Program Type	Assessment Only
Setting	Suburban
Assessment Name	Kilbourne Middle School
Assessment Date (on-site; non-EEA)	2015-09-22
Kitchen Type	Full Kitchen
Cost Set:	2015
Building Name	Kilbourne Middle School
Building IRN	118257
Building Address	50 E. Dublin-Granville Road
Building City	Worthington
Building Zipcode	43085
Building Phone	614-450-4200
Acreage	2.70
Current Grades:	7-8
Teaching Stations	20
Number of Floors	2
Student Capacity	648
Current Enrollment	376
Enrollment Date	2015-09-14

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

Number of Classrooms	24
Historical Register	**NO**
Building's Principal	Pete Scully
Building Type	Middle

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North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

85,536 Total Existing Square Footage
1939,1939,1965,1995 Building Dates
7-8 Grades
376 Current Enrollment
20 Teaching Stations
2.70 Site Acreage

Kilbourne Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1939, is a two story, 85,536 square foot brick school building is located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the original building contains brick type exterior wall construction, with plaster on CMU type wall construction in the interior. The floor system consists of metal form deck on steel joist. The roof structure is wood joist. The roofing system is a shingle tile, installed in 1939. The structure of the 1991 addition contains brick type exterior wall construction, with CMU type wall construction in the interior. The floor system consists of metal form deck on steel joist. The roof structure is metal form deck on steel joist. The roofing system is ballasted EPDM, installed in 2015. The classrooms are undersized in terms of the current standards established by the state of Ohio. Physical education and student dining spaces consists of one gymnasium and separate student dining. The overall building is not compliant with ADA accessibility requirements. The school is located on a 2.7 acre site adjacent to commercial properties. The property is not fenced in for security. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

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Building Construction Information - Worthington City (45138) - Kilbourne Middle School (118257)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Auditorium	1939	no	1	5,476	yes
Original Construction	1939	no	1	39,222	no
Addition 1	1965	no	1	33,588	no
Addition 2	1995	no	2	7,250	no

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Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Auditorium (1939)	5476													
Original Construction (1939)		4822		7443										
Addition 1 (1965)		8615					2269	871						
Addition 2 (1995)		175			3288									
Total	5,476	13,612	0	7,443	3,288	0	2,269	871	0	0	0	0	0	0

Master Planning Considerations The 2.7 acre site is significantly less than required by the OSDM. Future additions are not ideal for this site.

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Kilbourne Middle School (118257)

District: Worthington City
Name: Kilbourne Middle School
Address: 50 E. Dublin-Granville Road
Worthington, 43085
Bldg. IRN: 118257

County: Franklin **Area:** Central Ohio (0)
Contact: Pete Scully
Phone: 614-450-4200
Date Prepared: 2015-09-22 **By:** Brian Rubenstein
Date Revised: 2015-12-23 **By:** Holly Grambort

Current Grades	7-8	Acreage:	2.70
Proposed Grades	N/A	Teaching Stations:	20
Current Enrollment	376	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Auditorium	1939	no	1	5,476
Original Construction	1939	no	1	39,222
Addition 1	1965	no	1	33,588
Addition 2	1995	no	2	7,250
Total				**85,536**

*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	59	59%	Borderline
2.0 Structural and Mechanical Features	200	138	69%	Borderline
3.0 Plant Maintainability	100	68	68%	Borderline
4.0 Building Safety and Security	200	140	70%	Satisfactory
5.0 Educational Adequacy	200	133	67%	Borderline
6.0 Environment for Education	200	120	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	658	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2015			Rating	Dollar Assessment	C
A.	Heating System		3	$2,860,488.32	-
B.	Roofing		3	$141,369.00	-
C.	Ventilation / Air Conditioning		3	$5,000.00	-
D.	Electrical Systems		3	$1,388,249.28	-
E.	Plumbing and Fixtures		3	$618,754.00	-
F.	Windows		3	$171,480.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		3	$216,955.00	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$1,525,512.40	-
K.	Interior Lighting		3	$427,680.00	-
L.	Security Systems		3	$243,777.60	-
M.	Emergency/Egress Lighting		3	$85,536.00	-
N.	Fire Alarm		3	$128,304.00	-
O.	Handicapped Access		3	$56,827.20	-
P.	Site Condition		2	$180,704.00	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$22,200.00	-
T.	Hazardous Material		2	$24,528.60	-
U.	Life Safety		2	$60,000.00	-
V.	Loose Furnishings		2	$342,144.00	-
W.	Technology		3	$810,025.92	-
- X.	Construction Contingency / Non-Construction Cost		-	$2,274,347.41	-
Total				$11,583,882.73	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$11,583,882.73

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

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Auditorium (1939) Summary

District: Worthington City
Name: Kilbourne Middle School
Address: 50 E. Dublin-Granville Road
Worthington, 43085
Bldg. IRN: 118257

County: Franklin **Area:** Central Ohio (0)
Contact: Pete Scully
Phone: 614-450-4200
Date Prepared: 2015-09-22 **By:** Brian Rubenstein
Date Revised: 2015-12-23 **By:** Holly Grambort

Current Grades	7-8	Acreage:	2.70
Proposed Grades	N/A	Teaching Stations:	20
Current Enrollment	376	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Auditorium	**1939**	**no**	**1**	**5,476**
Original Construction	1939	no	1	39,222
Addition 1	1965	no	1	33,588
Addition 2	1995	no	2	7,250
Total				**85,536**

*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	59	59%	Borderline
2.0 Structural and Mechanical Features	200	138	69%	Borderline
3.0 Plant Maintainability	100	68	68%	Borderline
4.0 Building Safety and Security	200	140	70%	Satisfactory
5.0 Educational Adequacy	200	133	67%	Borderline
6.0 Environment for Education	200	120	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	658	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$666,094.83

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	$186,841.12	-
	B.	Roofing	3	$17,083.00	-
	C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
	D.	Electrical Systems	3	$88,875.48	-
	E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	3	$14,102.50	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$87,068.40	-
	K.	Interior Lighting	3	$27,380.00	-
	L.	Security Systems	3	$15,606.60	-
	M.	Emergency/Egress Lighting	3	$5,476.00	-
	N.	Fire Alarm	3	$8,214.00	-
	O.	Handicapped Access	3	$2,145.20	-
	P.	Site Condition	2	$8,214.00	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	**Exterior Doors**	**3**	**$0.00**	-
	T.	Hazardous Material	2	$547.60	-
	U.	**Life Safety**	**2**	**$0.00**	-
	V.	Loose Furnishings	2	$21,904.00	-
	W.	Technology	3	$51,857.72	-
-	X.	Construction Contingency / Non-Construction Cost	-	$130,779.21	-
Total				$666,094.83	

Original Construction (1939) Summary

District: Worthington City
Name: Kilbourne Middle School
Address: 50 E. Dublin-Granville Road
Worthington, 43085
Bldg. IRN: 118257

County: Franklin **Area:** Central Ohio (0)
Contact: Pete Scully
Phone: 614-450-4200
Date Prepared: 2015-09-22 **By:** Brian Rubenstein
Date Revised: 2015-12-23 **By:** Holly Grambort

Current Grades	7-8	Acreage:	2.70
Proposed Grades	N/A	Teaching Stations:	20
Current Enrollment	376	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Auditorium	1939	no	1	5,476
Original Construction	**1939**	**no**	**1**	**39,222**
Addition 1	1965	no	1	33,588
Addition 2	1995	no	2	7,250
Total				**85,536**

*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	59	59%	Borderline
2.0 Structural and Mechanical Features	200	138	69%	Borderline
3.0 Plant Maintainability	100	68	68%	Borderline
4.0 Building Safety and Security	200	140	70%	Satisfactory
5.0 Educational Adequacy	200	133	67%	Borderline
6.0 Environment for Education	200	120	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	658	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2015			Rating	Dollar Assessment	C
A.	Heating System		3	$1,338,254.64	-
B.	Roofing		3	$120,286.00	-
C.	Ventilation / Air Conditioning		3	$5,000.00	-
D.	Electrical Systems		3	$636,573.06	-
E.	Plumbing and Fixtures		3	$422,254.00	-
F.	Windows		3	$117,120.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		3	$99,080.00	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$789,119.80	-
K.	Interior Lighting		3	$196,110.00	-
L.	Security Systems		3	$111,782.70	-
M.	Emergency/Egress Lighting		3	$39,222.00	-
N.	Fire Alarm		3	$58,833.00	-
O.	Handicapped Access		3	$34,964.40	-
P.	Site Condition		2	$111,233.00	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$22,200.00	-
T.	Hazardous Material		2	$4,902.20	-
U.	Life Safety		2	$20,000.00	-
V.	Loose Furnishings		2	$156,888.00	-
W.	Technology		3	$371,432.34	-
- X.	Construction Contingency / Non-Construction Cost		-	$1,137,292.80	-
Total				$5,792,547.94	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$5,792,547.94

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

Addition 1 (1965) Summary

District: Worthington City
Name: Kilbourne Middle School
Address: 50 E. Dublin-Granville Road
Worthington, 43085
Bldg. IRN: 118257

County: Franklin **Area:** Central Ohio (0)
Contact: Pete Scully
Phone: 614-450-4200
Date Prepared: 2015-09-22 **By:** Brian Rubenstein
Date Revised: 2015-12-23 **By:** Holly Grambort

Current Grades	7-8	Acreage:	2.70
Proposed Grades	N/A	Teaching Stations:	20
Current Enrollment	376	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Auditorium	1939	no	1	5,476
Original Construction	1939	no	1	39,222
Addition 1	**1965**	**no**	**1**	**33,588**
Addition 2	1995	no	2	7,250
Total				**85,536**

*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	59	59%	Borderline
2.0 Structural and Mechanical Features	200	138	69%	Borderline
3.0 Plant Maintainability	100	68	68%	Borderline
4.0 Building Safety and Security	200	140	70%	Satisfactory
5.0 Educational Adequacy	200	133	67%	Borderline
6.0 Environment for Education	200	120	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	658	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2015			Rating	Dollar Assessment	C
A.	Heating System		3	$1,146,022.56	-
B.	Roofing		3	$2,000.00	-
C.	**Ventilation / Air Conditioning**		**3**	**$0.00**	-
D.	Electrical Systems		3	$545,133.24	-
E.	Plumbing and Fixtures		3	$35,000.00	-
F.	Windows		3	$45,360.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		3	$84,835.00	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$534,049.20	-
K.	Interior Lighting		3	$167,940.00	-
L.	Security Systems		3	$95,725.80	-
M.	Emergency/Egress Lighting		3	$33,588.00	-
N.	Fire Alarm		3	$50,382.00	-
O.	Handicapped Access		3	$18,267.60	-
P.	Site Condition		2	$50,382.00	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		1	$0.00	-
S.	**Exterior Doors**		**3**	**$0.00**	-
T.	Hazardous Material		2	$18,353.80	-
U.	Life Safety		2	$20,000.00	-
V.	Loose Furnishings		2	$134,352.00	-
W.	Technology		3	$318,078.36	-
- X.	Construction Contingency / Non-Construction Cost		-	$806,070.31	-
Total				$4,105,539.87	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$4,105,539.87

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

Addition 2 (1995) Summary

District: Worthington City
Name: Kilbourne Middle School
Address: 50 E. Dublin-Granville Road
Worthington, 43085
Bldg. IRN: 118257

County: Franklin **Area:** Central Ohio (0)
Contact: Pete Scully
Phone: 614-450-4200
Date Prepared: 2015-09-22 **By:** Brian Rubenstein
Date Revised: 2015-12-23 **By:** Holly Grambort

Current Grades	7-8	Acreage:	2.70
Proposed Grades	N/A	Teaching Stations:	20
Current Enrollment	376	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Auditorium	1939	no	1	5,476
Original Construction	1939	no	1	39,222
Addition 1	1965	no	1	33,588
Addition 2	**1995**	**no**	**2**	**7,250**
Total				**85,536**

*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	59	59%	Borderline
2.0 Structural and Mechanical Features	200	138	69%	Borderline
3.0 Plant Maintainability	100	68	68%	Borderline
4.0 Building Safety and Security	200	140	70%	Satisfactory
5.0 Educational Adequacy	200	133	67%	Borderline
6.0 Environment for Education	200	120	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	658	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2015			Rating	Dollar Assessment	C
A.	Heating System		3	$189,370.00	-
B.	Roofing		3	$2,000.00	-
C.	**Ventilation / Air Conditioning**		**3**	**$0.00**	-
D.	Electrical Systems		3	$117,667.50	-
E.	Plumbing and Fixtures		3	$161,500.00	-
F.	Windows		3	$9,000.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		3	$18,937.50	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$115,275.00	-
K.	Interior Lighting		3	$36,250.00	-
L.	Security Systems		3	$20,662.50	-
M.	Emergency/Egress Lighting		3	$7,250.00	-
N.	Fire Alarm		3	$10,875.00	-
O.	Handicapped Access		3	$1,450.00	-
P.	Site Condition		2	$10,875.00	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		1	$0.00	-
S.	**Exterior Doors**		**3**	**$0.00**	-
T.	Hazardous Material		2	$725.00	-
U.	Life Safety		2	$20,000.00	-
V.	Loose Furnishings		2	$29,000.00	-
W.	Technology		3	$68,657.50	-
X.	Construction Contingency / Non-Construction Cost		-	$200,205.09	-
Total				$1,019,700.09	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$1,019,700.09

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

A. Heating System

Description: The existing system for the Original Construction is a gas fired heating hot water system, installed in 1968, and is in poor condition. The existing system for the Auditorium, Music Room, Library, and interior Classrooms is a gas fired forced air system, installed in 1995 and in poor-to-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 2 gas fired boilers, manufactured by Bryan Boilers, were installed in 1995 and are in fair condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and air handlers. The terminal equipment was installed in 1995 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 good 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 interior doors to facilitate Corridor utilization as return air plenums. The existing system is not ducted in the perimeter Classrooms, Dining, Offices, and Kitchen, 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 existing system is ducted in the Gymnasium, Library, Band Room, and Auditorium, though lack of need for HVAC system replacement at this time negates any need to evaluate the potential integration of existing ductwork into a new system. The overall heating system is evaluated as being in safe 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 in the perimeter Classrooms, Dining, Offices, and Kitchen to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	$2,234,200.32	(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	Required	Required		$626,288.00	(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:			$2,860,488.32	$186,841.12	$1,338,254.64	$1,146,022.56	$189,370.00		

Gas Fired Boiler

Gas Fired Rooftop Unit

Back to Assessment Summary

B. Roofing

Description: The roof over the original 1939 building is a shingle tile system that was installed in 1939, and is in fair condition. The roof over both the 1965 and 1995 addition is an EPDM system that was installed in 2015, and is in good condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by an access door and access hatch, both which are in fair condition. Fall safety protection cages are not required and have not been provided. There were no observations of standing water on the roof. Metal cap flashing are in good condition. Roof storm drainage is addressed through a system of roof drains, through-wall scuppers, and gutters and downspouts, which are properly located, and in good condition. The roof is not equipped with overflow roof drains. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: Replace existing tile roof over the original 1939 building and auditorium. Replace gutters and downspouts. Replace roof hatch.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Asphalt Shingle:	$3.00	sq.ft. (Qty)		5,476 Required	39,222 Required			$134,094.00	
Gutters/Downspouts	$13.10	ln.ft.		50 Required	200 Required			$3,275.00	
Roof Access Hatch:	$2,000.00	each				1 Required	1 Required	$4,000.00	(remove and replace)
Sum:			$141,369.00	$17,083.00	$120,286.00	$2,000.00	$2,000.00		

Original shingle tile

New Roof

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C. Ventilation / Air Conditioning

Description: The overall facility is equipped with a chilled water and a DX forced air central air conditioning system, which is in good-to-poor condition. The existing system for the Auditorium, Band Room, and Library utilizes rooftop units that condition the space with forced air, which is in poor condition. The existing system for the perimeter Classrooms, Main Office, Cafeteria, and Kitchen utilizes a cooling tower and chiller. The cooling tower supplies water to the chiller to make chilled water for the building, and pumps deliver the chilled water to the terminal units. The air conditioning system equipment was installed in 1995 and 2013 and is in good-to-fair condition. The ventilation system in the overall facility consists of unit ventilators and rooftop units, installed in 1995 and in fair condition, providing fresh air to Classrooms, and unit ventilators, air handlers, and rooftop units, installed in 1995 and in fair-to-poor condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. 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, and in poor condition. General building exhaust systems for Restrooms and Storage Rooms are adequately placed, and in fair condition.

Rating: 3 Needs Replacement

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. Replace the kiln exhaust system due to existing condition.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each			1 Required			$5,000.00	
Sum:			$5,000.00	$0.00	$5,000.00	$0.00	$0.00		

Cooling Tower

Water Cooled Chiller

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 120/208-volt, 3-phase, 4-wire, 3,000-amp system installed in exterior courtyard, and is in poor condition. Power is provided to the school by a single utility owned, pad-mounted transformer, located in exterior parking lot, and in good condition. The panel system is in good condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 16 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 18 general purpose outlets, while others are equipped with as few as 10 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 a suitable emergency generator. Adequate lightning protection safeguards are provided. Stage lighting power system, including control panel, breakers, and dimmers is adequately provided, in good condition, and does meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be adequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires work to meet Ohio School Design Manual guidelines for Classroom capacity, lack of OSDM-required features, and to facilitate the scope of work outlined in Item U. Provide additional panels, circuits and outlets, to increase capacity for Classrooms and Corridors. Provide emergency generator.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required	Required	$1,388,249.28	(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:			$1,388,249.28	$88,875.48	$636,573.06	$545,133.24	$117,667.50		

Electrical Panels in Boiler Room

Electrical Distribution Panels

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E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure backflow preventer in good condition. A water treatment system is not provided. The domestic water supply piping in the overall facility is copper and galvanized, is original to each addition, and is in poor-to-fair condition. The waste piping in the overall facility is cast iron, PVC, and galvanized, is original to each addition, and is in poor-to-fair condition. The facility is equipped with 1 gas water heater in poor condition, with 2 separate 250-gallon storage tanks in good condition. The school contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 1 Locker Room Restrooms for boys, 1 Locker Room Restrooms for girls, 0 Restrooms associated with specialty Classrooms, and 3 Restrooms for staff. Boys' Large Group Restrooms contain 3 ADA and 1 non-ADA wall mounted flush valve toilets, 0 ADA and 4 non-ADA wall mounted flush valve urinals, as well as 4 ADA and 0 non-ADA countertop lavatories. Girls' Large Group Restrooms contain 3 ADA and 5 non-ADA wall mounted flush valve toilets, as well as 4 ADA and 0 non-ADA countertop lavatories. Boys' Locker Room Restrooms contain 0 ADA and 2 non-ADA wall mounted flush valve toilets, 0 ADA and 2 non-ADA wall mounted flush valve urinals, 0 ADA and 2 non-ADA countertop lavatories, as well as 0 ADA and 6 non-ADA showers. Girls' Locker Room Restrooms contain 0 ADA and 4 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 2 non-ADA countertop lavatories, as well as 0 ADA and 6 non-ADA showers. Staff Restrooms contain 2 ADA and 4 non-ADA wall mounted flush valve and 1 tank flush toilets, 0 ADA and 2 non-ADA wall mounted urinals, as well as 2 ADA countertop and 2 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 9 ADA and 0 non-ADA electric water coolers, in good condition. Middle School Special Education Classrooms are equipped with 0 ADA and 1 non-ADA sink with no mounted type drinking fountains and are in fair condition. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom and fixtures are in fair condition. Heath Clinic is equipped with the non-ADA required Restroom and fixtures are in fair condition. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. 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 84 toilets, 59 lavatories, 1 Classroom sink mounted drinking fountains, and 28 electric water coolers. Observations revealed that the school is currently equipped with 29 toilets, 7 urinals, 20 lavatories, 0 Classroom sink mounted drinking fountains, and 7 electric water coolers. ADA requirements are met for fixtures and drinking fountains (see Item O). Custodial Closets are not properly located and are not adequately provided with required service sinks or floor drain sinks, existing 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 not provided the required 140-degree hot water supply. Science Classrooms are equipped with required utility sink, gas / compressed air connections, and safety shower / eyewash in good condition. 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: Replace galvanized water supply piping in the original construction with copper piping. Replace sanitary waste piping in the original construction due to existing condition. Provide a new domestic hot water system. Provide a new hot water system to provide 140-degree hot water supply to the kitchen. Provide a new grease interceptor for the kitchen. To facilitate the school's compliance with OBC and OSFC fixture requirements, provide 55 new toilets / 39 new lavatories / 22 new electric water coolers / 1 new lavatory mounted type drinking fountains. See Item O for replacement of fixtures related to ADA requirements. Provide required sink mounted type drinking fountains in Special Education Classroom spaces. Provide 2 additional custodial closets and fixtures for janitorial spaces.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)			Required			$137,277.00	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)			Required			$137,277.00	(remove / replace)
Domestic Water Heater:	$5,100.00	per unit			2 Required			$10,200.00	(remove / replace)
Toilet:	$3,800.00	unit			25 Required	5 Required	25 Required	$209,000.00	(new)
Sink:	$2,500.00	unit				2 Required	17 Required	$47,500.00	(new)
Electric water cooler:	$3,000.00	unit			12 Required	2 Required	8 Required	$66,000.00	(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	
Other: Mop sink	$2,500.00	unit				2 Required		$5,000.00	(new mop sink)
Other: Sink mounted drinking fountain	$500.00	per unit			1 Required			$500.00	Accessory to Special Education Classroom sink
Sum:			$618,754.00	$0.00	$422,254.00	$35,000.00	$161,500.00		

Typical Undersized Bathroom

Spec. Ed. Room - Sink Without Drinking Fountain

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F. Windows

Description: The original building is equipped with thermally broken aluminum and wood frame windows with single and double glazed type window systems, which were installed in 1991, and is in fair condition. The window system features operable windows throughout the building, operable windows are equipped with opening limiters in fair condition. Window system seals are in fair condition, with no air and water infiltration being experienced. Window system hardware is in fair condition. The windows system features some windows with integral blinds and other windows with surface mounted blinds, which are in fair condition. The 1965 addition is equipped with thermally broken aluminum frame windows with single glazed type window systems, which were installed in 1991, and is in fair condition. The window system features operable windows throughout the building, operable windows are equipped with opening limiters in fair condition. Window system seals are in fair condition, with no air and water infiltration being experienced. Window system hardware is in fair condition. The windows system features surface mounted blinds, which are in fair condition. This facility is not equipped with any curtain wall systems. There are glass block windows in the 1965 addition, in good condition. The exterior doors in the original 1939 building are equipped with wood sidelights and transoms with single pane, in fair condition. Exterior door vision panels are single pane. The exterior doors in the 1965 addition are equipped with aluminum sidelights and transoms with single pane, in fair condition. Exterior door vision panels are single pane. The building does contain one aluminum skylight in good condition. The school does contain two clerestories, and clerestory windows are in good condition. Interior glass is OSDM compliant and in good condition. 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 new insulated window system with integral blinds to meet with Ohio School Design Manual requirements.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Insulated Glass/Panels:	$60.00	sq.ft. (Qty)			1,952 Required	756 Required	150 Required	$171,480.00	(includes blinds)
Sum:			$171,480.00	$0.00	$117,120.00	$45,360.00	$9,000.00		

North Facade Window

South Facade Window

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G. Structure: Foundation

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00		

Base Of Wall

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H. Structure: Walls and Chimneys

Description: The original 1939 building has a brick veneer on load bearing masonry wall systems, which display no locations of deterioration, and is in good condition. The 1965 addition has a brick veneer on load bearing masonry wall systems, which display no locations of deterioration, and is in good condition. The exterior masonry appears to have inappropriately spaced and adequately caulked control joints, which are in fair to poor condition. Control joints are not provided at all lintel locations, doors and windows, building corners, and wall offsets. The school does have expansion joints, and they are in fair condition. Exterior walls in the overall facility are adequately insulated. Brick veneer masonry walls are cavity walls. Weep holes are provided but not in sufficient quantity at 24''-48'', at lintels, below sills, and the base of masonry cavity walls, and are in good to fair condition. Weep holes are not rope type weeps. The exterior masonry has not been cleaned or sealed in recent years and has locations of efflorescence. Interior corridors and demising walls are CMU, glazed blocks, and plaster, project full height from floor to bottom of deck, and are in good to fair condition. Interior masonry appears to have inadequately spaced control joints. The control joints that are provided are in good condition. Window sills are stone, and are in good condition. The exterior lintels are steel, there are a few that are sagging and rusting, are in good to fair condition. Chimney is in good condition. There are canopies over entrances and are steel type construction and are in fair condition. There are no exterior soffits.

Rating: 3 Needs Replacement

Recommendations: Provide tuckpointing in all areas of mortar deterioration are required through the overall facility. Provided masonry cleaning, sealing, caulking as required through the overall facility. Recaulk existing control joints. Prep and paint exposed steel lintels that are sagging and rusting.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)					50 Required	$262.50	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		5,476 Required	39,222 Required	33,588 Required	7,250 Required	$128,304.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		5,476 Required	39,222 Required	33,588 Required	7,250 Required	$85,536.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		75 Required	175 Required	150 Required	100 Required	$2,750.00	(removing and replacing)
Other: Prep and Paint Steel Lintels	$2.50	ln.ft.			25 Required	16 Required		$102.50	Prep and Paint Steel Lintels
Sum:			$216,955.00	$14,102.50	$99,080.00	$84,835.00	$18,937.50		

Crack in Wall

Crack in Wall

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor or the overall facility is metal form deck on steel joist type construction, and is in good condition. There are multiple crawl spaces under the gymnasium. The floor construction of the intermediate second floor of the overall facility is metal form deck on steel joist type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scope of work in required renovations. The roof construction of the original 1939 building is wood joist type construction, and is in good condition. The roof construction of the 1965 addition is metal form deck on steel joist type construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00		

Roof over original 1939 building

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J. General Finishes

Description: The Original Building features conventionally partitioned Classrooms with VCT or carpet tile type flooring, 2x4 ACT type ceilings, as well as painted CMU and gypsum board type wall finishes, and they are in good condition. Corridors have terrazzo type flooring, 2x4 ACT type ceilings, as well as painted CMU, gypsum board and plaster type wall finishes, and they are in good condition. Restrooms feature ceramic tile type flooring, gypsum board type ceilings, and ceramic tile type wall finishes, and they are in good condition. Toilet partitions are metal, and are in fair condition. Classroom casework in the overall facility is wood type construction with plastic laminate tops, is inadequately provided, and in fair to poor condition. The typical Classroom contains 11 lineal feet of casework, and Classroom casework provided ranges from 5 to 18 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in good condition. The lockers, located in the Corridors, are adequately provided, and in good condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is adequate. The facility is equipped with wood louvered and non-louvered interior doors that are both flush mounted and recessed, mostly with proper ADA hardware and clearances, and in poor condition. The Gymnasium space has athletic wood type flooring, open type ceilings, as well as painted CMU type wall finishes, and they are in good condition. Wood Gymnasium flooring has been well maintained, will accommodate a few more future sandings and refinishings, and is rated at a median stage of its product lifecycle. Gymnasium telescoping stands are plastic type construction in good condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. The Media Center, located in the 1965 Addition, has carpet tile type flooring, open exposed with tectum tile type ceilings, as well as painted brick and gypsum board type wall finishes, and they are in good to fair condition, as the paint will need touching up in the near future. Student Dining, located in the 1965 Addition, has VCT type flooring, 2x4 ACT type ceilings, as well as painted CMU type wall finishes, and they are in good condition. OSDM-required fixed equipment for Stage is adequately provided, and in good condition. 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 1989, is in fair condition. The Kitchen hood is in fair condition, and the required 6'' overhang on all three exposed sides of the cooking equipment is provided by the hood. Walk-in freezers and coolers are located within the Kitchen spaces and are in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide for the complete replacement of finishes and casework as well as kitchen equipment.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	$15.90	sq.ft. (of entire building addition)		Required	Required	Required	Required	$1,360,022.40	(middle, per building area, with removal of existing)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)			871 Required			$165,490.00	(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:			$1,525,512.40	$87,068.40	$789,119.80	$534,049.20	$115,275.00		

Typical Classroom Finishes

Chips In Casework Finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 lay-in 2x4 fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 60 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 single level switching. Corridor fixtures are in good condition, providing an average illumination of 14 FC, which is less than 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 86 FC, thus complying with the 50 MS FC recommended by the OSDM. The Media Center is equipped with indirect fluorescent fixture type lighting in good condition, providing an average illumination of 148 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with lay-in 2x4 T-8 fluorescent fixture type lighting with multi-level switching. Student Dining fixtures are in good condition, providing an average illumination of 104 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 2x4 surface mount T-8 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 78 FC, thus complying with the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 1x4 suspended and surface mount T-8 fluorescent fixture type lighting in good condition. The typical Administrative spaces in the overall facility are equipped with lay-in 2x4 T-8 fluorescent fixture type lighting in good condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age and condition, 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, and installation of systems outlined in Item U.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	$427,680.00	Includes demo of existing fixtures
Sum:			$427,680.00	$27,380.00	$196,110.00	$167,940.00	$36,250.00		

Corridor Lighting

Classroom Lighting

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L. Security Systems

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

Rating: 3 Needs Replacement

Recommendations: Provide new security system and exterior site lighting to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	$158,241.60	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	$85,536.00	(complete, area of building)
Sum:			$243,777.60	$15,606.60	$111,782.70	$95,725.80	$20,662.50		

Access Control Camera at Main Door

Door Contacts for Security System

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non-compliant plastic construction, as well as OSDM compliant red lettered, LED illuminated exit signs, and the system is in good condition. The facility is 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 complete replacement of emergency / egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines in conjunction with work in Item U.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	$85,536.00	(complete, area of building)
Sum:			$85,536.00	$5,476.00	$39,222.00	$33,588.00	$7,250.00		

Battery Pack / Exit Sign

Exit Sign in Boiler Room

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N. Fire Alarm

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Fire Alarm System:	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	$128,304.00	(complete new system, including removal of existing)
Sum:			$128,304.00	$8,214.00	$58,833.00	$50,382.00	$10,875.00		

Fire Alarm Remote Annunciator

Fire Alarm Control Panel

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the rear entrance of the school. The main entrance of the school is not accessible due to a non-compliant ramp into the main entrance. There is an accessible ramp at the rear of the school adjacent to the parking lot. There is an accessible route connecting all or most areas of the site. The exterior entrances are not all ADA accessible due to clearances and steps. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are mostly equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors and 2 is provided, which are in good condition. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are not compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Stairs do meet all ADA requirements. Elevation changes within the overall facility and the Addition are facilitated by 3 compliant and 2 non-compliant stairwells in fair to good condition, 1 non-compliant steps in good condition, 1 compliant lift in good condition. Special provisions for floor level changes in this two story structure have been appropriately addressed by an elevator throughout the classroom area as well as a lift to the cafeteria area. However, there is no accessible means to reach the basement locker rooms. Access to the Stage is facilitated by a Corridor at Stage level and is in good condition. Access to the Stage is facilitated by a Corridor at Stage level and is in good condition. In the 1939 Original building, Interior doors are not recessed, are not provided adequate clearances, and are not all provided with ADA-compliant hardware. In the 1965 addition, Interior doors are recessed, provide adequate clearances and are not all provided with ADA-compliant hardware. In the 1991 addition, Interior doors are recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. 12 ADA-compliant toilets are required, and 10 are currently provided. 12 ADA-compliant Restroom lavatories are required, and 10 are currently provided. 4 ADA-compliant Science Classroom lab sinks are required, and 0 are currently provided. 7 ADA-compliant urinals are required, and 4 are currently provided. 2 ADA-compliant showers are required, and 0 are currently provided. 21 ADA-compliant electric water coolers are required, and 7 are currently provided. Toilet partitions are metal or plastic, and provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Science Classrooms are not compliant with ADA requirements due to clearances. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to clearances. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage. Provide ADA-compliant showers. Re-mount mirrors that are not ADA-compliant. See section P for additional fixtures required. Replace any remaining non-compliant door hardware in the original facility and in the 1965 addition to facilitate the school's meeting of ADA requirements. Parking issues are corrected in Item P. An additional power assist door could be added to the front entrance in addition to a renovated ramp for more convenient accessible access direct to the main office.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Handicapped Hardware:	$350.00	set		3 Required	12 Required	33 Required		$16,800.00	(includes installation / hardware only)
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	$17,107.20	(per building area)
Ramps:	$40.00	sq.ft. (Qty)			150 Required			$6,000.00	(per ramp/interior-exterior complete)
ADA Assist Door & Frame:	$7,500.00	unit			1 Required			$7,500.00	(openers, electrical, patching, etc)
Remount Restroom Mirrors to Handicapped Height:	$285.00	per restroom			12 Required			$3,420.00	
Provide ADA Shower:	$3,000.00	each			2 Required			$6,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Sum:			$56,827.20	$2,145.20	$34,964.40	$18,267.60	$1,450.00		

Non-ADA Health Clinic Bathroom

Main Entrance - Non-ADA Ramp, No Door Assist

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P. Site Condition

Description: The 2.7 acre flat site is located in a suburban residential and commercial setting with moderate to sparse trees and shrub type landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by light to moderately traveled city streets. A single entrance onto the site impedes 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 behind and adjacent to the school, which is separated from other vehicular traffic. Staff and visitor parking is facilitated by a asphalt parking lot in good condition, containing 57 parking places, which provides adequate parking for the staff members, visitors, and disabled. The site and parking lot drainage design, consisting of storm sewers provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. The site features no concrete curbing. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good condition. Trash pick-up and service drive pavement is heavy duty and is in good condition, and is not equipped with a concrete pad area for dumpsters. Due to existing grade configuration, playground considerations are not relevant. There are no athletic facilities on this site. Site features are unsuitable for outdoor instruction due to lack of appropriate outdoor spaces. Given the current site location and surrounding structures, future additions or expansion of this school will not be ideal.

Rating: 2 Needs Repair

Recommendations: Add concrete pad for dumpster.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
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	Required	Required	$128,304.00	Include this one **or** the next. (Each addition should have this item)
Sum:			$180,704.00	$8,214.00	$111,233.00	$50,382.00	$10,875.00		

Parking

Site

Back to Assessment Summary

Q. Sewage System

Description: The sanitary sewer system is tied in to the city system, and is in fair 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	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00		

Kitchen Sink Waste

Exposed Waste in Boiler Room

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R. Water Supply

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00		

Main Water Service With Meter

Backflow Preventer

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S. Exterior Doors

Description: Typical exterior doors in the original 1939 building are wood type construction, installed on wood frames, and in good to fair condition. Typical exterior doors feature single glazed vision panels, and appropriate hardware. Typical exterior doors in the 1965 addition are hollow metal type construction, installed on hollow metal frames, and in good to fair condition. Typical exterior doors feature no glazed vision panels, and appropriate hardware. Entrance doors in the original 1939 building are wood type construction, installed on wood frames, and in good to fair condition. Entrance doors feature single glazed vision panel transoms, and appropriate hardware. Entrance doors in the 1965 addition are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature single glazed vision panel, transoms, and sidelights, and appropriate hardware. The facility is equipped with one roof access door, which is in fair condition. Overhead doors are steel and in good condition.

Rating: 3 Needs Replacement

Recommendations: Replace two fire doors. Replace all wood doors.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf			10 Required			$20,000.00	(includes removal of existing)
Fire Door Replacement	$1,100.00	each			2 Required			$2,200.00	(Hazardous Material Replacement Cost - See T.)
Sum:			$22,200.00	$0.00	$22,200.00	$0.00	$0.00		

South Entrance

North Entrance

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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. According to the report, two fire doors containing hazardous material are located in the basement of the 1939 Original Construction. These materials were described in the report to be in non-friable condition with no damage reported. Resilient Floor Covering and mastic containing hazardous materials are located several areas in the 1939 Original Construction, with no condition reported. According to the report, Resilient Floor Covering and mastic containing hazardous materials are located several areas in the 1965 Addition, with no condition reported. These materials were described in the report to be in non-friable condition with no damage reported. In many areas, the tile has been removed but the mastic remains. Due to the construction date, there is a potential for lead based paint, though none was reported in the document provided by the school district. Fluorescent lighting will require special disposal.

Rating: 2 Needs Repair

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the 1939 Original Construction and the 1965 Addition, as noted in the attached AHERA Three Year Reinspection Report. Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	EEHA Form	EEHA Form	—	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		5,476 Required	39,222 Required	33,588 Required	7,250 Required	$8,553.60	
Fire Door Removal	$100.00	each		0 Required	2 Required	0 Required	0 Required	$200.00	See S
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		0 Required	0 Required	4,665 Required	0 Required	$13,995.00	See J
Carpet Mastic Removal	$2.00	sq.ft. (Qty)		0 Required	390 Required	500 Required	0 Required	$1,780.00	
Sum:			$24,528.60	$547.60	$4,902.20	$18,353.80	$725.00		

Carpet Over Potential Hazardous Flooring

Hazardous Tile Material

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U. Life Safety

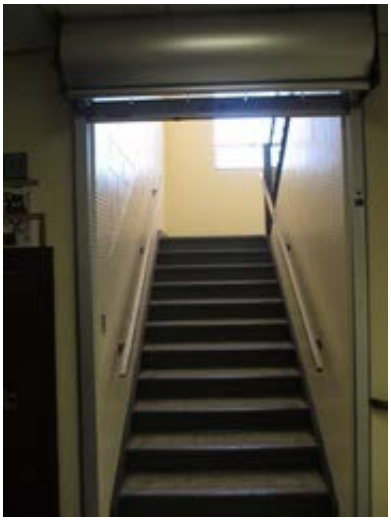
Description: The overall facility is equipped with a compliant automated fire suppression system in good condition. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 9 interior stair towers, which are not protected by compliant two hour fire enclosures. The facility does not have any exterior stairways from intermediate floors. Guardrails are constructed with vertical bars that 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 Kitchen hood is in good 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. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. Rooms with a capacity greater than 50 occupants are not equipped with adequate egress. The existing water supply is provided by a tie-in to the city system, and is sufficient to meet the future fire suppression needs of the school.

Rating: 2 Needs Repair

Recommendations: Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code. Rework existing non-compliant stair towers. Provide fire-rated enclosure around existing stair tower.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
Interior Stairwell Closure:	$5,000.00	per level			2 Required	2 Required	2 Required	$30,000.00	(includes associated doors, door frames and hardware)
Handrails:	$5,000.00	level			2 Required	2 Required	2 Required	$30,000.00	
Sum:			$60,000.00	$0.00	$20,000.00	$20,000.00	$20,000.00		

Guard rails do not meet the 4 inch ball test



Stairwells are not protected by a fire-rated enclosure

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V. Loose Furnishings

Description: The typical Classroom furniture for the entire facility is mismatched, and in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, full height file cabinets, reading tables, group work tables, computer workstations, bookcases, soft seating, and wastebaskets. 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 5 due to observed conditions.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
CEFPI Rating 4 to 5	$4.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	$342,144.00	
Sum:			$342,144.00	$21,904.00	$156,888.00	$134,352.00	$29,000.00		

Soft seating near the end of product life

Outdated and mismatched furnishings

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W. Technology

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

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	Auditorium (1939) 5,476 ft²	Original Construction (1939) 39,222 ft²	Addition 1 (1965) 33,588 ft²	Addition 2 (1995) 7,250 ft²	Sum	Comments
MS portion of building with total SF 67,951 to 91,650	$9.47	sq.ft. (Qty)		5,476 Required	39,222 Required	33,588 Required	7,250 Required	$810,025.92	
Sum:			$810,025.92	$51,857.72	$371,432.34	$318,078.36	$68,657.50		

Projector / Smartboard

Smartboard

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$9,309,535.32
7.00%	Construction Contingency	$651,667.47
Subtotal		$9,961,202.79
16.29%	Non-Construction Costs	$1,622,679.93
Total Project		**$11,583,882.73**

Construction Contingency	$651,667.47
Non-Construction Costs	$1,622,679.93
Total for X.	**$2,274,347.41**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$2,988.36
Soil Borings / Phase I Envir. Report	0.10%	$9,961.20
Agency Approval Fees (Bldg. Code)	0.25%	$24,903.01
Construction Testing	0.40%	$39,844.81
Printing - Bid Documents	0.15%	$14,941.80
Advertising for Bids	0.02%	$1,992.24
Builder’s Risk Insurance	0.12%	$11,953.44
Design Professional’s Compensation	7.50%	$747,090.21
CM Compensation	6.00%	$597,672.17
Commissioning	0.60%	$59,767.22
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$111,565.47
Total Non-Construction Costs	**16.29%**	**$1,622,679.93**

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Name of Appraiser	Holly Grambort	**Date of Appraisal**	2015-09-22
Building Name	Kilbourne Middle School		
Street Address	50 E. Dublin-Granville Road		
City/Town, State, Zip Code	Worthington, 43085		
Telephone Number(s)	614-450-4200		
School District	Worthington City		

Setting: Suburban

Site-Acreage	2.70	Building Square Footage	85,536
Grades Housed	7-8	Student Capacity	648
Number of Teaching Stations	20	Number of Floors	2
Student Enrollment	376		
Dates of Construction	1939,1939,1965,1995		

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

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

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1.0 The School Site

School Facility Appraisal

			Points Allocated	Points
1.1		**Site is large enough** to meet educational needs as defined by state and local requirements	25	5
		The site is 2.7 acres compared to 24 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 and commercial uses, which are suitable for educational instruction.		
1.4		Site is **well landscaped and developed** to meet educational needs	10	8
		The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5	ES	Well equipped **playgrounds are separated** from streets and parking areas	10	2
	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		
		The site is not equipped with athletic and intramural areas.		
1.6		**Topography** is varied enough to provide desirable appearance and without steep inclines	5	4
		The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7		Site has stable, well drained **soil free of erosion**	5	4
		Soils appear to be stable and well drained, and no erosion was observed.		
1.8		Site is suitable for **special instructional needs**, e.g., outdoor learning	5	4
		The site has not been developed to accommodate outdoor learning.		
1.9		**Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	4
		Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10	ES/MS	Sufficient **on-site, solid surface parking** for faculty and staff is provided	5	4
	HS	Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community		
		Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in good condition.		
		TOTAL - The School Site	**100**	**59**

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2.0 Structural and Mechanical Features

School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all **barrier-free** requirements both externally and internally	15	6
	Most of the building is not ADA-compliant.		
2.2	**Roofs** appear sound, have positive drainage, and are weather tight	15	13
	The roofs over the entire building are in good condition.		
2.3	**Foundations** are strong and stable with no observable cracks	10	8
	Foundations are in good condition with no observable cracks.		
2.4	**Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	8
	Exterior and interior walls are in good condition, have sufficient control joints, and are free from deterioration.		
2.5	**Entrances and exits** are located so as to permit efficient student traffic flow	10	6
	Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately provided.		
2.6	**Building ''envelope''** generally provides for energy conservation (see criteria)	10	7
	Building envelope meets minimum energy conservation requirements.		
2.7	Structure is **free of friable asbestos** and **toxic materials**	10	6
	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	6
	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
	Light sources are well maintained, properly placed and not subject to overheating.		
2.10	**Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	10
	Water pressure was measured at 40 PSI.		
2.11	Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	8
	Classrooms are not equipped with adequate receptacles. Classrooms are equipped with adequate cabling for technology.		
2.12	**Electrical controls** are safely protected with **disconnect switches** easily accessible	10	8

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

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

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

2.14	Number and size of **restrooms meet requirements**	10	6

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.

2.16	**Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	8

Fire alarms and smoke dectectors are properly maintained.

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

Classrooms are equipped with a two way intercommunication system.

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**	**138**

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3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	**Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	10
	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	12
	Flooring throughout the facility consists of VCT, terrazzo, sealed concrete, ceramic tile, which is well maintained throughout the facility.		
3.3	**Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	8
	Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. 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, laminate and metal shelving units in poor condition.		
3.5	**Finishes and hardware**, with compatible keying system, are of durable quality	10	5
	Door hardware varies throughout the facility, and does not meet ADA requirements.		
3.6	**Restroom fixtures** are wall mounted and of quality finish	10	9
	Fixtures are wall mounted and are of good quality.		
3.7	Adequate **custodial storage space** with water and drain is accessible throughout the building	10	8
	Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8	Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	6
	Adequate electrical outlets are not available for cleaning.		
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 for repair/repalcement. There is an inadeqaute amount of exterior receptacles.		
	TOTAL - Plant Maintainability	**100**	**68**

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety			Points Allocated	Points
4.1		**Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	12
		Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2		**Walkways**, both on and offsite, are available for safety of pedestrians	10	8
		Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3		**Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	4
		School signs and signals are located as required on adjacent access streets.		
4.4		**Vehicular entrances and exits** permit safe traffic flow	5	3
		Buses and other vehicular traffic use the same entrance and exit points to the site, which do not provide safe vehicular traffic flow.		
4.5	ES	**Playground equipment** is free from hazard	5	2
	MS	Location and types of **intramural equipment** are free from hazard		
	HS	**Athletic field equipment** is properly located and is free from hazard		
		There is no athletic equipment provided.		

Building Safety			Points Allocated	Points
4.6		**The heating unit(s)** is located away from student occupied areas	20	10
		The building has unit ventilators in most of the classrooms.		
4.7		Multi-story buildings have at least **two stairways** for student egress	15	10
		The building does have at least 2 stairways, which are not enclosed, and are ADA and OBC compliant.		
4.8		**Exterior doors** open outward and are equipped with panic hardware	10	8
		Exterior doors open in the direction of travel and are equipped with panic hardware.		
4.9		**Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	6
		Emergency lighting is provided throughout the entire building with exit signs and fixtures are on separate circuits.		
4.10		**Classroom doors** are recessed and open outward	10	6
		Classroom doors in the additions are adequately recessed with proper ADA clearances, and open outward. Doors in the original construction are not recessed from the Corridor and open outward, which impede traffic flow in the Corridors.		
4.11		**Building security systems** are provided to assure uninterrupted operation of the educational program	10	5

An inadequate building security system is installed throughout.

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	4

Glass at door transoms and sidelights is tempered in the addition and provided with a wire mesh in the original construction for safety.

4.15	**Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	3

Water coolers extend more than eight inches from the Corridor wall, which impede traffic flow in the Corridors in the original construction. Water coolers have been recessed in the Corridor wall of the addition.

4.16	**Traffic areas** terminate at an exit or a stairway leading to an egress	5	3

Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately provided.

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 and drywall.

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 installed throughout the building.

	TOTAL - Building Safety and Security	**200**	**140**

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5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space			Points Allocated	Points
5.1		**Size of academic learning areas** meets desirable standards	25	24
		The average Classroom is 900 SF compared to 900 SF required by the OSDM.		
5.2		**Classroom space** permits arrangements for small group activity	15	12
		Classrooms are large enough to allow effective small group activity spaces.		
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	8
		Classrooms are large enough to allow privacy time for individual students.		
5.5		**Storage for student materials** is adequate	10	8
		Lockers, located in the Corridor, are adequately provided for student storage.		
5.6		**Storage for teacher materials** is adequate	10	8
		Casework is adequately provided for storage of teacher materials.		

Special Learning Space			Points Allocated	Points
5.7		**Size of special learning area(s)** meets standards	15	3
		The Special Education Classroom is 600 SF compared to 900 SF recommended in the OSDM. Special Education Classrooms are undersized compared to standards.		
5.8		**Design of specialized learning area(s)** is compatible with instructional need	10	2
		Special Education spaces are not adequately provided to meet instructional needs. There are no specific support spaces such as a Resource Center or a Restroom.		
5.9		**Library/Resource/Media Center** provides appropriate and attractive space	10	8
		The Media Center is 3300 SF compared to 2300 SF recommended in the OSDM. MS The Media Center is an attractive space, including natural light and sufficient book storage space.		
5.10		**Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	3
		The Gymnasium is 7443 SF compared to 7,000 - 12,000 SF recommended in the OSDM. MS		
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		

Science Classrooms are appropriately sized and equipped for effective science instruction.

5.12	**Music Program** is provided adequate sound treated space	5	4

The Music Room is 1,888 SF compared to 1,800-3,000 recommended in the OSDM. The Music Room is designed appropriately, including acoustic panels on walls and ceilings, however the acoustical provisions are slightly inadequate.

5.13	**Space for art** is appropriate for special instruction, supplies, and equipment	5	4

The Art Room is 1,500 SF compared to 1,200 SF recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.

School Facility Appraisal		Points Allocated	Points
5.14	**Space for technology education** permits use of state-of-the-art equipment	5	4

The facility is provided with Computer Labs for student use.

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

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

5.16	**Storage for student and teacher material** is adequate	5	3

Lockers have been adequately provided for storage of student materials. Casework is not adequately provided for storage of teacher materials.

Support Space		Points Allocated	Points
5.17	**Teacher's lounge and work areas** reflect teachers as professionals	10	8

The Teacher's Lounge is 500 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM.

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

The Student Dining space is 2,269 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 871 SF compared to 2,000 SF recommended in the OSDM. The Student Dining space is marginally attractive with adequate space for seating.

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 Middle School students.

5.20	**Counselor's office** insures privacy and sufficient storage	5	1

The Counselor's Office is 220 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM. The space provided for the Counselor does not insure privacy, and lacks sufficient storage space.

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

The Clinic is 170 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	3

Administrative personnel are provided sufficient work space and privacy

TOTAL - Educational Adequacy	**200**	**133**

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment		Points Allocated	Points
6.1	Overall **design is aesthetically pleasing** to age of students	15	12
	The building is a traditional design with classical detailing, which is aesthetically pleasing.		
6.2	Site and building are **well landscaped**	10	8
	The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
6.3	**Exterior noise and poor environment** do not disrupt learning	10	8
	The site is adjacent to residential / commercial 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	4
	The main entrance to the School is not 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	2
	Interior building materials consist of glazed block, painted block, brick, plaster and drywall which does not 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	12
	Due to multiple additions and multiple building materials, the overall design is inconsistent, which does not enhance learning.		
6.7	**Year around comfortable temperature and humidity** are provided throughout the building	15	13
	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	8
	The ventilation system 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	8
	The lighting system does not provide proper intensity, diffusion and distribution of illumination.		
6.10	**Drinking fountains and restroom facilities** are conveniently located	15	10
	Drinking fountains and Restroom facilities are 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, Media Center, as well as a small gathering area at the side entrance to the school. Outdoor courtyards have been not provided to encourage socialization and communication among students.		

6.12	**Traffic flow** is aided by appropriate foyers and corridors	10	4

Corridors and Foyers are adequately designed for efficient traffic flow. Classroom doorways are not recessed and impede traffic flow. Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately provided.

6.13	**Areas for students to interact** are suitable to the age group	10	4

Limited space and equipment have been provided to encourage interaction among students.

6.14	**Large group areas are designed** for effective management of students	10	6

The Gymnasium is adequately designed to manage large groups of students. The Auditorium is adequately designed to manage large groups of students.

6.15	**Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	4

Limited consideration has been given to acoustical treatment of Classrooms and Corridors.

6.16	**Window design** contributes to a pleasant environment	10	6

The windows are fairly well designed to contribute to a pleasant environment.

6.17	**Furniture and equipment** provide a pleasing atmosphere	10	5

Classroom furniture is mismatched in design and in fair condition.

	TOTAL - Environment for Education	**200**	**120**

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LEED Observation Notes

School District:	Worthington City
County:	Franklin
School District IRN:	45138
Building:	Kilbourne Middle School
Building IRN:	118257

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)

Kilbourne Middle School is located in a relatively suburban setting central to the school district it serves. It provides transportation for its students living two miles from the school. LEED for Existing Buildings Operations and Maintenance for Schools may be considered. By implementing certain maintenance strategies, the school could qualify for the prerequisite and other credits in this category. Additional trees and landscaping and a white roof would likely be required to achieve the Heat Island Reduction credits. The 2.7 acre site is already smaller than required by OSDM standards so there is little room for added vegetation to protect and restore habitat. The site lighting would need to be addressed to make the Light Pollution Reduction credit attainable.

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)

The plumbing fixtures in most of the building would need to be replaced to meet the minimum requirements to achieve the water efficiency prerequisites. Adding meters to monitor indoor and outdoor water consumption will help the school achieve more credits.

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)

Depending on the age of the heating and cooling equipment, units may need to be replaced to achieve these credits. Shading with trees or building elements can reduce the need for increased cooling loads. Metering and commissioning may need to be incorporated if it has not already. Changes in operations may also aid in obtaining these credits.

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)

LEED for Existing Buildings Operations and Maintenance for Schools prerequisites require the school to adapt an ongoing purchasing and waste policy, a facility maintenance, and renovation policy that the school can adapt if they havent already. The credits in this category encourage future purchases of goods made with recycled content, low emissions, energy efficient, locally sourced, etc. If the school already participates in a recycling program, the waste policy may be just a matter of tracking it.

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)

The school features small operable windows which will not qualify for the first of three prerequisites for Indoor Environmental Quality. The second prerequisite may be obtained by banning tobacco smoke on site by posting signs if they have not yet already. The third prerequisite would be to adapt a green cleaning policy if they have not yet already. Other credits in the category may be obtained by adding a lighting control system, adapting an indoor air quality management program, adapting green cleaning strategies, adapting a pest management plan, and conducting an occupant comfort survey.

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)

There are many ways to earn credits for innovation and design. Schools can likely earn credit by incorporating sustainability into the curriculum.

Justification for Allocation of Points

Building Name and Level: **Kilbourne Middle School**

7-8

Building features that clearly exceed criteria:

1. The School is centrally located within the School District, and is easily accessible.
2. The Media Center is 3300 SF compared to 2300 SF recommended in the OSDM.
3. Work Rooms are provided adjacent to the Classrooms for small groups and remedial instruction.
4. The Auditorium is adequately designed to manage large groups of students.
5.
6.

Building features that are non-existent or very inadequate:

1. The site is 2.7 acres compared to 24 acres required by the OSDM.
2. The site is not equipped with athletic and intramural areas.
3. The site has not been developed to accommodate outdoor learning.
4. Most of the building is not ADA-compliant.
5. The building is reported to contain asbestos and other hazardous materials.
6. Interior walls throughout the facility are fixed walls and are not flexible.

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Environmental Hazards Assessment Cost Estimates

Owner:	Worthington City
Facility:	Kilbourne Middle School
Date of Initial Assessment:	Sep 22, 2015
Date of Assessment Update:	Dec 23, 2015
Cost Set:	2015

District IRN:	45138
Building IRN:	118257
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
1939 Auditorium	5,476	$547.60	$547.60
1939 Original Construction	39,222	$4,902.20	$4,902.20
1965 Addition 1	33,588	$18,353.80	$18,353.80
1995 Addition 2	7,250	$725.00	$725.00
Total	85,536	$24,528.60	$24,528.60
Total with Regional Cost Factor (100.00%)	—	$24,528.60	$24,528.60
Regional Total with Soft Costs & Contingency	—	$30,521.01	$30,521.01

Environmental Hazards(Enhanced) - Worthington City (45138) - Kilbourne Middle School (118257) - Auditorium

Owner:	Worthington City	**Bldg. IRN:**	118257
Facility:	Kilbourne Middle School	**BuildingAdd:**	Auditorium
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.	5476	5476	$0.10	$547.60

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**	$547.60
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$547.60

* 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) - Kilbourne Middle School (118257) - Original Construction

Owner: Worthington City **Bldg. IRN:** 118257

Facility: Kilbourne Middle School **BuildingAdd:** Original Construction

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

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$20.00	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Assumed Asbestos-Containing Material	2	$100.00	$200.00
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	Assumed Asbestos-Containing Material	390	$2.00	$780.00
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**			$980.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$980.00

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.	39222	39222	$0.10	$3,922.20

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**	$4,902.20
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$4,902.20

* 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) - Kilbourne Middle School (118257) - Addition 1

Owner:	Worthington City	**Bldg. IRN:**	118257
Facility:	Kilbourne Middle School	**BuildingAdd:**	Addition 1
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	Reported Asbestos-Containing Material	4665	$3.00	$13,995.00
30.	Carpet Mastic Removal	Assumed Asbestos-Containing Material	500	$2.00	$1,000.00
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**			$14,995.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$14,995.00

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.	33588	33588	$0.10	$3,358.80

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**	$18,353.80
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$18,353.80

* 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) - Kilbourne Middle School (118257) - Addition 2

Owner:	Worthington City	**Bldg. IRN:**	118257
Facility:	Kilbourne Middle School	**BuildingAdd:**	Addition 2
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.	7250	7250	$0.10	$725.00

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**	$725.00
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$725.00

* 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.