve, which is in good condition. The school does not meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with 34 toilets, 14 urinals, 40 lavatories, 20 Classroom sink mounted drinking fountains, and 20 electric water coolers. Observations revealed that the school is currently equipped with 30 toilets, 10 urinals, 29 lavatories, 20 Classroom sink mounted drinking fountains, and 6 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in good condition. Adequate exterior wall hydrants are provided.

Rating: 3 Needs Replacement

Recommendations: Provide reduced pressure backflow preventer. To facilitate the school's compliance with OBC and OSFC fixture requirements, provide 3 new toilets, 11 new lavatories, 4 new urinals, 14 new electric water coolers, new lavatory mounted type drinking fountains. Due to age, condition, LEED, and OSFC requirements, provide 3 new toilets, 11 new lavatories, 4 new urinals, 14 new electric water coolers, new lavatory mounted type drinking fountains. See Item O for replacement of fixtures related to ADA requirements.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit		1 Required	$5,000.00	
Toilet:	$3,800.00	unit		3 Required	$11,400.00	(new)
Urinal:	$3,800.00	unit		4 Required	$15,200.00	(new)
Sink:	$2,500.00	unit		11 Required	$27,500.00	(new)
Electric water cooler:	$3,000.00	unit		14 Required	$42,000.00	(double ADA)
Other: Lavatory Mounted Type Drinking Fountain	$500.00	per unit		1 Required	$500.00	(new)
Sum:			$101,600.00	$101,600.00		

Special Ed. Bathroom - Non-ADA

Typical Bathroom Area - Trough Sinks

Back to Assessment Summary

F. Windows

Description: The overall facility is equipped with thermally broken, aluminum windows with double glazed glazing type window system, which was installed in 1991, and is in fair condition. The window system features operable windows throughout the building, and operable windows are equipped with opening limiters in fair condition and insect screens in fair condition. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in fair condition. The window system features integral blinds, which are in fair condition. Aluminum frame curtain wall systems are found in the overall facility, in fair condition. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with thermally broken aluminum frame sidelights and transoms with tempered glass, in good condition. Exterior door vision panels are tempered glazing. The school does contain 5 aluminum frame double glazed skylights in poor condition. The school does not contain any clerestories. Interior glass is OSDM-compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Replace skylights in the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Skylights:	$125.00	sq.ft. (Qty)		1,800 Required	$225,000.00	(remove and replace)
Sum:			$225,000.00	$225,000.00		

Typical Windows

Skylight to be Replaced

Back to Assessment Summary

G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. No significant issues related to foundation cracking or spalling were encountered. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Back to Assessment Summary

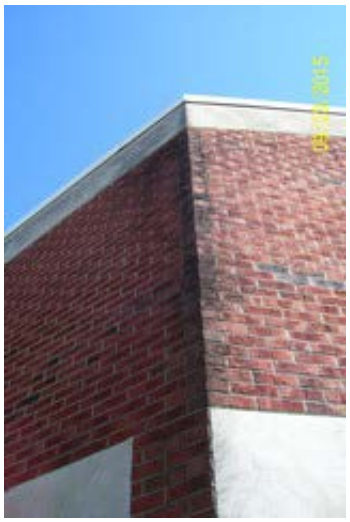
H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system, which displayed minor instances of deterioration, and is in fair condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. Control joints are provided at lintel locations, at doors and windows, building corners, and wall offsets and are in fair condition. The school does have sufficient expansion joints, and they are in fair condition. Exterior walls in the overall facility are adequately insulated. Brick veneer masonry walls are cavity walls. Weep holes are provided in sufficient quantity (at 48'' on center) below stone accents and above bricks, and are in fair condition. Weep holes are not rope type weeps; vents are not provided. The exterior masonry has not been cleaned and sealed in recent years, and shows no evidence of mortar deterioration. Efflorescence and mold were observed in several locations. Architectural exterior accent material consists of stone, which is in fair condition, with the exception of column covers in several locations, which should be replaced. Exterior building fenestration (including the skylight systems) in the overall facility represents 20% of the exterior surfaces. Interior corridor and demising walls are metal operable partition walls, do not project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Interior soffits are of drywall and ACT type construction, and in good condition. The window sills are brick, and are in good condition. The exterior lintels are precast steel, and are in fair condition. There are no chimneys. Canopies over entrances are steel and masonry type construction, and are in fair condition. Exterior soffits are of suspended exterior gypsum board type construction, and in fair condition. There are several areas with minor damage that require repair of the gypsum board. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, caulking as required through the overall facility. Recaulk existing control joints. Prep and paint exposed steel lintels through the overall facility. Replace stone column covers in several locations. Repair exterior soffit gypsum board where required.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		500 Required	$2,625.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		17,000 Required	$25,500.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		17,000 Required	$17,000.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		100 Required	$550.00	(removing and replacing)
Other: Clean and repaint steel lintels	$5.00	ln.ft.		100 Required	$500.00	Clean and repaint steel lintels.
Other: Repair and Paint Exterior Soffit	$20.00	sq.ft. (Qty)		100 Required	$2,000.00	Repair exterior gypsum board soffit.
Other: Replace stone column covers	$1,500.00	per unit		5 Required	$7,500.00	Replace damaged cast stone column covers.
Sum:			$55,675.00	$55,675.00		



Brick to be Cleaned

Soffit to be Repaired

Back to Assessment Summary

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There is no crawl space. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is steel deck on steel trusses type construction, and is in good condition.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Typical Roof Structure

Typical Gym Structure

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J. General Finishes

Description: The overall facility features conventionally partitioned, operable partitioned, and demountable metal partitioned Classrooms with VCT and carpet tile type flooring, 2x4 ACT type ceilings, as well as painted CMU, metal partitions, and brick type wall finishes, and they are in good condition. The overall facility has Corridors with type rubber flooring, 2x4 ACT type ceilings, as well as painted CMU and metal partition type wall finishes, and they are in good condition. The overall facility has Restrooms with vinyl or concrete type flooring, gypsum board type ceilings, as well as painted CMU type wall finishes, and they are in good condition. Toilet partitions are plastic, and are in good condition. Classroom casework in the overall facility is wood type construction with plastic laminate tops, is adequately provided, and in good condition. The typical Classroom contains 7'-7'' lineal feet of casework, and Classroom casework is consistently 7'-7''. Classrooms are provided adequate chalkboards, markerboards, tackboards which are in good condition. The Classroom storage cubbies, located in the Classrooms are adequately provided, and in good condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is adequate. The facility is equipped with wood louvered interior doors that are flush mounted recessed with proper ADA hardware and clearances, and in good condition. The Gymnasium space has VCT type flooring, open exposed type ceilings, as well as painted CMU type wall finishes, and they are in good condition. There are no bleachers in this gymnasium. The gymnasium basketball backboards are electrically operated type, and are in good condition. The Media Center, has carpet tile type flooring, 2x4 ACT type ceilings, as well as paint CMU and metal partitions type wall finishes, and they are in good condition. Student Dining has VCT type flooring, 2x4 ACT type ceilings, as well as painted CMU type wall finishes, and they are in good condition. The existing Kitchen is full service Kitchen, is undersized based on current enrollment, and the existing Kitchen equipment, installed in 1991, is in good condition. Walk-in cooler(s) and freezer(s) are located within the Kitchen spaces, and are in good condition.

Rating: 2 Needs Repair

Recommendations: Provide for the full replacement of acoustical ceiling tile due to complete lighting system replacement outlined in Item K.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Acoustic Ceiling:	$2.90	sq.ft. (Qty)		60,089 Required	$174,258.10	(partial finish - drop in/standard 2 x 4 ceiling tile per area)
Complete Replacement of Casework (only)	$4.00	sq.ft. (of entire building addition)		Required	$240,356.00	(elementary, per building square feet)
Sum:			$414,614.10	$414,614.10		

Typical Classroom Finishes

Typical Corridor Finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 lay-in 2x4 fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 32 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 lay-in 2x4 fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 6 FC, which is less than the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with pendant T-8 2x4 fluorescent fixture type lighting, in good condition, providing an average illumination of 64 FC, thus complying with the 50 ES FC recommended by the OSDM. The Media Center is equipped with lay-in 2x4 T-8 fluorescent fixture type lighting in good condition, providing an average illumination of 24 FC, which is less than the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with lay-in 2x4 T-8 fluorescent fixture type lighting with multi-level switching. Student Dining fixtures are in good condition, providing an average illumination of 12 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 1x4 surface mount T-8 fluorescent fixture type lighting with multi-level switching. Kitchen fixtures are in good condition, providing an average illumination of 65 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 1x4 suspended and surface mount T-8 fluorescent fixture type lighting in good condition. The typical Administrative spaces in the overall facility are equipped with lay-in 2x4 T-8 fluorescent fixture type lighting in good condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to inadequate lighting levels and lack of multi-level switching.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to lighting levels and lack of multi-level switching.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	$300,445.00	Includes demo of existing fixtures
Sum:			$300,445.00	$300,445.00		

Student Dining Lighting

Media Center Lighting

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L. Security Systems

Description: The overall facility contains a Security Command motion detector, intrusion, and door contact type security system in good condition. Motion detectors are adequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are not provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is not monitored in Administrative Area. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is equipped with card readers. The security system is not adequately provided throughout, and the system is not compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with recessed and surface mounted HID entry lights in good condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID fixtures in good condition. The exterior site lighting system provides inadequate illumination due to sparse placement of fixtures.

Rating: 3 Needs Replacement

Recommendations: Provide new security system to meet Ohio School Design Manual guidelines, and additional site lighting to provide adequate illumination.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	$111,164.65	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	$60,089.00	(complete, area of building)
Sum:			$171,253.65	$171,253.65		

Access Control Camera

Security System Panel

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non-compliant plastic construction, as well as OSDM compliant red lettered, LED illuminated exit signs, and the system is in good condition. The facility is not equipped with emergency egress floodlighting, but is equipped with fluorescent lighting used as emergency egress lighting, and the system is in good condition. The system is provided with an appropriate emergency generator on separate circuits. The system is adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 2 Needs Repair

Recommendations: Provide replacement of non-compliant plastic exit signs to meet Ohio School Design Manual and Ohio Building Code guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Component: New Exit Sign	$300.00	each		35 Required	$10,500.00	
Sum:			$10,500.00	$10,500.00		

Exit Sign

Corridor Exit Sign

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N. Fire Alarm

Description: The overall facility is equipped with a Simplex type fire alarm system, installed in 1990, and in good condition, consisting of manual pull stations, bells, and horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns, strobe indicating devices, flow switches, and tamper switches. The system is not equipped with sufficient smoke detectors or heat sensors. The system thus will support future fire suppression systems. The system is adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of the fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Fire Alarm System:	$1.50	sq.ft. (of entire building addition)		Required	$90,133.50	(complete new system, including removal of existing)
Sum:			$90,133.50	$90,133.50		

Fire Alarm Remote Annunciator

Fire Alarm Control Panel

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are ADA accessible. Access from the parking and drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with one ADA power assist door, and one is provided, which is in good condition. Playground layout and equipping are generally compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Stairs do not meet all ADA requirements, and are insufficient due to lack of ADA stage access. Elevation changes within the overall facility are facilitated by 6 non-compliant steps in fair condition. Special provisions for floor level changes in this single story structure are insufficient due to limited Stage access. Interior doors are recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. 16 ADA-compliant toilets are required, and are 0 currently provided. 15 ADA-compliant Restroom lavatories are required, and 2 are currently provided. 2 ADA-compliant urinals are required, and 2 are currently provided. 10 ADA-compliant electric water coolers are required, and 2 are currently provided. Toilet partitions are plastic, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to required clearances. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, electric water coolers, toilets, sinks, urinals, showers, toilet partitions and accessories, in the overall facility to facilitate the school's meeting of ADA requirements. Provide a lift for stage access.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	$12,017.80	(per building area)
Lifts:	$15,000.00	unit		1 Required	$15,000.00	(complete)
Electric Water Coolers:	$1,800.00	unit		8 Required	$14,400.00	(replacement double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit		20 Required	$76,000.00	(new ADA)
Toilet Partitions:	$1,000.00	stall		4 Required	$4,000.00	(ADA - grab bars, accessories included)
Remount Restroom Mirrors to Handicapped Height:	$285.00	per restroom		8 Required	$2,280.00	
Provide ADA Shower:	$3,000.00	each		1 Required	$3,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	$1,000.00	per restroom		8 Required	$8,000.00	
Sum:			$134,697.80	$134,697.80		

Non-ADA Bathroom

Ambulatory Toilet - Non-ADA

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P. Site Condition

Description: The 12-acre flat site is located in a suburban residential setting with moderate tree and shrub type landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets and Interstate 270. A single entrance onto the site facilitates proper separation of bus and other vehicular traffic, and one way bus traffic is provided. A bus loop is provided for student loading and unloading. Staff and visitor parking is facilitated by multiple asphalt parking lots in good condition, containing 105 parking places and 5 ADA spaces, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, swales, catch basins, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair condition are appropriately placed. Certain site areas feature no concrete curbing due to sheet drainage storm water management design. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good condition. Trash pick-up and service drive pavement is heavy duty and is in fair condition, and is equipped with a concrete pad area for dumpsters, which is in fair condition. The north side of the site is separated from the interstate by a site wall and play areas are sited away from vehicular traffic by the building, playing fields and residential homes. The playground equipment is primarily constructed of coated steel and high density plastic, and is in fair condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch of sufficient depth, with a basketball court, dropshot being provided on an asphalt surface in fair condition. The playground area is equipped with tables in fair condition. The athletic facilities are comprised of a kickball field, a soccer field, and are in good condition. Site features are suitable for outdoor instruction.

Rating: 3 Needs Replacement

Recommendations: Replace playground equipment to provide more ADA-compliant play structures.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Playground Equipment:	$1.50	sq.ft. (Qty)		60,089 Required	$90,133.50	(up to $100,000, per sq.ft. of school)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required	$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	$90,133.50	Include this one **or** the next. (Each addition should have this item)
Sum:			$230,267.00	$230,267.00		

Typical Play Areas

Typical Parking & Drives

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Q. Sewage System

Description: The sanitary sewer system is tied in to the city system, and is in good condition. No significant system deficiencies were reported by the school district or noted during the physical assessment.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Kitchen Sink Waste

Grease Interceptor

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R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 3'' service and 3'' water meter, and is in good condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is equipped with an automated fire suppression system, for which the existing water supply provides adequate support. The domestic water service is not equipped with a water booster pump. The system provides adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Water Main

Water Meter

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good condition. Typical exterior doors feature double glazed, tempered glass vision panels, and appropriate hardware. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature single glazed tempered glass vision panels, transoms, sidelights, and appropriate hardware. The facility is not equipped with any roof access doors. There are no overhead doors in the facility.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Entrance Doors

Secondary Doors

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T. Hazardous Material

Description: Due to the construction date, the School District did not provide the AHERA three year reinspection report for this school. Due to the construction date, there is no potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 2 Needs Repair

Recommendations: Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	—	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		60,089 Required	$6,008.90	
Sum:			$6,008.90	$6,008.90		

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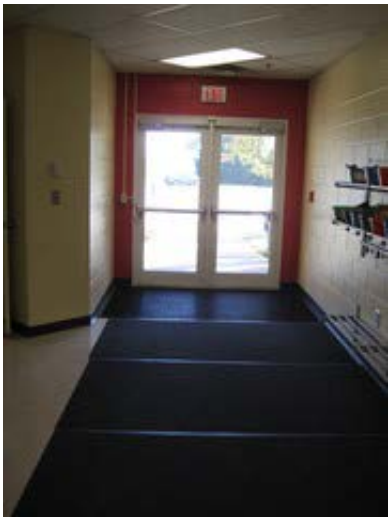
U. Life Safety

Description: The overall facility is equipped with a compliant automated fire suppression system in good condition. Exit Corridors are situated such that dead-end Corridors are not present. Stair towers and guardrails are not present in this single story structure. The facility does not have any exterior stairways from intermediate floors. The Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. The facility is equipped with an emergency generator. The emergency generator is a diesel type unit, and is located outside the building. The emergency generator is in poor condition, and does not provide adequate capacity for the future needs of the school. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. The existing water supply is provided by a tie-in to the city system, and is sufficient to meet the future fire suppression needs of the school.

Rating: 2 Needs Repair

Recommendations: Provide new emergency generator. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
Generator:	$50,000.00	unit		1 Required	$50,000.00	(75 KW w/fence and pad/day tank only, life safety only)
Other: Interlock Cooking Equipment with Hood Suppression System	$5,000.00	each		1 Required	$5,000.00	Includes cost for an Interlock for the cooking equipment.
Sum:			$55,000.00	$55,000.00		



Adequate Exit Capacity

Adequate Fire Extinguishers

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V. Loose Furnishings

Description: The typical Classroom furniture is of consistent design, and in generally good condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, wastebaskets, other. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 8 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 2 Needs Repair

Recommendations: Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
CEFPI Rating 8	$1.00	sq.ft. (of entire building addition)		Required	$60,089.00	
Sum:			$60,089.00	$60,089.00		

Media Center Furnishing

Classroom Furnishings

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W. Technology

Description: The typical Classroom is equipped with the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor, and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided, and in good condition. OSDM-compliant computer network infrastructure is provided. The facility does contain a media distribution center, and provides Computer Labs for use by students.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet Ohio School Design Manual requirements, and to sustain the capacity to keep pace with technological development.

Item	Cost	Unit	Whole Building	Original Construction (1991) 60,089 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	$11.51	sq.ft. (Qty)		60,089 Required	$691,624.39	
Sum:			$691,624.39	$691,624.39		

Projector / Smartboard

Media Center Computers

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$2,979,327.99
7.00%	Construction Contingency	$208,552.96
Subtotal		$3,187,880.95
16.29%	Non-Construction Costs	$519,305.81
Total Project		**$3,707,186.76**

Construction Contingency	$208,552.96
Non-Construction Costs	$519,305.81
Total for X.	**$727,858.77**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$956.36
Soil Borings / Phase I Envir. Report	0.10%	$3,187.88
Agency Approval Fees (Bldg. Code)	0.25%	$7,969.70
Construction Testing	0.40%	$12,751.52
Printing - Bid Documents	0.15%	$4,781.82
Advertising for Bids	0.02%	$637.58
Builder’s Risk Insurance	0.12%	$3,825.46
Design Professional’s Compensation	7.50%	$239,091.07
CM Compensation	6.00%	$191,272.86
Commissioning	0.60%	$19,127.29
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$35,704.27
Total Non-Construction Costs	**16.29%**	**$519,305.81**

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Name of Appraiser	Holly Grambort	**Date of Appraisal**	2015-09-23
Building Name	Bluffsview Elementary School		
Street Address	7111 Linworth Road		
City/Town, State, Zip Code	Columbus, 43235		
Telephone Number(s)	614-450-5400		
School District	Worthington City		

Setting: Suburban

Site-Acreage	12.12	Building Square Footage	60,089
Grades Housed	K-6	Student Capacity	612
Number of Teaching Stations	19	Number of Floors	1
Student Enrollment	459		
Dates of Construction	1991		

Energy Sources:	☐ Fuel Oil	☑ Gas	☑ Electric	☐ Solar
Air Conditioning:	☐ Roof Top	☐ Windows Units	☑ Central	☐ Room Units
Heating:	☑ Central	☐ Roof Top	☐ Individual Unit	☑ Forced Air
	☑ Hot Water	☐ Steam		

Type of Construction	**Exterior Surfacing**	**Floor Construction**
☑ Load bearing masonry	☑ Brick	☐ Wood Joists
☐ Steel frame	☐ Stucco	☐ Steel Joists
☐ Concrete frame	☐ Metal	☑ Slab on grade
☐ Wood	☐ Wood	☐ Structural slab
☑ Steel Joists	☑ Stone	

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1.0 The School Site

School Facility Appraisal

			Points Allocated	Points
1.1		**Site is large enough** to meet educational needs as defined by state and local requirements	25	15
		The site is 12 acres compared to 15 acres required by the OSDM.		
1.2		**Site is easily accessible** and conveniently located for the present and future population	20	12
		The School is centrally located within the district that it serves, and is easily accessible.		
1.3		**Location** is removed from undesirable business, industry, traffic, and natural hazards	10	6
		The site is adjacent to residential uses, and an interstate highway, which is somewhat unsuitable for educational instruction.		
1.4		Site is **well landscaped and developed** to meet educational needs	10	6
		The site has limited landscaping, which does not enhance the property or emphasize the building entrance. The site has been developed with outdoor learning spaces and athletic fields to enhance the learning environment.		
1.5	ES	Well equipped **playgrounds are separated** from streets and parking areas	10	7
	MS	Well equipped **athletic and intermural areas are separated** from streets and parking		
	HS	Well equipped **athletic areas** are adequate with sufficient solid-surface parking		
		Playground areas consist of coated metal and high density plastic type play equipment, which is in fair condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is not ADA accessible, and includes an accessible route to equipment. Fencing is provided to separate vehicular traffic from pedestrians.		
1.6		**Topography** is varied enough to provide desirable appearance and without steep inclines	5	4
		The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7		Site has stable, well drained **soil free of erosion**	5	4
		Soils appear to be stable and well drained, and no erosion was observed.		
1.8		Site is suitable for **special instructional needs**, e.g., outdoor learning	5	4
		The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9		**Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	4
		Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10	ES/MS	Sufficient **on-site, solid surface parking** for faculty and staff is provided	5	4
	HS	Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community		
		Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in good condition.		
		TOTAL - The School Site	**100**	**66**

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2.0 Structural and Mechanical Features

School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all **barrier-free** requirements both externally and internally	15	10
	Entire building meets all ADA requirements except Restrooms, Stage access and signage.		
2.2	**Roofs** appear sound, have positive drainage, and are weather tight	15	4
	The roofs over the entire building require replacement.		
2.3	**Foundations** are strong and stable with no observable cracks	10	9
	Foundations are in good condition with no observable cracks.		
2.4	**Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	8
	Exterior and interior walls are in good condition, have sufficient control joints, and are free from deterioration. Expansion joints are provided and are in fair condition.		
2.5	**Entrances and exits** are located so as to permit efficient student traffic flow	10	8
	Exits are properly located to allow safe egress from the building.		
2.6	**Building ''envelope''** generally provides for energy conservation (see criteria)	10	6
	Building envelope meets minimum energy conservation requirements.		
2.7	Structure is **free of friable asbestos** and **toxic materials**	10	10
	The building was constructed in 1991 and is reported to be free of asbestos.		
2.8	Interior walls permit sufficient **flexibility** for a variety of class sizes	10	10
	Flexible partition walls have been provided between Classrooms and allow for a variety of class sizes.		

Mechanical/Electrical		Points Allocated	Points
2.9	**Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	12
	Light sources are well maintained, easily accessible and not subject to overheating.		
2.10	**Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	14
	Water pressure was measured at 70 PSI.		
2.11	Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	8
	Classrooms are not equipped with adequate receptacles. Classrooms are equipped with adeqaute cabling for technology applications.		
2.12	**Electrical controls** are safely protected with **disconnect switches** easily accessible	10	8

Electrical controls are safely protected from student access and are easily accessible.

2.13	**Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	6

Drinking fountains are not adequate in number and placement, but meet ADA requirements. Drinking fountains are properly maintained.

2.14	Number and size of **restrooms meet requirements**	10	4

The number and size of Restrooms do not meet requirements.

2.15	**Drainage systems** are properly maintained and meet requirements	10	8

The roof drains are adequate in number and placement. There are floor drains in the mechanical rooms.

2.16	**Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	6

Fire alarm system devices are properly installed and maintained.

2.17	**Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	8

Each classroom is equipped with an intercommunication system that allows two way communication between the office and instructional areas.

2.18	**Exterior water supply** is sufficient and available for normal usage	5	4

Hose bibs are provided on all sides of the building.

	TOTAL - Structural and Mechanical Features	**200**	**143**

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3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	**Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	12
	Exterior materials and finishes for doors, windows and walls are durable and require minimal maintenance.		
3.2	**Floor surfaces** throughout the building require minimum care	15	12
	Flooring throughout the facility consists of VCT, rubber, carpet tile, sealed concrete, which is well maintained throughout the facility.		
3.3	**Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	8
	Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain.		
3.4	**Built-in equipment** is designed and constructed for ease of maintenance	10	8
	Casework is wood type construction with plastic laminate tops, is well constructed and in good condition.		
3.5	**Finishes and hardware**, with compatible keying system, are of durable quality	10	8
	Door hardware is consistent throughout the facility, and meets ADA requirements.		
3.6	**Restroom fixtures** are wall mounted and of quality finish	10	9
	Fixtures are wall mounted and are of good quality.		
3.7	Adequate **custodial storage space** with water and drain is accessible throughout the building	10	8
	Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8	Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	6
	Corridors are not equipped with adequate receptacles for cleaning.		
3.9	**Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	6
	There is an inadeqaute amount of exterior receptacles. Outdoor light fixtures are easily accessible for repair/replacement.		
	TOTAL - Plant Maintainability	**100**	**77**

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety			Points Allocated	Points
4.1		**Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	12
		Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2		**Walkways**, both on and offsite, are available for safety of pedestrians	10	8
		Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3		**Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	4
		School signs and signals are located as required on adjacent access streets.		
4.4		**Vehicular entrances and exits** permit safe traffic flow	5	3
		Buses and other vehicular traffic use the same entrance and exit points to the site, which do not provide safe vehicular traffic flow.		
4.5	ES	**Playground equipment** is free from hazard	5	4
	MS	Location and types of **intramural equipment** are free from hazard		
	HS	**Athletic field equipment** is properly located and is free from hazard		
		Playground equipment consists of plastic coated steel and high density plastic type equipment in good condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.		

Building Safety			Points Allocated	Points
4.6		**The heating unit(s)** is located away from student occupied areas	20	18
		The building utilizes central air handlers to condition the classrooms.		
4.7		Multi-story buildings have at least **two stairways** for student egress	15	12
		The overall facility is one story without stairways.		
4.8		**Exterior doors** open outward and are equipped with panic hardware	10	8
		Exterior doors open in the direction of travel and are equipped with panic hardware.		
4.9		**Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	8
		Emergency lighting is provided via standard fixtures. Emergency power is provided via the emergency generator.		
4.10		**Classroom doors** are recessed and open outward	10	8
		Classroom doors are adequately recessed with proper ADA clearances, and open outward.		
4.11		**Building security systems** are provided to assure uninterrupted operation of the educational program	10	5

The building security system does not provide all required components.

4.12	**Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	4

Rubber and VCT flooring have been well maintained throughout the facility.

4.13	**Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	5

The overall facility is one story without stairways.

4.14	**Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	4

Glass at door transoms and sidelights is tempered for safety.

4.15	**Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	4

Water coolers have been recessed in the Corridor wall.

4.16	**Traffic areas** terminate at an exit or a stairway leading to an egress	5	4

Exits are properly located to allow safe egress from the building. There are no dead-end Corridors in the building.

Emergency Safety		Points Allocated	Points
4.17	Adequate **fire safety equipment** is properly located	15	13

Fire safety equipment is properly located.

4.18	There are at least **two independent exits** from any point in the building	15	12

Multiple exits are provided from Corridors throughout the facility.

4.19	**Fire-resistant materials** are used throughout the structure	15	12

The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are masonry and metal demountable partitions.

4.20	Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	12

An automatic and manual Fire Alarm system is provided.

	TOTAL - Building Safety and Security	**200**	**160**

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5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space			Points Allocated	Points
5.1		**Size of academic learning areas** meets desirable standards	25	17
	The average Classroom is 850 SF compared to 900 SF required by the OSDM.			
5.2		**Classroom space** permits arrangements for small group activity	15	9
	Undersized Classrooms do not allow sufficient space for effective small group activities.			
5.3		**Location of academic learning areas** is near related educational activities and away from disruptive noise	10	8
	The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.			
5.4		**Personal space** in the classroom away from group instruction allows privacy time for individual students	10	6
	Undersized Classrooms do not permit privacy time for individual students.			
5.5		**Storage for student materials** is adequate	10	2
	Coat hooks and shelving, located in the Classroom, are inadequately provided for student storage.			
5.6		**Storage for teacher materials** is adequate	10	8
	A dedicated storage room is adequately provided.			

Special Learning Space			Points Allocated	Points
5.7		**Size of special learning area(s)** meets standards	15	6
	The Special Education Classroom is 772 SF compared to 900 SF recommended in the OSDM.			
5.8		**Design of specialized learning area(s)** is compatible with instructional need	10	4
	Special Education spaces are not adequately provided to meet instructional needs.			
5.9		**Library/Resource/Media Center** provides appropriate and attractive space	10	8
	The Media Center is 2661 SF compared to 2052 SF recommended in the OSDM. (ES) The Media Center is not visually appealing and does not provide natural light.			
5.10		**Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	3
	The Gymnasium is 4,134 SF compared to maximum 4,700 SF recommended in the OSDM. (ES)			
5.11	ES	**Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction	10	6
	MS/HS	**Science** program is provided sufficient space and equipment		
	Pre-K and Kindergarten spaces are borderline adequate for age of students served.			

5.12	**Music Program** is provided adequate sound treated space	5	2

The Music Room is 1,236 SF compared to 1,800-3,000 recommended in the OSDM.

5.13	**Space for art** is appropriate for special instruction, supplies, and equipment	5	5

The Art Room is 1,880 SF compared to 1,200 SF recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.

School Facility Appraisal		Points Allocated	Points
5.14	**Space for technology education** permits use of state-of-the-art equipment	5	0

The facility is not provided with Computer Labs for student use.

5.15	Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	4

Work Rooms are provided adjacent to the Classrooms for small groups and remedial instruction.

5.16	**Storage for student and teacher material** is adequate	5	2

Storage for teachers and students has not been adequately provided throughout the facility.

Support Space		Points Allocated	Points
5.17	**Teacher's lounge and work areas** reflect teachers as professionals	10	6

The Teacher's Lounge is 413 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM. Limited work space is provided for preparation of teacher materials.

5.18	**Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	4

The Student Dining space is 1,985 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1,280 SF compared to 2,394 SF recommended in the OSDM. The Student Dining space has limited visual appeal with limited seating capacity.

5.19	**Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	2

Administrative Offices are not adequately provided for Elementary School students.

5.20	**Counselor's office** insures privacy and sufficient storage	5	3

The Counselor's Office is 116 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM.

5.21	**Clinic** is near administrative offices and is equipped to meet requirements	5	3

The Clinic is 280 SF compared to 370 SF recommended in the OSDM. The Clinic is located within the Administrative Offices and is provided with required equipment.

5.22	**Suitable reception space** is available for students, teachers, and visitors	5	3

There is a very small area for reception in the front office.

5.23	**Administrative personnel** are provided **sufficient work space and privacy**	5	2

Administrative offices are not adequate.

TOTAL - Educational Adequacy	**200**	**113**

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment		Points Allocated	Points
6.1	Overall **design is aesthetically pleasing** to age of students	15	12
	The building is a modern design with modern detailing, which is aesthetically pleasing.		
6.2	Site and building are **well landscaped**	10	8
	The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
6.3	**Exterior noise and poor environment** do not disrupt learning	10	6
	The site is adjacent to residential uses, and there is one undesirable feature (interstate) adjacent to the school site.		
6.4	**Entrances and walkways** are **sheltered** from sun and inclement weather	10	6
	The main entrance to the School is partially sheltered. Exits are not sheltered from sun and inclement weather. On-site walkways to accessory buildings are not covered.		
6.5	**Building materials** provide attractive color and texture	5	4
	Interior building materials consist of painted block and muted colored partition walls does provide an attractive color and texture.		

Interior Environment		Points Allocated	Points
6.6	**Color schemes, building materials, and decor** provide an impetus to learning	20	14
	The color palette is comprised of achromatic hues. School colors are not reflected in the athletic areas. The use of repeated colors and materials gives the building some unity and a sense of consistency.		
6.7	**Year around comfortable temperature and humidity** are provided throughout the building	15	14
	The building has a central air conditioning system.		
6.8	**Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	13
	It does provide the minimum 15 cfm ventilation as required by the OBCMC.		
6.9	**Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	8
	The lighting system does not provide adequate lighting levels in all areas.		
6.10	**Drinking fountains and restroom facilities** are conveniently located	15	12
	Drinking fountains and Restroom facilities are conveniently located.		
6.11	**Communication among students** is enhanced by commons area(s) for socialization	10	8
	There are areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school.		

6.12	**Traffic flow** is aided by appropriate foyers and corridors	10	8
	Corridors and Foyers are adequately designed for efficient traffic flow.		
6.13	**Areas for students to interact** are suitable to the age group	10	8
	There are areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school.		
6.14	**Large group areas are designed** for effective management of students	10	8
	The Gymnasium is adequately designed to manage large groups of students.		
6.15	**Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	8
	Ceilings, walls, and floors have been adequately designed and provided with effective sound control measures.		
6.16	**Window design** contributes to a pleasant environment	10	4
	The windows are not designed well, and do not contribute to a pleasant environment. There are few windows and little daylighting.		
6.17	**Furniture and equipment** provide a pleasing atmosphere	10	8
	Classroom furniture is consistent in design and in good condition.		
	TOTAL - Environment for Education	**200**	**149**

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LEED Observation Notes

School District:	Worthington City
County:	Franklin
School District IRN:	45138
Building:	Bluffsview Elementary School
Building IRN:	112128

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are build on productive agricultural, wildlife or open areas. Several measures can be take however to prevent the impact on undeveloped lands or to improve previously contaminated sites. Appropriate location reduces the need for private transportation and helps to prevent an increase in air pollution. Developing buildings in urban areas and on brownfield sites instead of greenfield locations has economical and environmental benefits. Controlling stormwater runoff and erosion can prevent the worsening of water quality in receiving bodies of water and the impact on aquatic life. Once the building is constructed, it's important to decrease heat island effects and reduce the light pollution on the site.

(source: LEED Reference Guide, 2001:9)

A major renovation to the school may be able to attain points in several site-related areas. Alternative Transportation points may be possible with the addition of parking areas designated for low-emission vehicles and car pools. Bike racks are provided and changing rooms could be added. Other transportation credits are unlikely to be achieved due to the schools suburban location. A reduction in pervious paving, and use of alternative paving materials could aid in achieving Stormwater Design and Heat Island Effect Nonroof points. The school already has a low-albedo roof which could qualify for Heat Island Effect Roof points. Light Pollution Reduction could be achieved with updates to the site lighting.

Water Efficiency

In the US ca. 340 billion gallons of fresh water are withdrawn daily from surface sources, 65% of which is discharged later after use. Water is also withdrawn from underground aquifers The excessive usage of water results in the current water deficit, estimated at 3,700 billion gallons. Water efficiency measures in commercial buildings can reduce water usage by at least 30%. Low-flow fixtures, sensors or using non potable water for landscape irrigation, toilet flushing and building systems are just some of available strategies. Not only do they result in environmental savings, but also bring about financial benefits, related to lower water use fees, lower sewage volumes to treat and energy use reductions.

(source: LEED Reference Guide, 2001:65)

Installing more efficient fixtures, reducing or eliminating water usage for landscaping and playfields, and incorporating innovative wastewater technologies may all be opportunities to achieve points in this category.

Energy & Atmosphere

Buildings in the US account for more than 30% of the total energy use and for approximately 60% of electricity. 75% of energy is derived from the burning of fossil fuels, which releases CO2 into the Atmosphere and contributes to global warming. Moreover, coal fired electric utilities release nitrogen oxides and sulfur dioxide, where the former contribute to smog and the latter to acid rain. Other types of energy production are not less harmful. Burning of natural gas produces nitrogen oxides and greenhouse gases as well, nuclear power creates nuclear wastes, while hydroelectric generating plants disrupt natural water flows. Luckily there are several practices that can reduce energy consumption and are environmentally and economically beneficial. Not only will they reduce the air pollution and mitigate global warming thanks to being less dependent on power plants, but also they will reduce operational costs and will quickly pay back. In order to make the most of those practices, it's important to adopt a holistic approach to the building's energy load and integrate different energy saving strategies.

(source: LEED Reference Guide, 2001:93)

Replacement of the HVAC systems would be necessary to achieve many of the energy-related points in this category. Metering and commissioning should be included in those efforts. On-Site Renewable Energy credits may be attainable with wind or solar installations. Green Power credits may also be attainable.

Material & Resources

The steps related to process building materials, such as extraction, processing and transportation are not environmentally natural, as they pollute the air, water and use natural resources. Construction and demolition wastes account for 40% of the solid waste stream in the US. Reusing existing documents is one of the best strategies to reduce solid wastes volumes and prevents then from ending up at landfills. It also reduces habitat disturbance and minimizes the need for the surrounding infrastructure. While using new materials one should take into account different material sources. Salvaged materials provide savings on material costs, recycled content material minimizes waste products and local materials reduce the environmental impact of transportation. Finally, using rapidly renewable materials and certified wood decreases the consumption of natural resources. Recycling and reusing construction waste is another strategy to be taken into consideration in sustainable design.

(source: LEED Reference Guide, 2001:167)

Depending on future programmatic needs, it may be possible to renovate the building in such a way as to achieve Building Reuse credits. Construction Waste Management credits should be considered, but may be difficult to achieve due to the schools small town setting. Replacement interior finishes can be specified in order to be compliant with LEED guidelines, including products that would help achieve Recycled Content, Regional Materials, and Rapidly Renewable Materials, and/or Certified Wood credits.

Indoor Environmental Quality

As we spend a big majority of our time indoors, the emphasis should be put on optimal indoor environmental quality strategies while (re)designing a building . Otherwise, a poor IEQ will have adverse effects on occupants' health, productivity and quality of life. IEQ strategies such as ventilation effectiveness and control of contaminants or a building flush-out prior to occupancy can reduce potential liability, increase the market value of the building but can also result in a significantly higher productivity (16%). Other strategies involve automatic sensors and controls, introducing fresh air to the building or providing lots of daylighting views.

(source: LEED Reference Guide, 2001:215)

As noted in Energy & Atmosphere, replacement of the HVAC systems would be necessary to achieve several of these credits, including Outdoor Air Delivery Monitoring, Increased Ventilation, Controllability of Systems Thermal Comfort, both Thermal Comfort credits. The Low Emitting Materials credit could be achieved with proper specification of finishes and applications. Other credits in this category that could be realized are Controllability of Systems Lighting, both Daylight and Views, and Mold Prevention.

Innovation & Design Process

This category is aimed at recognizing projects that implemented innovative building features and sustainable building knowledge, and whose strategy or measure results exceeded those which are required by the LEED Rating System. Expertise in sustainable design is the key element of the innovative design and construction process.

(source: LEED Reference Guide, 2001:271)

For a major renovation project such as would be needed at the school, a LEED AP should be part of the A/E team and his or her inclusion would garner one ID point. The School as a Teaching Tool credit would be the next most easily achieved in this category. Instituting green cleaning strategies should also be considered.

Justification for Allocation of Points

Building Name and Level: **Bluffsview Elementary School**

K-6

Building features that clearly exceed criteria:

1. The site has been developed with outdoor learning spaces and athletic fields to enhance the learning environment.
2. Flexible partition walls have been provided between Classrooms and allow for a variety of class sizes.
3. The building was constructed in 1991 and is reported to be free of asbestos.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. Classrooms have few windows and do not provide adequate daylighting.
2. Adjacency to Interstate 270 causes ambient noise that may be distracting in some learning environments.
3.
4.
5.
6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Worthington City
Facility:	Bluffsview Elementary School
Date of Initial Assessment:	Sep 23, 2015
Date of Assessment Update:	Dec 30, 2015
Cost Set:	2015

District IRN:	45138
Building IRN:	112128
Firm:	Van Auken Akins Architects

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1991 Original Construction	60,089	$6,008.90	$6,008.90
Total	60,089	$6,008.90	$6,008.90
Total with Regional Cost Factor (100.00%)	—	$6,008.90	$6,008.90
Regional Total with Soft Costs & Contingency	—	$7,476.89	$7,476.89

Environmental Hazards(Enhanced) - Worthington City (45138) - Bluffsview Elementary School (112128) - Original Construction

Owner: Worthington City **Bldg. IRN:** 112128

Facility: Bluffsview Elementary School **BuildingAdd:** Original Construction

Date On-Site: **Consultant Name:**

A. Asbestos Containing Material (ACM) AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$20.00	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Not Present	0	$3.00	$0.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Not Present	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)	**Total Cost For Removal Of Underground Storage Tanks**				$0.00

C. Lead-Based Paint (LBP) - Renovation Only ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	60089	60089	$0.10	$6,008.90

E. Other Environmental Hazards/Remarks ☐ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$6,008.90
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$6,008.90

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.