Building Information - Worthington City (45138) - Evening Street Elementary

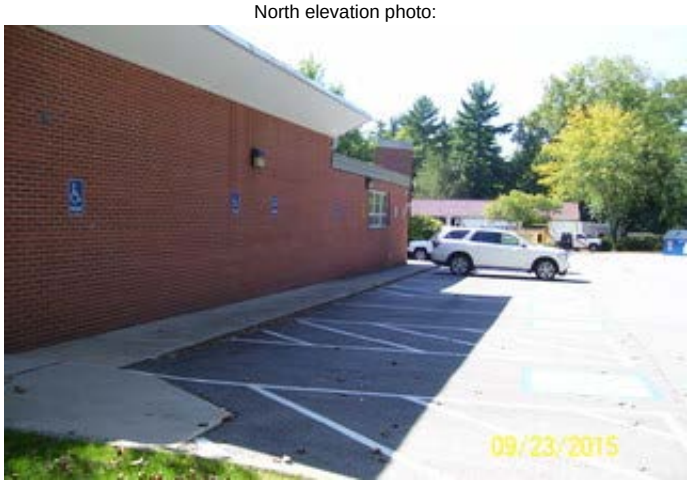
Program Type	Assessment Only
Setting	Suburban
Assessment Name	Evening Street Elementary
Assessment Date (on-site; non-EEA)	2015-09-23
Kitchen Type	Full Kitchen
Cost Set:	2015
Building Name	Evening Street Elementary
Building IRN	10868
Building Address	885 Evening St
Building City	Worthington
Building Zipcode	43085
Building Phone	(614) 450-4400
Acreage	2.00
Current Grades:	K-6
Teaching Stations	25
Number of Floors	1
Student Capacity	576
Current Enrollment	579
Enrollment Date	2015-09-14

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

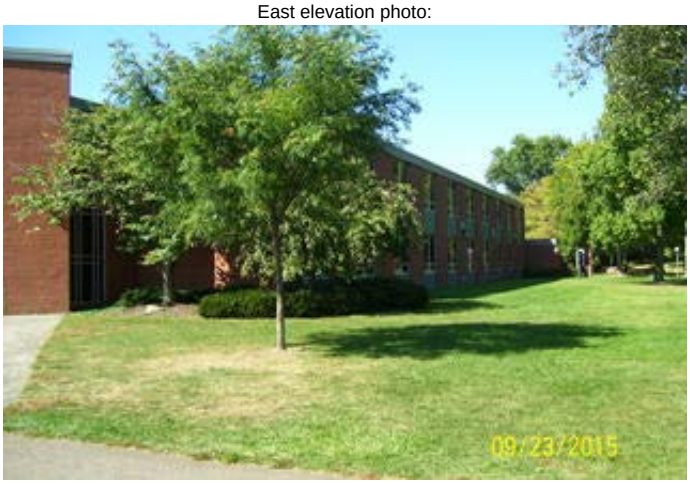
Number of Classrooms	22
Historical Register	**NO**
Building's Principal	Mary Rykowski
Building Type	Elementary

Next Page

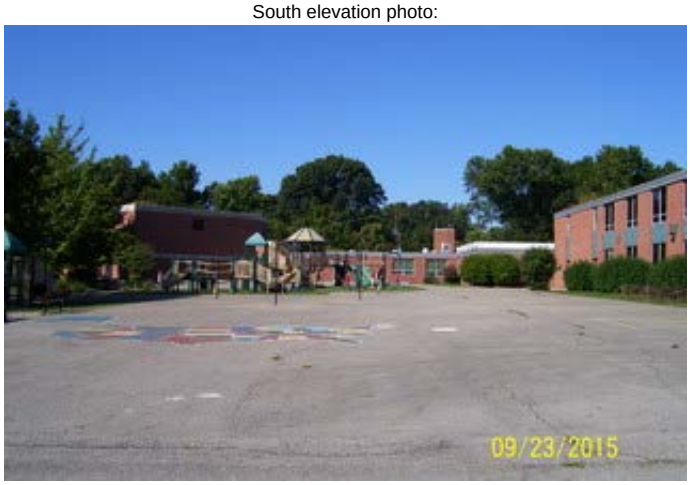
North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:

GENERAL DESCRIPTION

49,927 Total Existing Square Footage
1963,1988 Building Dates
K-6 Grades
579 Current Enrollment
25 Teaching Stations
2.00 Site Acreage

Evening Street Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1963, is a 2-story, 49,927 square-foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design. The structure of the Original Building and 1988 Addition contains brick veneer on load bearing masonry wall system type exterior wall construction, with painted CMU type wall construction in the interior. The floor system consists of concrete slab on grade. The roof structure is metal deck on steel joist type construction. The roof over the Original Building is a mechanically attached heat welded membrane roof system that was installed in 2008. The 1988 Addition is a ballasted EPDM roof system that is original to the addition. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on two acres of a larger overall shared site adjacent to residential properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is poor. There is no dedicated space for school buses to load and unload on the site separate from other vehicular traffic. Parking for staff, visitors and community events is adequate.

No Significant Findings

Previous Page

Next Page

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Original Construction	1963	yes	2	42,740	no
Gym Wing	1988	yes	1	7,187	no

Previous Page

Next Page

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 (1963)		6211			1616		2759	1137						
Gym Wing (1988)		1009		4310										
Total	0	7,220	0	4,310	1,616	0	2,759	1,137	0	0	0	0	0	0

Master Planning Considerations

Previous Page

Next Page

Existing CT Programs for Assessment

Next Page

Previous Page

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 - Evening Street Elementary (10868)

District: Worthington City
Name: Evening Street Elementary
Address: 885 Evening St
Worthington,OH 43085
Bldg. IRN: 10868

County: Franklin **Area:** Central Ohio (0)
Contact: Mary Rykowski
Phone: (614) 450-4400
Date Prepared: 2015-09-23 **By:** Brian Rubenstein
Date Revised: 2015-12-22 **By:** Holly Grambort

Current Grades	K-6	Acreage:	2.00
Proposed Grades	N/A	Teaching Stations:	25
Current Enrollment	579	Classrooms:	22
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1963	yes	2	42,740
Gym Wing	1988	yes	1	7,187
Total				**49,927**

*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	3	$1,646,013.24	-
B.	Roofing	3	$82,526.90	-
C.	Ventilation / Air Conditioning	2	$5,000.00	-
D.	Electrical Systems	3	$810,315.21	-
E.	Plumbing and Fixtures	3	$301,390.00	-
F.	Windows	3	$240,000.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$81,100.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,325,679.30	-
K.	Interior Lighting	3	$249,635.00	-
L.	Security Systems	3	$92,364.95	-
M.	Emergency/Egress Lighting	3	$49,927.00	-
N.	Fire Alarm	3	$74,890.50	-
O.	Handicapped Access	3	$108,585.40	-
P.	Site Condition	3	$292,481.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$34,000.00	-
T.	Hazardous Material	3	$69,352.70	-
U.	Life Safety	3	$206,260.00	-
V.	Loose Furnishings	3	$199,708.00	-
W.	Technology	3	$658,037.86	-
X.	Construction Contingency / Non-Construction Cost	-	$1,594,630.92	-
Total			$8,121,897.98	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	60	60%	Borderline
2.0 Structural and Mechanical Features	200	113	57%	Borderline
3.0 Plant Maintainability	100	51	51%	Borderline
4.0 Building Safety and Security	200	132	66%	Borderline
5.0 Educational Adequacy	200	74	37%	Poor
6.0 Environment for Education	200	126	63%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	556	56%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$8,121,897.98

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

Previous Page

Original Construction (1963) Summary

District: Worthington City
Name: Evening Street Elementary
Address: 885 Evening St
Worthington,OH 43085
Bldg. IRN: 10868

County: Franklin **Area:** Central Ohio (0)
Contact: Mary Rykowski
Phone: (614) 450-4400
Date Prepared: 2015-09-23 **By:** Brian Rubenstein
Date Revised: 2015-12-22 **By:** Holly Grambort

Current Grades	K-6	Acreage:	2.00
Proposed Grades	N/A	Teaching Stations:	25
Current Enrollment	579	Classrooms:	22
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1963**	**yes**	**2**	**42,740**
Gym Wing	1988	yes	1	7,187
Total				**49,927**

*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	3	$1,458,288.80	-
B.	**Roofing**	**3**	**$0.00**	-
C.	Ventilation / Air Conditioning	2	$5,000.00	-
D.	Electrical Systems	3	$693,670.20	-
E.	Plumbing and Fixtures	3	$301,390.00	-
F.	Windows	3	$240,000.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$50,350.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,211,406.00	-
K.	Interior Lighting	3	$213,700.00	-
L.	Security Systems	3	$79,069.00	-
M.	Emergency/Egress Lighting	3	$42,740.00	-
N.	Fire Alarm	3	$64,110.00	-
O.	Handicapped Access	3	$99,648.00	-
P.	Site Condition	3	$270,920.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$34,000.00	-
T.	Hazardous Material	3	$68,634.00	-
U.	Life Safety	3	$183,268.00	-
V.	Loose Furnishings	3	$170,960.00	-
W.	Technology	3	$563,313.20	-
X.	Construction Contingency / Non-Construction Cost	-	$1,404,856.39	-
Total			$7,155,323.59	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	60	60%	Borderline
2.0 Structural and Mechanical Features	200	113	57%	Borderline
3.0 Plant Maintainability	100	51	51%	Borderline
4.0 Building Safety and Security	200	132	66%	Borderline
5.0 Educational Adequacy	200	74	37%	Poor
6.0 Environment for Education	200	126	63%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	556	56%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$7,155,323.59

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

Gym Wing (1988) Summary

District: Worthington City
Name: Evening Street Elementary
Address: 885 Evening St
Worthington,OH 43085
Bldg. IRN: 10868

County: Franklin **Area:** Central Ohio (0)
Contact: Mary Rykowski
Phone: (614) 450-4400
Date Prepared: 2015-09-23 **By:** Brian Rubenstein
Date Revised: 2015-12-22 **By:** Holly Grambort

Current Grades	K-6	Acreage:	2.00
Proposed Grades	N/A	Teaching Stations:	25
Current Enrollment	579	Classrooms:	22
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1963	yes	2	42,740
Gym Wing	**1988**	**yes**	**1**	**7,187**
Total				**49,927**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	60	60%	Borderline
2.0 Structural and Mechanical Features	200	113	57%	Borderline
3.0 Plant Maintainability	100	51	51%	Borderline
4.0 Building Safety and Security	200	132	66%	Borderline
5.0 Educational Adequacy	200	74	37%	Poor
6.0 Environment for Education	200	126	63%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	556	56%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$966,574.40

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

		FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
	A.	Heating System	3	$187,724.44	-
	B.	Roofing	3	$82,526.90	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$116,645.01	-
	E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$30,750.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$114,273.30	-
	K.	Interior Lighting	3	$35,935.00	-
	L.	Security Systems	3	$13,295.95	-
	M.	Emergency/Egress Lighting	3	$7,187.00	-
	N.	Fire Alarm	3	$10,780.50	-
	O.	Handicapped Access	3	$8,937.40	-
	P.	Site Condition	3	$21,561.00	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	**Exterior Doors**	**3**	**$0.00**	-
	T.	Hazardous Material	3	$718.70	-
	U.	Life Safety	3	$22,992.00	-
	V.	Loose Furnishings	3	$28,748.00	-
	W.	Technology	3	$94,724.66	-
-	X.	Construction Contingency / Non-Construction Cost	-	$189,774.54	-
Total				$966,574.40	

A. Heating System

Description: The existing system for the overall facility is a gas fired heating hot water system, installed in 1963, and is in fair condition. The heating and chilled water system in the overall facility is a 2-pipe system, without a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type. The 3 gas fired boilers, manufactured by PK and Thermal Solutions, were installed in 1999 and 2015 and are in good condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, fin tubes, and air handlers. The terminal equipment was installed in 1963 and 1999 and is in fair condition. The system does not 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 in the Gymnasium and Cafeteria, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system is not ducted, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Convert to ducted system to facilitate efficient exchange of conditioned air. Provide architectural soffits to accommodate the installation of ductwork in the Classrooms.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	$1,304,093.24	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft. (of entire building addition)		Required		$341,920.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$1,646,013.24	$1,458,288.80	$187,724.44		

Gas Fired Boilers

Air Handler

Back to Assessment Summary

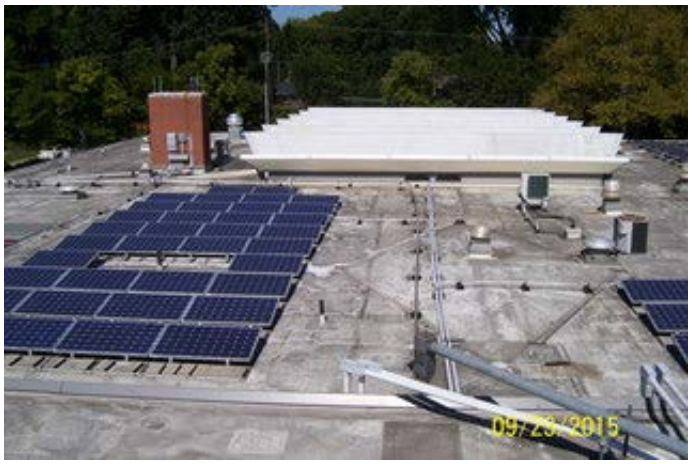
B. Roofing

Description: The roof over the Original Building is a mechanically attached heat welded membrane roof system that was installed in 2008 and is in fair condition. The 1988 Addition is a ballasted EPDM roof system that is original to the addition and is in poor condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the main roof was gained by an access hatch and an access door that are in fair condition. Access to the gymnasium roof was gained by an access hatch in fair condition. Fall safety protection cages are not required, are not provided. There were observations of standing water on the roof. Metal cap flashings and stone copings are in good 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 not equipped with overflow roof drains. No problems requiring attention were observed with any roof penetrations. There are not any covered walkways attached to this structure. A 2011 summary of a report provided by the school district states: ''The roof on Evening Street Elementary consists of two different roof systems. A ballasted EPDM roof system, and a mechanically attached heat welded roof system are installed on this facility. The roof was recently renovated and is in good serviceable condition. The roof area is typical of a school facility and rooftop equipment and projections are moderate. The roof area drains to internal roof drains. The mechanically attached heat welded roof system is in good condition and should afford another 8 to 12 years of satisfactory service life. The ballasted EPDM roofing system is at the end of its useful service life and should be budgeted for replacement in the year 2011. Field seams where observed to be failing at the time of inspection, in addition to failed field seams failed flashings were observed throughout the roofing system. Recently a photovoltaic electrical generating station was installed on the ballasted EPDM roof area. This photovoltaic system will have to be removed prior to roof renovation and then reinstalled after roof renovation in a separate contract. Roof Management's budget does not include removal and reinstallation of the photovoltaic system.''

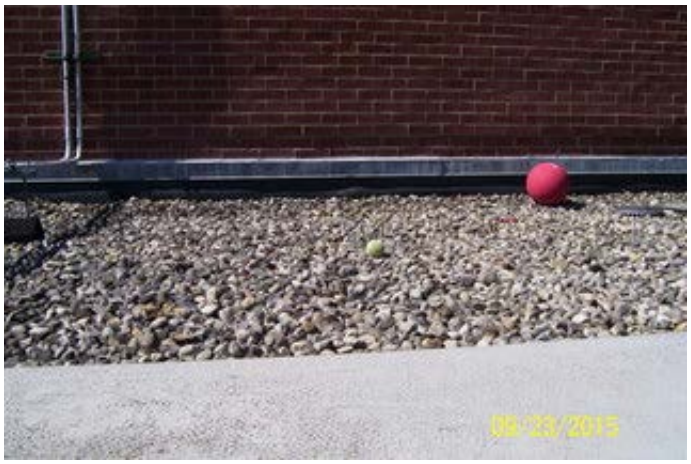
Rating: 3 Needs Replacement

Recommendations: The roof over the 1988 Addition requires replacement to meet Ohio School Design Manual guidelines due to condition and age of system and projected lifecycle. The photovoltaic system on this roof will need to be removed and reinstalled in conjunction with the roof replacement.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Membrane (all types):	$8.70	sq.ft. (Qty)			7,187 Required	$62,526.90	(unless under 10,000 sq.ft.)
Other: Photovoltaic System Removal & Reinstallaion	$20,000.00	per system			1 Required	$20,000.00	Remove and reinstall photovoltaic system during roof replacement.
Sum:			$82,526.90	$0.00	$82,526.90		



Typical EPDM Roof



Typical Ballasted EPDM

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The overall facility is equipped with a chilled water type central air conditioning system, which is in fair condition. A chiller provides chilled water and pumps are utilized to distribute chilled water to the terminal units. The ventilation system in the overall facility consists of unit ventilators, installed in 1999 and in fair condition, providing fresh air to Classrooms, and air handlers, installed in 1963 and in poor condition, providing fresh air to other miscellaneous spaces such as Gymnasiums and Student Dining. Relief air venting is provided by transfer grilles to corridors. The ventilation system does not 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 inadequate. General building exhaust systems for Restrooms and Storage Rooms are adequately placed, and in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Replace general building exhaust systems located in Restrooms, Storage Rooms, and Custodial Closets. Pricing included in Item A. Provide a kiln exhaust system.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required		$5,000.00	
Sum:			$5,000.00	$5,000.00	$0.00		

Chiller

Cooling Tower

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the overall facility is a 120/208-volt, 3-phase, 4-wire, 1,200-amp system installed in 1963, and is in poor condition. Main switch is missing. Shunt trip button system is also tied into solar panel equipment. Power is provided to the school by a multiple utility owned, pole-mounted transformer located in exterior parking garage, and in good condition. The panel system, installed in 1963, is in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 26 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 28 general purpose outlets, while others are equipped with as few as 24 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 not equipped with an emergency generator. Inadequate lightning protection safeguards are provided. The existing facility is not equipped with a Stage. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity, Classroom capacity, due to condition and age, lack of OSDM-required features, and to facilitate the scope of work outlined in Item U.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	$810,315.21	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$810,315.21	$693,670.20	$116,645.01		

Main Switchgear

Solar Power Inverter/Switchgear

Back to Assessment Summary

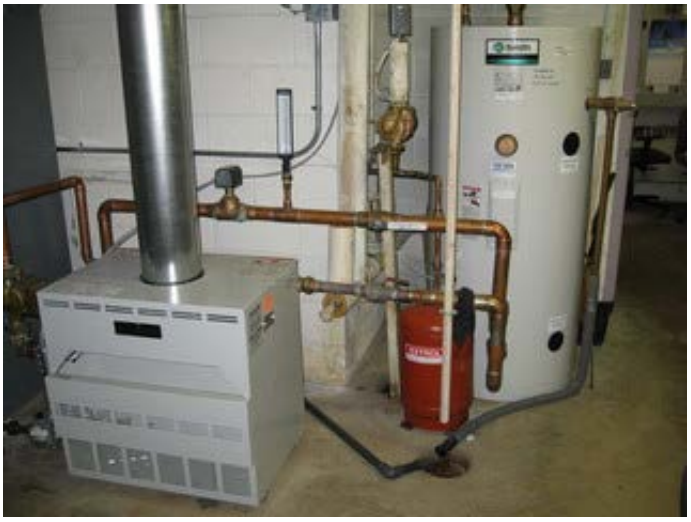
E. Plumbing and Fixtures

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 1963, is original to each addition, and is in fair condition. The waste piping in the overall facility is PVC and galvanized, was installed in 1963, and is in fair condition. The facility is equipped with a gas water heater in good condition, with a separate 119-gallon storage tank in good condition. The school contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 1 Single Restroom for boys, 1 Single Restroom for girls, 3 Restrooms associated with specialty Classrooms, and 4 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 4 non-ADA wall mounted flush valve toilets, 3 ADA and 5 non-ADA wall mounted flush valve urinals, as well as 0 ADA and 6 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 7 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 8 non-ADA wall mounted lavatories. Staff Restrooms contain 0 ADA and 8 non-ADA wall mounted flush valve toilets, 0 ADA and 1 non-ADA wall mounted urinals, as well as 0 ADA and 7 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 2 ADA and 4 non-ADA electric water coolers, in fair condition. The 20 Elementary Classrooms are equipped with 20 ADA and 0 non-ADA sink mounted type drinking fountains, in poor condition. The Special Education Classroom is not equipped with the required Restroom. The Kitchen is equipped with the required Restroom, and fixtures are in poor condition. The Health Clinic is equipped with the required Restroom, and fixtures are in poor condition. The Kindergarten is equipped with Restroom facilities, and fixtures are in poor condition. Kitchen fixtures consist of 1 hand sink, 1 double-compartment sink, and 1 triple-compartment sink, which are in fair condition. The Kitchen is not 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 23 toilets, 10 urinals, 31 lavatories, 20 Classroom sink mounted drinking fountains, and 15 electric water coolers. Observations revealed that the school is currently equipped with 22 toilets, 10 urinals, 22 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 poor condition. A Science Classroom, Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are provided.

Rating: 3 Needs Replacement

Recommendations: To facilitate the school's compliance with OBC and OSFC fixture requirements, provide 11 new toilets, 9 new lavatories, 0 new urinals, 9 new electric water coolers / new lavatory mounted type drinking fountains. Due to age, condition, LEED, and OSFC requirements, provide 33 new toilets, 31 new lavatories, 10 new urinals, 15 new electric water coolers / new lavatory mounted type drinking fountains. Replace sanitary waste piping in the original construction. Provide reduced pressure backflow preventer. Provide a grease interceptor.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit		1 Required		$5,000.00	
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required		$149,590.00	(remove / replace)
Toilet:	$3,800.00	unit		11 Required		$41,800.00	(new)
Toilet:	$1,500.00	unit		8 Required		$12,000.00	(remove / replace) See Item O
Urinal:	$1,500.00	unit		9 Required		$13,500.00	(remove / replace)
Sink:	$2,500.00	unit		9 Required		$22,500.00	(new)
Sink:	$1,500.00	unit		16 Required		$24,000.00	(remove / replace)
Electric water cooler:	$3,000.00	unit		9 Required		$27,000.00	(double ADA)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Grease Trap or Oil Interceptor	$6,000.00	each		1 Required		$6,000.00	
Sum:			$301,390.00	$301,390.00	$0.00		



Domestic Water Heater

Single-Occupant Restroom

Back to Assessment Summary

F. Windows

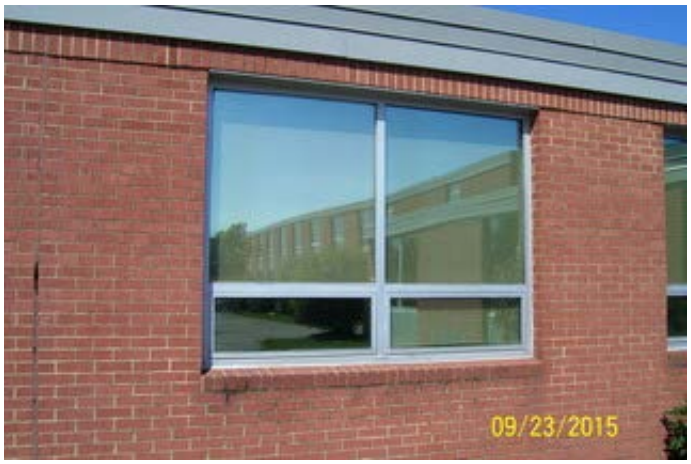
Description: The Original Building is equipped with aluminum frame windows with single glazed type window system, which was installed in 1963 and is in poor condition. The window system features operable windows throughout the building, and operable windows are equipped with opening limiters in poor condition and insect screens in poor condition. Window system seals are in poor condition, with moderate air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in fair condition. The 1963 Original Construction is equipped with an aluminum frame curtain wall system, installed in at an unknown date, and is in fair condition. The 1988 Addition is equipped with aluminum frame windows with double glazed, tempered type window system, which was installed in 1988 and is in good condition. The window system features inoperable windows throughout the addition. Window system seals are in fair condition, with minimal air and water infiltration being experienced. The windows in this addition do not include blinds. This overall facility does not feature any glass block windows. The exterior doors in the Original Building are equipped with hollow metal frame sidelights and transoms with single pane glazing, provided with internal wire mesh, in fair condition. Exterior door vision panels are provided single pane glazing, provided with internal wire mesh, in fair condition. The exterior doors in the 1988 Addition are not equipped with sidelights or transoms. The school does not contain skylights. The school does not contain any clerestories. Interior glass is wired glass safety glazing. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements in the Original Building. Exterior door replacement is addressed in Item S.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Insulated Glass/Panels:	$60.00	sq.ft. (Qty)		4,000 Required		$240,000.00	(includes blinds)
Sum:			$240,000.00	$240,000.00	$0.00		

Typical Fenestration



Typical Window

Back to Assessment Summary

G. Structure: Foundation

Description: The Original Building and the 1988 Addition are equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in fair 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 and 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 (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Back to Assessment Summary

H. Structure: Walls and Chimneys

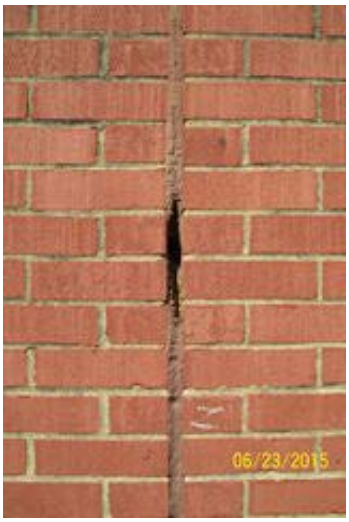
Description: The Original Building and 1988 Addition have a brick veneer on load bearing masonry wall system, which displayed minor locations of deterioration, and is in fair condition. The exterior masonry throughout appears to have appropriately spaced and inadequately caulked control joints in poor condition. Control joints are provided at lintel locations, at doors and windows, building corners, and wall offsets and are in poor condition. The Original Building does have sufficient expansion joints, and they are in poor condition. Cracking was observed in several areas on the exterior masonry. The 1988 Addition does have sufficient expansion joints, and they are in fair condition, and no cracking was observed on the exterior masonry. Exterior walls in the Original Building are inadequately insulated. Brick veneer masonry walls are not cavity walls. Exterior walls in the 1988 Addition are adequately insulated. Brick veneer masonry wall are cavity walls. On the Original Building, weep holes and vents are not provided or required. On the Gym Addition, weep holes are provided in sufficient quantity (at 24''-48'' on center) at the base of masonry cavity walls, 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 evidence of efflorescence and mold in several locations. Architectural exterior accent materials consist of stone, which is in good condition, and mosaic tile, which is in poor condition. Exterior building fenestration in the Original Building represents 25% of the exterior surfaces, and fenestration in the 1988 Addition represents 3% of the exterior surfaces. Interior Corridor and demising walls are brick, concrete masonry units, and glazed block, project full height from floor to bottom of deck, and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. Interior soffits are of stud and gypsum board type construction, and in fair condition. The window sills are brick and aluminum, and are in fair condition. The exterior lintels are precast steel, and are rusting. Chimneys are in fair condition with minor cracking observed. Exterior soffits are of suspended exterior drywall type construction, and in poor condition. The school is provided with an uncovered, concrete conventional loading dock to facilitate the receipt of product, supplies, and foodstuffs, 245 square feet in size. The dock itself is in fair condition, and is equipped with bumper pads in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required in the Original Building. Provide masonry cleaning and sealing as required through the overall facility. Recaulk existing control joints at the Original Building. Prep and paint exposed steel lintels through the overall facility. Repair exterior soffits, stone accents, and mosaic tile where damage has occurred. Additional wall insulation is addressed in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		1,000 Required		$5,250.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		13,000 Required	11,000 Required	$36,000.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		13,000 Required	11,000 Required	$24,000.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		200 Required		$1,100.00	(removing and replacing)
Other: Paint steel lintels	$5.00	ln.ft.		100 Required	50 Required	$750.00	Prep and repaint steel lintels.
Other: Repair and Paint Exterior Soffits	$10.00	sq.ft. (Qty)		100 Required	50 Required	$1,500.00	Repair damage to exterior soffits.
Other: Repair Ceramic Tile	$20.00	sq.ft. (Qty)		500 Required		$10,000.00	Repair mosaic tile panels.
Other: Repair stone trim	$500.00	per unit			5 Required	$2,500.00	Repair stone accents.
Sum:			$81,100.00	$50,350.00	$30,750.00		

Brick to be Tuckpointed



Control Joint to be Caulked

Back to Assessment Summary

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the Original Building and 1988 Addition is concrete slab on grade construction, and is in fair condition. There is no crawl space. The floor construction of the second floor of the Original Building is metal form deck on steel joist type construction, and is in fair condition. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the Original Building is metal form deck on steel joist type construction, and is in fair condition. The roof construction of the 1988 Addition is metal form deck on steel joist type construction, and is in fair condition.

Rating: 1 Satisfactory

Recommendations: Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Typical Roof Deck

Typical Gymnasium Structure

Back to Assessment Summary

J. General Finishes

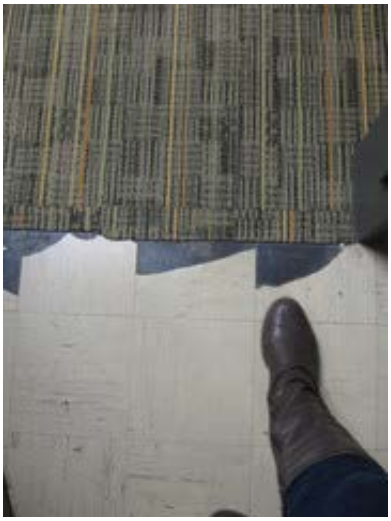
Description: The overall facility features conventionally partitioned Classrooms with carpet tile and vinyl type flooring, 2x4 ACT type ceilings, as well as painted CMU type wall finishes, and they are in good condition. The overall facility has Corridors with terrazzo, vinyl, and carpet tile type flooring, 2x4 ACT type ceilings, as well as brick and painted CMU type wall finishes, and they are in good condition. The overall facility has Restrooms with terrazzo type flooring, 2x4 ACT type ceilings, as well as painted CMU type wall finishes, and they are in fair condition. Toilet partitions are plastic, and are in good condition. The 1988 Addition has Corridors with terrazzo, vinyl, and carpet tile type flooring, 2x4 ACT type ceilings, as well as brick and painted CMU type wall finishes, and they are in good condition. Classroom casework in the overall facility is wood type construction with plastic laminate tops, is adequately provided, and in fair condition. The typical Classroom contains 8' lineal feet of casework. 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 fair condition. The Art program is not equipped with a kiln. The facility is equipped with wood non-louvered interior doors that are partially recessed with proper ADA hardware and clearances, and in good condition. The Gymnasium space(s) have VCT type flooring, open type ceilings, as well as painted CMU type wall finishes, and they are in good condition. 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 painted CMU type wall finishes, and they are in good condition. Student Dining, has VCT type flooring, metal panel type ceilings, as well as painted CMU type wall finishes, and they are in fair condition. No stage is provided. Existing Gymnasium, Student Dining, Media Center, and Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in 1987-2005, is in fair/poor condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to condition and installation of systems outlined in Items (A / C / D / E / I / K / L / M / N / T / U / W). Provide for the replacement of kitchen equipment due to age. Provide additional wall insulation per Item H.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$15.90	sq.ft. (of entire building addition)		Required	Required	$793,839.30	(elementary, per building area, with removal of existing)
Art Program Kiln:	$2,750.00	each		1 Required		$2,750.00	
Additional Wall Insulation	$6.00	sq.ft. (Qty)		42,740 Required		$256,440.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)		1,435 Required		$272,650.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Sum:			$1,325,679.30	$1,211,406.00	$114,273.30		

Kitchen



Hallway with Damaged Tile

Back to Assessment Summary

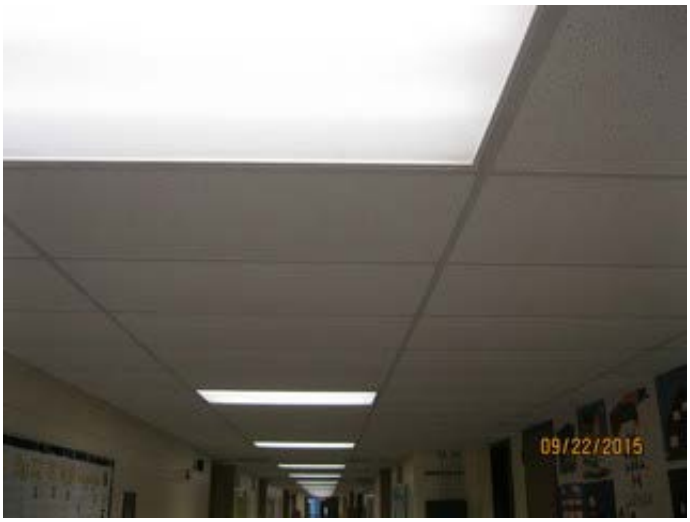
K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 lay-in 2x4 fluorescent fixtures with multi-level switching. Classroom fixtures are in good condition, providing an average illumination of 66 FC, thus complying with 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 dual level switching. Corridor fixtures are in good condition, providing an average illumination of 22 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with pendant T-8 2x4 mount fluorescent fixture type lighting, in good condition, providing an average illumination of 50 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 75 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with 1x4 surface mount T-8 fluorescent fixture type lighting with multi-level switching. Student Dining fixtures are in poor condition, providing an average illumination of 30 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 single level switching. Kitchen fixtures are in good condition, providing an average illumination of 56 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 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 fully compliant with Ohio School Design Manual requirements due to inadequate lighting levels and lack of multi-level switching.

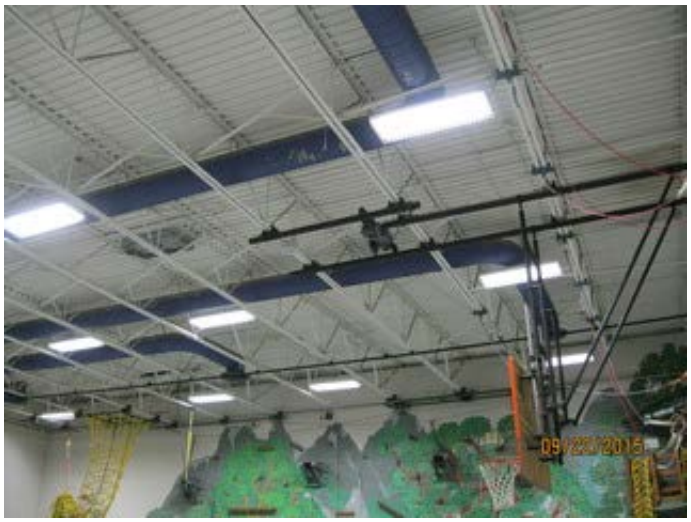
Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to lighting levels, lack of multi-level switching, installation of systems outlined in Item U.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	$249,635.00	Includes demo of existing fixtures
Sum:			$249,635.00	$213,700.00	$35,935.00		



Corridor Lighting



Gym Lighting

Back to Assessment Summary

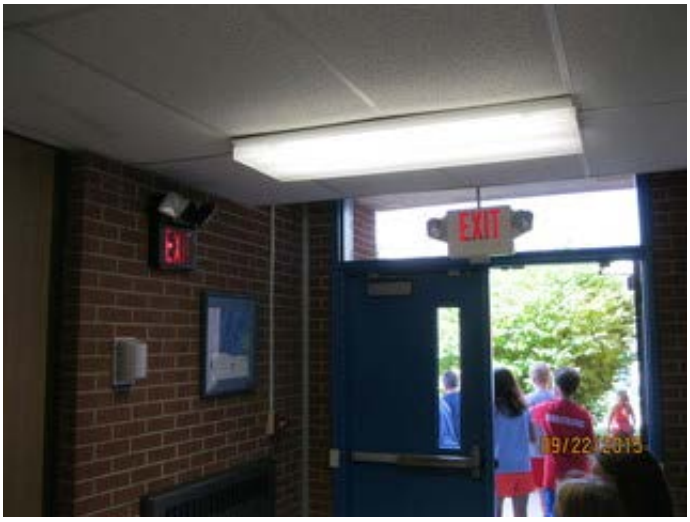
L. Security Systems

Description: The overall facility contains a Security Command motion detector, CCTV, intrusion, and door contact type security system in good condition. Motion detectors are not 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 provided. Compliant color CCTV cameras are not provided at parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a TV. 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 surface mounted high pressure sodium entry lights in fair condition. Pedestrian walkways are illuminated with high pressure sodium fixtures in fair condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted high pressure sodium fixtures in fair condition. The exterior site lighting system provides inadequate illumination due to sparse placement of fixtures.

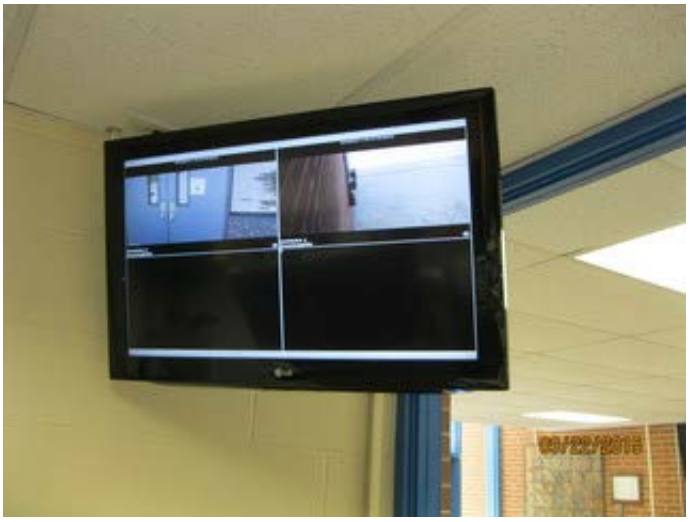
Rating: 3 Needs Replacement

Recommendations: Provide new security system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	$92,364.95	(complete, area of building)
Sum:			$92,364.95	$79,069.00	$13,295.95		



Door Security Contacts/Exit Signs/FA Pull Stations



Camera Monitor

Back to Assessment Summary

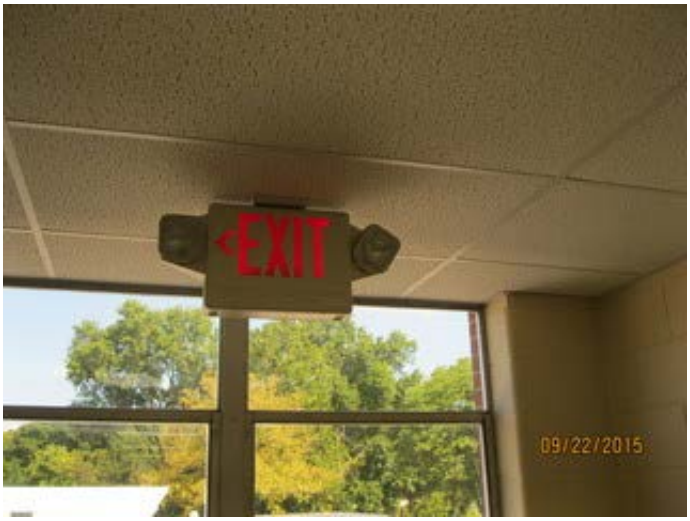
M. Emergency/Egress Lighting

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

Rating: 3 Needs Replacement

Recommendations: Provide new emergency / egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines and in conjunction with work in Item U.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$49,927.00	(complete, area of building)
Sum:			$49,927.00	$42,740.00	$7,187.00		



Exit Sign With Remote Heads

Battery Pack

Back to Assessment Summary

N. Fire Alarm

Description: The overall facility is equipped with a Simplex type fire alarm system, and is 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 and strobe indicating devices. The system is not equipped with sufficient smoke detectors or heat sensors. The system is not equipped with any flow switches or tamper switches. The system thus will not 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 new fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Fire Alarm System:	$1.50	sq.ft. (of entire building addition)		Required	Required	$74,890.50	(complete new system, including removal of existing)
Sum:			$74,890.50	$64,110.00	$10,780.50		

Fire Alarm Horn Strobe

Gym Fire Alarm Equipment

Back to Assessment Summary

O. Handicapped Access

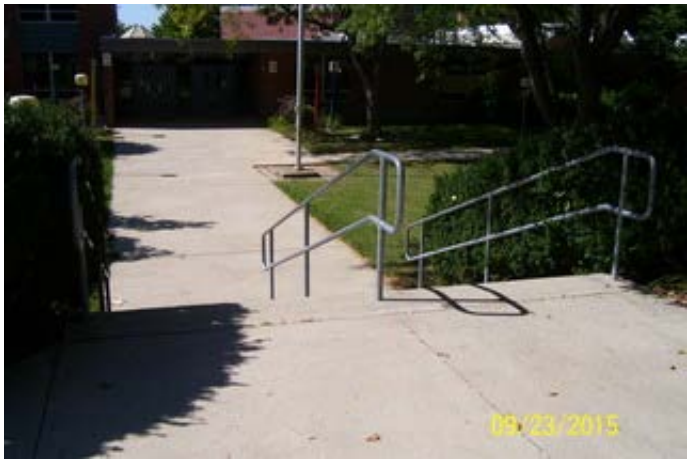
Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are not all ADA accessible due to existing site topography. Access from the parking and drop-off area to the building entries is compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are not equipped with ADA hardware. Building entrances should be equipped with one ADA power assist door, and none are provided. Playground layout and equipping are mostly 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 not compliant. Ramps and stairs do not meet all ADA requirements, and are insufficient due to railing heights. Elevation changes within the overall facility are facilitated by 2 non-compliant stairwells in fair condition, 1 compliant lift in good condition. This multistory building has a compliant elevator that accesses every floor and is in good condition. No Stage is provided. Interior doors are recessed, are not provided adequate clearances, and are provided with ADA-compliant hardware. 14 ADA-compliant toilets are required, and 2 are currently provided. 14 ADA-compliant Restroom lavatories are required, and 2 are currently provided. 2 ADA-compliant urinals are required, and 3 are currently provided. 8 ADA-compliant electric water coolers are required, and 4 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. Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to size of restrooms. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, power assist door opener, ramps, electric water coolers, toilets, sinks, urinals, toilet partitions, toilet accessories in the overall facility to facilitate the school's meeting of ADA requirements. Parking issues are corrected in Item P.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	$9,985.40	(per building area)
Electric Water Coolers:	$3,000.00	unit		4 Required	0 Required	$12,000.00	(new double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit		12 Required		$45,600.00	(new ADA)
Toilet/Urinals/Sinks:	$1,500.00	unit		8 Required		$12,000.00	(replacement ADA)
Toilet Partitions:	$1,000.00	stall		14 Required		$14,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit		1 Required	1 Required	$15,000.00	(openers, electrical, patching, etc)
Sum:			$108,585.40	$99,648.00	$8,937.40		

ADA-restroom



Steps at Front Sidewalk

Back to Assessment Summary

P. Site Condition

Description: The school is located on two acres of a larger overall shared site that is moderately sloped site and located in a suburban residential setting with moderate tree and shrub type landscaping. Outbuildings include a district vehicle garage. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets. Multiple entrances onto the site do not facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone in front of the school, which is not separated from other vehicular traffic. A bus loop is not provided for student loading and unloading. Staff and visitor parking is facilitated by a multiple asphalt parking lots in fair condition, containing 55 with 2 accessible staff parking places and 17 with 4 accessible visitor parking spaces, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, catch basins, storm sewers, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition. Trash pick-up and service drive pavement is not heavy duty and is in fair condition, and is not equipped with a concrete pad area for dumpsters. The loading dock is in fair condition. There are steps and three handrails at the east side of the building from sidewalk at the bus drop-off area at the front of the school that are in fair condition. There is a concrete courtyard at the east side of the building with a 24'' perimeter wall that is in fair condition. The courtyard has seven raised planting beds and there is an exterior hose bib on the east wall of the facility. The wood retaining wall at the west parking lot is overturning and is in poor condition. There is adequate fencing separating the west parking lot and the playgrounds and playing fields, and is in fair condition. The playground equipment is primarily constructed of coated steel and high density and is in fair condition. Playground equipment is placed to provide compliant fall zones, and on a compliant other soft surface of sufficient, with a basketball court being provided on an asphalt surface in fair condition. The playground area is equipped with benches in fair condition. The athletic facilities are comprised of hard surface basketball courts, soccer area, hockey area, and a grass soccer field, and are in fair condition. Site features are suitable for outdoor instruction.

Rating: 3 Needs Replacement

Recommendations: Provide bus loop for student loading and unloading. Replace wood retaining wall at the west parking lot location due to structural deterioration. Provide a concrete pad for dumpsters. It is recommended to replace playground equipment to more ADA-compliant play structures.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Playground Equipment:	$1.50	sq.ft. (Qty)		42,740 Required	7,187 Required	$74,890.50	(up to $100,000, per sq.ft. of school)
Bus Drop-Off for Elementary	$110.00	per student		480 Required		$52,800.00	**(Number of students should be rounded up to the nearest 100.** $5500 per bus; 40 students per bus; 80% of elementary school students riding)
Provide Concrete Dumpster Pad:	$2,400.00	each		1 Required		$2,400.00	(for two dumpsters)
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	Required	$74,890.50	Include this one **or** the next. (Each addition should have this item)
Other: Replace retaining wall	$150.00	ln.ft.		250 Required		$37,500.00	Replace retaining wall.
Sum:			$292,481.00	$270,920.00	$21,561.00		

Typical Playground

Retaining Wall to be Replaced

Back to Assessment Summary

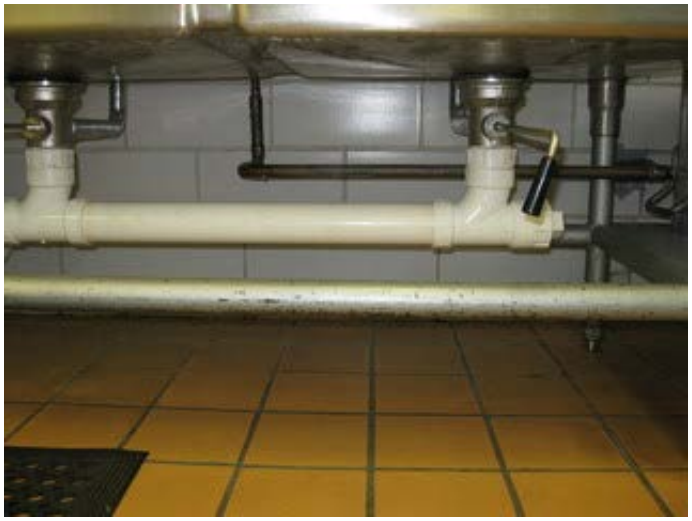
Q. Sewage System

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 (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		



Kitchen Sink Waste

Kitchen Sink Waste

Back to Assessment Summary

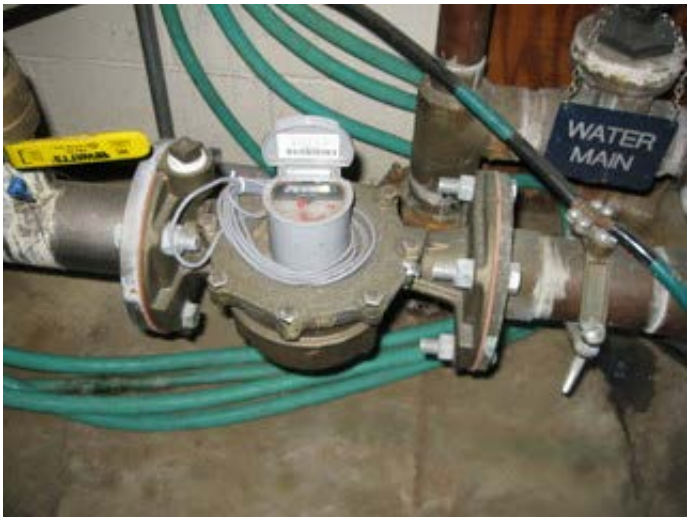
R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 3'' service and 2'' water meter, and is in fair 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 not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump. The system provides adequate pressure for the future needs of the school.

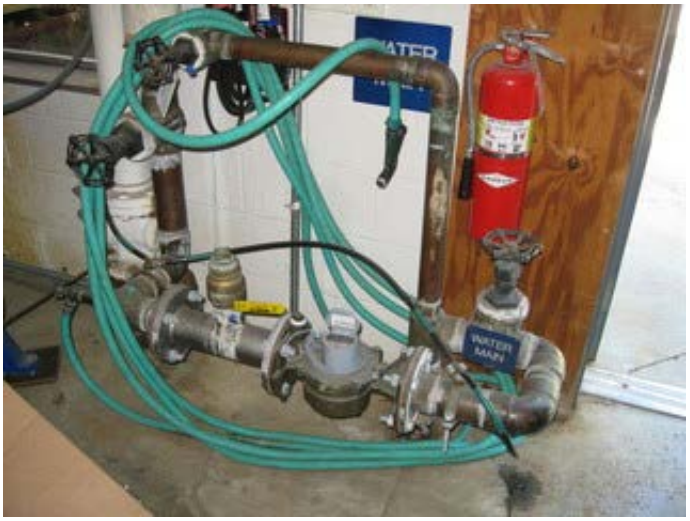
Rating: 1 Satisfactory

Recommendations: Provide a new city water supply line of adequate capacity to support the existing needs of the facility, as well as a future automated fire suppression system. Funding provided in Item U.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		



Water Meter



Water Main

Back to Assessment Summary

S. Exterior Doors

Description: Typical exterior doors in the 1963 Original Construction are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors feature single wired glass vision panels, and appropriate hardware. Typical exterior doors in the 1988 Gym Addition are aluminum type construction, installed on aluminum frames, and in good condition. Typical exterior doors feature no vision panels, and appropriate hardware. Entrance doors in the 1963 Original Facility are hollow metal type construction, installed on aluminum frames, and in fair condition and feature single glazed wired glass vision panels, transoms, and appropriate hardware. Entrance doors in the 1988 Gym Addition are aluminum type construction, installed on aluminum frames, and in good condition and feature double glazed tempered glass, transoms, side-lights and appropriate hardware. The facility is equipped with one roof access door, which is in fair condition. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior and entrance doors in the Original Building to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		17 Required		$34,000.00	(includes removal of existing)
Sum:			$34,000.00	$34,000.00	$0.00		

Original Building Entrance Doors

1988 Addition Entrance Doors

Back to Assessment Summary

T. Hazardous Material

Description: The School District provided the AHERA Three Year Reinspection Reports, prepared by Gandee & Associates, Inc. and dated May 2014, documenting known and assumed locations of asbestos and other hazardous materials. The district did not provide documentation of any abatement projects since that time. In the 1963 Original Construction , Resiliant Floor Covering and Mastic containing hazardous materials are reported and with no indication of condition. These materials were described in the report to be in non-friable condition with no reported damage. No estimated quantity was given in the report. Quatities added to the assessment are assumed based on existing square feet in the areas listed. Pipe Fitting Insulation containing hazardous materials are reported to be in good condition, friable, with light damage. (368ct) Due to the construction date, there is potential for lead based paint in the Original Construction. Fluorescent lighting will require special disposal.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached AHERA Three Year Reinspection Report. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	—	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		42,740 Required	7,187 Required	$4,992.70	
Pipe Fitting Insulation Removal	$20.00	each		368 Required	0 Required	$7,360.00	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		19,000 Required	0 Required	$57,000.00	See J
Sum:			$69,352.70	$68,634.00	$718.70		

Back to Assessment Summary

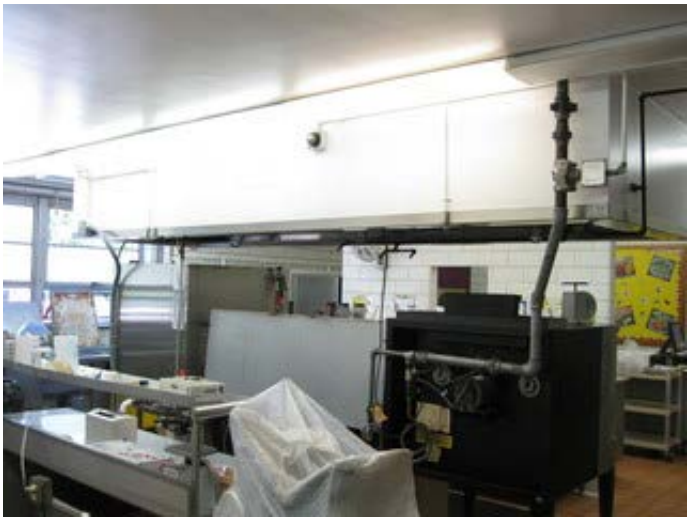
U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 2 interior stair towers, which are not protected by a compliant two hour fire enclosure. The facility features 0 exterior stairways providing egress from intermediate floors. Guardrails do not meet the 4'' ball test and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The 1988 Addition is equipped with a compliant automated fire suppression system in fair condition. The Kitchen hood is in poor condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the city system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

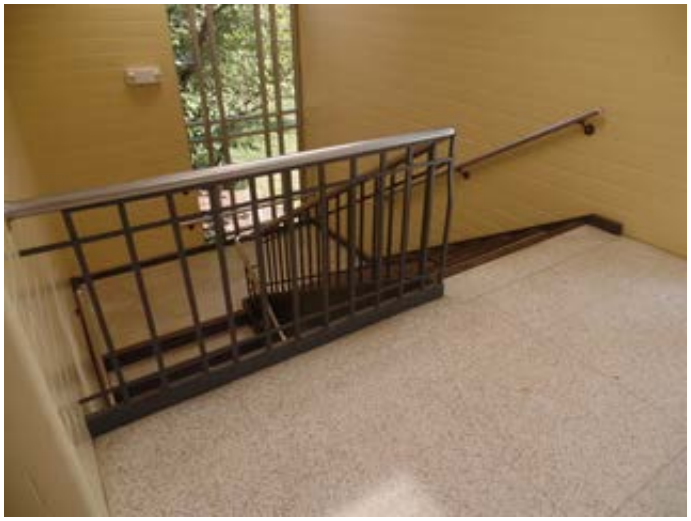
Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new Kitchen hood with a UL 300 compliant wet chemical fire suppression system. Provide new handrails to meet the requirements of the Ohio Building Code.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		42,740 Required	7,185 Required	$159,760.00	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level		4 Required		$20,000.00	(includes associated doors, door frames and hardware)
Handrails:	$5,000.00	level		4 Required		$20,000.00	
Retrofit existing kitchen hood with Fire suppression system	$6,500.00	per hood		1 Required		$6,500.00	
Sum:			$206,260.00	$183,268.00	$22,992.00		



Kitchen Hood



stairs

Back to Assessment Summary

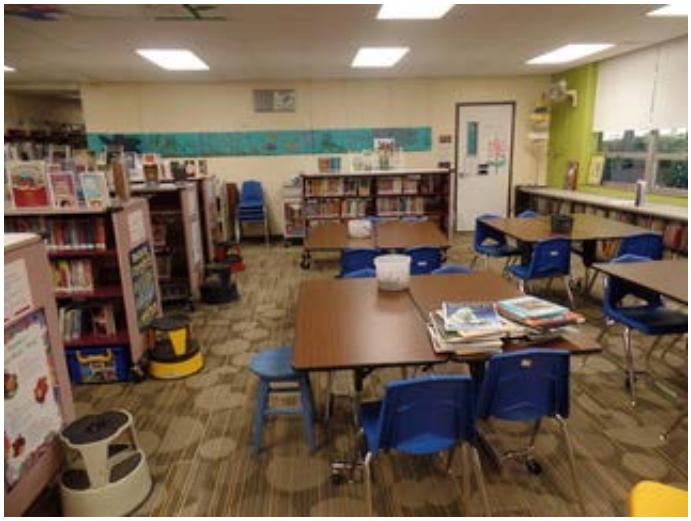
V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, wastebaskets, and 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 4 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

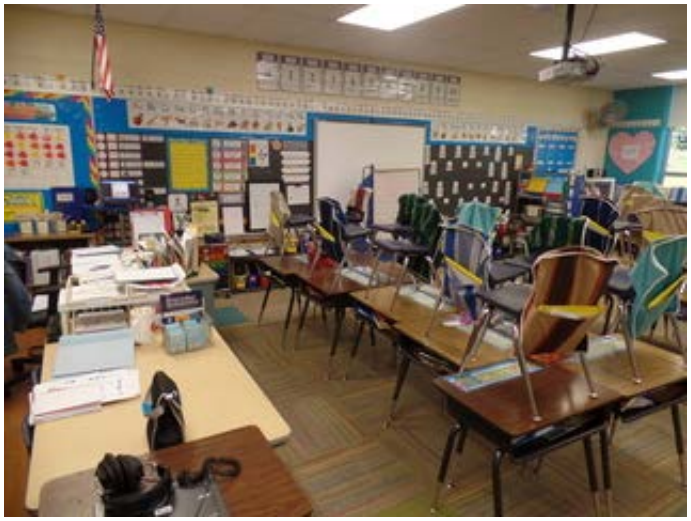
Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
CEFPI Rating 4 to 5	$4.00	sq.ft. (of entire building addition)		Required	Required	$199,708.00	
Sum:			$199,708.00	$170,960.00	$28,748.00		



library



classroom

Back to Assessment Summary

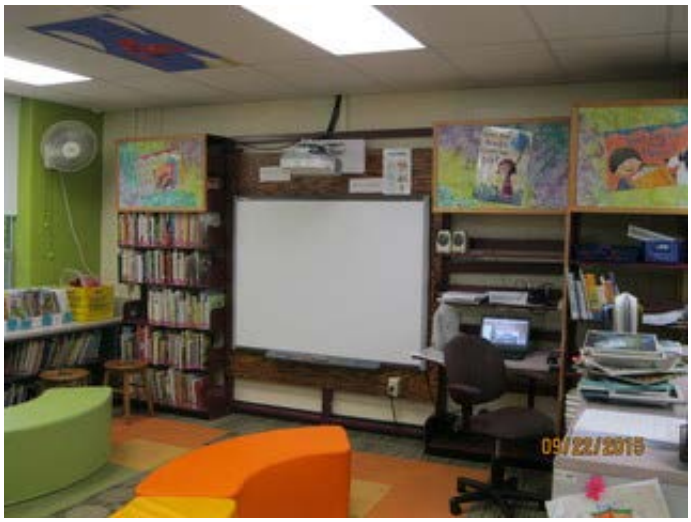
W. Technology

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.

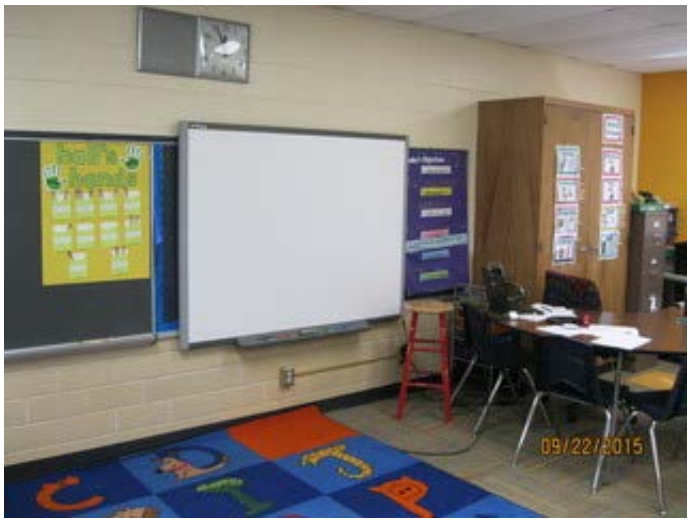
Rating: 3 Needs Replacement

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 (1963) 42,740 ft²	Gym Wing (1988) 7,187 ft²	Sum	Comments
ES portion of building with total SF < 50,000	$13.18	sq.ft. (Qty)		42,740 Required	7,187 Required	$658,037.86	
Sum:			$658,037.86	$563,313.20	$94,724.66		



Smartboard/Projector



Smartboard

Back to Assessment Summary

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$6,527,267.06
7.00%	Construction Contingency	$456,908.69
Subtotal		$6,984,175.75
16.29%	Non-Construction Costs	$1,137,722.23
Total Project		**$8,121,897.98**

Construction Contingency	$456,908.69
Non-Construction Costs	$1,137,722.23
Total for X.	**$1,594,630.92**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$2,095.25
Soil Borings / Phase I Envir. Report	0.10%	$6,984.18
Agency Approval Fees (Bldg. Code)	0.25%	$17,460.44
Construction Testing	0.40%	$27,936.70
Printing - Bid Documents	0.15%	$10,476.26
Advertising for Bids	0.02%	$1,396.84
Builder’s Risk Insurance	0.12%	$8,381.01
Design Professional’s Compensation	7.50%	$523,813.18
CM Compensation	6.00%	$419,050.55
Commissioning	0.60%	$41,905.05
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$78,222.77
Total Non-Construction Costs	**16.29%**	**$1,137,722.23**

Back to Assessment Summary

Name of Appraiser	Holly Grambort	**Date of Appraisal**	2015-09-23
Building Name	Evening Street Elementary		
Street Address	885 Evening St		
City/Town, State, Zip Code	Worthington, OH 43085		
Telephone Number(s)	(614) 450-4400		
School District	Worthington City		

Setting: Suburban

Site-Acreage	2.00	Building Square Footage	49,927
Grades Housed	K-6	Student Capacity	576
Number of Teaching Stations	25	Number of Floors	1
Student Enrollment	579		
Dates of Construction	1963,1988		

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	

Back to Assessment Summary

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	5
		The site is 2 acres compared to 16 acres required by the OSDM.		
1.2		**Site is easily accessible** and conveniently located for the present and future population	20	16
		The School is centrally located within the School District, and is easily accessible.		
1.3		**Location** is removed from undesirable business, industry, traffic, and natural hazards	10	8
		The site is adjacent to residential uses, which is suitable for educational instruction.		
1.4		Site is **well landscaped and developed** to meet educational needs	10	4
		The site has limited landscaping, which does not enhance the property or emphasize the building entrance.		
1.5	ES	Well equipped **playgrounds are separated** from streets and parking areas	10	8
	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 metal and composite plastic type play equipment, which is in good 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	3
		The site has limited development 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 fair condition.		
		TOTAL - The School Site	**100**	**60**

Back to Assessment Summary

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	2
	Entire building is not ADA-compliant.		
2.2	**Roofs** appear sound, have positive drainage, and are weather tight	15	4
	The roofs over the entire building are in good condition but require replacement due to age of systems.		
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	5
	Exterior and interior walls are in fair condition, have sufficient control and expansion joints which are starting to show signs of deterioration.		
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	8
	Building envelope meets minimum energy requirements.		
2.7	Structure is **free of friable asbestos** and **toxic materials**	10	4
	The building is reported to contain asbestos and other hazardous materials.		
2.8	Interior walls permit sufficient **flexibility** for a variety of class sizes	10	4
	Interior walls throughout the facility are fixed walls and are not flexible.		

Mechanical/Electrical		Points Allocated	Points
2.9	**Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	12
	Fixtures are properly maintained and placed. Fixtures are 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
	Computer technology cabling is adeqautley installed in teaching/learning areas. There is an inadequate amount of wall outlets in teaching/learning spaces.		
2.12	**Electrical controls** are safely protected with **disconnect switches** easily accessible	10	5

Electrical controls are safely protected but are difficult to access. Storage materials are kept infront of electrical equipment.

2.13	**Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	4

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

2.14	Number and size of **restrooms meet requirements**	10	2

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	4

Fire alarms devices are properly placed, there is an inadeqaute amount of smoke detectors.

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

A two way communication system with a central office and teaching/learning stations allows for intercommunication.

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**	**113**

Back to Assessment Summary

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	9
	Exterior materials for walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.		
3.2	**Floor surfaces** throughout the building require minimum care	15	6
	Flooring throughout the facility consists of VCT, terrazzo which is not well maintained throughout the facility. Wood flooring is not easily maintained in the Classrooms.		
3.3	**Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	6
	Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily cleaned and resistant to stain.		
3.4	**Built-in equipment** is designed and constructed for ease of maintenance	10	4
	Casework consists of miscellaneous wood and metal shelving units in poor condition.		
3.5	**Finishes and hardware**, with compatible keying system, are of durable quality	10	4
	Due to multiple additions throughout the facility, keying systems are not compatible and are worn.		
3.6	**Restroom fixtures** are wall mounted and of quality finish	10	6
	Fixtures are floor and wall mounted and are of fair quality.		
3.7	Adequate **custodial storage space** with water and drain is accessible throughout the building	10	5
	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	5
	Corridor and teaching/learning areas are equipped with an inadequate amount of receptacles.		
3.9	**Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	6
	Outdoor light fixtures are easily accessible. Exterior outlets are sparcely placed.		
	TOTAL - Plant Maintainability	**100**	**51**

Back to Assessment Summary

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	6
		Student loading is not separated from other vehicular traffic.		
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	2
		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	7
		The building has unit ventilators in the classrooms.		
4.7		Multi-story buildings have at least **two stairways** for student egress	15	6
		The building does have 2 stairways, which are enclosed, and are not ADA and OBC compliant.		
4.8		**Exterior doors** open outward and are equipped with panic hardware	10	6
		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 powered via battery packs and are adeqautely placed.		
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	6

Security system with door sensors and intrusion detection is installed, however the system lacks cameras in corridors, gathering areas and in areas with 6 or more computers.

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

Terrazzo 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	4

Stair treads and risers are properly designed and meet requirements.

4.14	**Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	3

Glass at door transoms and sidelights is provided with wire mesh 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. Stairways empty to the exterior, or adjacent to a Corridor leading to the exterior. There are no dead-end Corridors in the building.

Emergency Safety		Points Allocated	Points
4.17	Adequate **fire safety equipment** is properly located	15	12

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.

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 in place.

	TOTAL - Building Safety and Security	**200**	**132**

Back to Assessment Summary

5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space			Points Allocated	Points
5.1		**Size of academic learning areas** meets desirable standards	25	15
		The average Classroom is 870 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	4
		Undersized Classrooms do not permit privacy time for individual students.		
5.5		**Storage for student materials** is adequate	10	4
		Coat hooks and shelving, located in the Classroom, are inadequately provided for student storage.		
5.6		**Storage for teacher materials** is adequate	10	4
		Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		

Special Learning Space			Points Allocated	Points
5.7		**Size of special learning area(s)** meets standards	15	0
		There are no Special Learning areas in the facility.		
5.8		**Design of specialized learning area(s)** is compatible with instructional need	10	0
		There are no Special Learning areas in the facility.		
5.9		**Library/Resource/Media Center** provides appropriate and attractive space	10	2
		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	4
		The Gymnasium is 4,310 SF compared to ~4,000 SF recommended in the OSDM. (ES) The Gymnasium space is adequately sized and equipped for physical education instruction.		
5.11	ES	**Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction	10	8
	MS/HS	**Science** program is provided sufficient space and equipment		

Pre-K and Kindergarten spaces are adequate for age of students served.

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

The Music Room is 939SF compared to 1,800-3,000 recommended in the OSDM. Music instruction is provided in a standard Classroom without any sound treatment.

5.13	**Space for art** is appropriate for special instruction, supplies, and equipment	5	2

The Art Room is 939 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. The Art Room is undersized and does not provide 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	0

No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.

5.16	**Storage for student and teacher material** is adequate	5	1

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	2

The Teacher's Lounge is 373 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM. The Teacher's Lounge does not reflect a professional environment. The Teacher's Lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials. 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	2

The Student Dining space is 2,759 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1060 SF compared to 2016 SF recommended in the OSDM.

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	0

There is no separate space provided for a Councelor's office.

5.21	**Clinic** is near administrative offices and is equipped to meet requirements	5	2

The Clinic is 221 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	2

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

5.23	**Administrative personnel** are provided **sufficient work space and privacy**	5	1
	Administrative offices are not adequate.		
	TOTAL - Educational Adequacy	**200**	**74**

Back to Assessment Summary

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	9
	The building is a modern design with minimal detailing consistent with similar facilities of the time of the original construction, which is dated and only marginally aesthetically pleasing.		
6.2	Site and building are **well landscaped**	10	6
	The site has limited landscaping, which does not enhance the property or emphasize the building entrance.		
6.3	**Exterior noise and poor environment** do not disrupt learning	10	8
	The site is adjacent to residential uses, and there are no undesirable features 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
	Exterior building materials consist of brick, stone, and concrete block, which do 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	7
	It does not provide the minimum 15 CFM ventilation as required by the OBCMC.		
6.9	**Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	7
	The lighting system is not adequate for proper illumination.		
6.10	**Drinking fountains and restroom facilities** are conveniently located	15	9
	Drinking fountains and Restroom facilities are somewhat conveniently located.		
6.11	**Communication among students** is enhanced by commons area(s) for socialization	10	6
	There are areas for students to gather in the Student Dining area and Gymnasium, as well as a very 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	6
	There are areas for students to gather in the Student Dining area and Gymnasium, as well as a very 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	6
	Limited consideration has been given to acoustical treatment of Classrooms and Corridors.		
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.		
6.17	**Furniture and equipment** provide a pleasing atmosphere	10	4
	Classroom furniture is mismatched and in fair to poor condition.		
	TOTAL - Environment for Education	**200**	**126**

Back to Assessment Summary

LEED Observation Notes

School District:	Worthington City
County:	Franklin
School District IRN:	45138
Building:	Evening Street Elementary
Building IRN:	10868

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 relatively suburban location. A reduction in impervious paving, and use of alternative paving materials could aid in achieving Stormwater Design and Heat Island Effect Nonroof points. The school has a light colored, and therefore light-reflective, high-albedo roof material 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. The roof is equipped with solar panels that could qualify for renewable energy credits. 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. Due to the age of the school, it is unlikely that many materials could be salvaged for reuse. However, 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: **Evening Street Elementary**

K-6

Building features that clearly exceed criteria:

1. The facility is located within a residential neighborhood and is easily accessed.
2. Physical education facilities provide adequate space and are well maintained.
3. Exterior play areas are adequate and well maintained.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. Overall building is not ADA accessible.
2. The building is reported to contain asbestos and other hazardous materials.
3. No counselor offices are observed.
4.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Worthington City
Facility:	Evening Street Elementary
Date of Initial Assessment:	Sep 23, 2015
Date of Assessment Update:	Dec 22, 2015
Cost Set:	2015

District IRN:	45138
Building IRN:	10868
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
1963 Original Construction	42,740	$68,634.00	$68,634.00
1988 Gym Wing	7,187	$718.70	$718.70
Total	49,927	$69,352.70	$69,352.70
Total with Regional Cost Factor (100.00%)	—	$69,352.70	$69,352.70
Regional Total with Soft Costs & Contingency	—	$86,295.77	$86,295.77

Environmental Hazards(Enhanced) - Worthington City (45138) - Evening Street Elementary (10868) - Original Construction

Owner:	Worthington City	**Bldg. IRN:**	10868
Facility:	Evening Street Elementary	**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	Assumed Asbestos-Containing Material	368	$20.00	$7,360.00
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	Assumed Asbestos-Containing Material	19000	$3.00	$57,000.00
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**			$64,360.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$64,360.00

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.	42740	42740	$0.10	$4,274.00

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**	$68,634.00
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$68,634.00

* 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.

Environmental Hazards(Enhanced) - Worthington City (45138) - Evening Street Elementary (10868) - Gym Wing

Owner:	Worthington City	**Bldg. IRN:**	10868
Facility:	Evening Street Elementary	**BuildingAdd:**	Gym Wing
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.	7187	7187	$0.10	$718.70

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**	$718.70
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$718.70

* 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.