Building Information - Worthington City (45138) - Linworth Campus Alternative Program

Program Type	Assessment Only
Setting	Suburban
Assessment Name	Linwoth Alternative Program (DRAFT)
Assessment Date (on-site; non-EEA)	2015-11-19
Kitchen Type	No Kitchen
Cost Set:	2015
Building Name	Linworth Campus Alternative Program
Building IRN	
Building Address	2075 W. Dublin-Granville Road
Building City	Worthington
Building Zipcode	43085
Building Phone	(614)450-6900
Acreage	4.46
Current Grades:	9-12
Teaching Stations	11
Number of Floors	2
Student Capacity	192
Current Enrollment	177
Enrollment Date	2015-10-05

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

Number of Classrooms	8
Historical Register	**NO**
Building's Principal	Chris Hasebrook
Building Type	High

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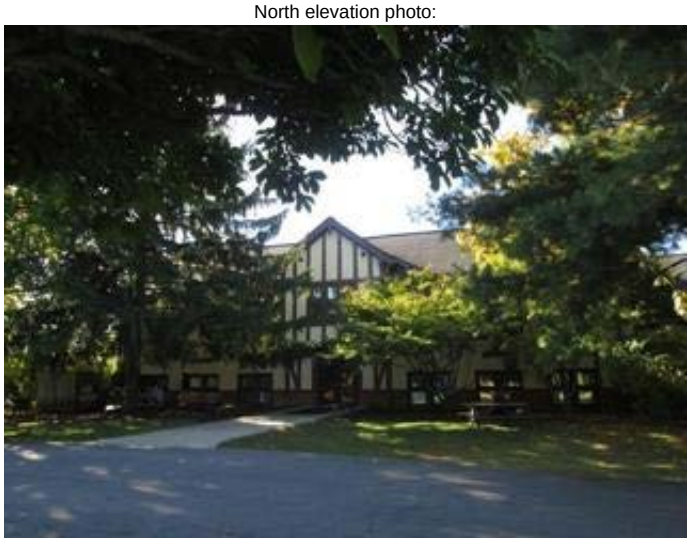
North elevation photo:



East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

13,741 Total Existing Square Footage
1918,1994 Building Dates
9-12 Grades
177 Current Enrollment
11 Teaching Stations
4.46 Site Acreage

Linworth High School, which is not on the National Register of Historic Buildings, and originally constructed in 1918, is a two story, 13,698 square foot brick and stucco school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. Linworth High School is an alternative program. The overall facility went through a major renovation in 1997, and is a well maintained facility. The structure of the 1918 Original Construction contains wood frame and load bearing brick type exterior and interior wall construction. The structure of the 1994 Addition contains load bearing masonry type exterior wall construction, with bearing masonry type wall construction on the interior. The basement floor system of the 1918 Original Construction is concrete slab on grade. The first floor system of the 1918 Original Construction consists of cast-in-place concrete. The second floor system of the 1918 Original Construction is wood frame. The base floor system of the 1994 Addition is concrete slab on grade. The roof structure of the 1918 Original Construction is a wood truss framing system. The roofing system of the 1918 Original Construction is asphalt shingle, installed in 1997. The roofing system of the 1992 Addition is a membrane type system, installed in 1992. The ventilation system of the building is adequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multipurpose space. The electrical system for the facility is adequate. The facility is equipped with a non-compliant security system. The building has a compliant automatic fire alarm system. The facility is equipped with an automated fire suppression system in the Boiler Room only. The building contains asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 4.46 acre site shared with the district maintenance facility, adjacent to residential properties. The property play areas and athletic facilities are not fenced for security. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate.

No Significant Findings

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Orginal Construction	1918	no	2	12,824	no
Restroom Addition	1994	yes	1	917	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
Orginal Construction (1918)		1741												
Restroom Addition (1994)														
Total	0	1,741	0	0	0	0	0	0	0	0	0	0	0	0

Master Planning Considerations	There are no readily evident conditions that might significantly effect master planning with regard to the site. Due to the size of the site, and the fact that the site is shared with the District Maintenance Facility, building expansion is not recommended.

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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 - Linworth Campus Alternative Program ()

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Linworth Campus Alternative Program	**Contact:**	Chris Hasebrook
Address:	2075 W. Dublin-Granville Road	**Phone:**	(614)450-6900
	Worthington, 43085	**Date Prepared:**	2015-11-19 **By:** Julie Apt
Bldg. IRN:		**Date Revised:**	2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	4.46
Proposed Grades	N/A	Teaching Stations:	11
Current Enrollment	177	Classrooms:	8
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Orginal Construction	1918	no	2	12,824
Restroom Addition	1994	yes	1	917
Total				**13,741**

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

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$468,842.92	-
B.	Roofing	2	$66,108.10	-
C.	Ventilation / Air Conditioning	2	$5,000.00	-
D.	Electrical Systems	3	$223,016.43	-
E.	Plumbing and Fixtures	3	$80,293.50	-
F.	Windows	3	$125,895.00	-
G.	Structure: Foundation	2	$123,490.00	-
H.	Structure: Walls and Chimneys	2	$1,240.00	-
I.	Structure: Floors and Roofs	2	$153,025.00	-
J.	General Finishes	2	$128,858.12	-
K.	Interior Lighting	3	$68,705.00	-
L.	Security Systems	3	$39,161.85	-
M.	Emergency/Egress Lighting	3	$13,741.00	-
N.	Fire Alarm	3	$20,611.50	-
O.	Handicapped Access	3	$42,148.20	-
P.	Site Condition	2	$333,024.18	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$31,100.00	-
T.	Hazardous Material	2	$22,912.50	-
U.	Life Safety	3	$68,971.20	-
V.	Loose Furnishings	3	$41,223.00	-
W.	Technology	3	$121,195.62	-
X.	Construction Contingency / Non-Construction Cost	-	$532,229.51	-
Total			$2,710,792.63	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	62	62%	Borderline
2.0 Structural and Mechanical Features	200	110	55%	Borderline
3.0 Plant Maintainability	100	69	69%	Borderline
4.0 Building Safety and Security	200	105	53%	Borderline
5.0 Educational Adequacy	200	103	52%	Borderline
6.0 Environment for Education	200	137	69%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	586	59%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$2,710,792.63

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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Orginal Construction (1918) Summary

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Linworth Campus Alternative Program	**Contact:**	Chris Hasebrook
Address:	2075 W. Dublin-Granville Road	**Phone:**	(614)450-6900
	Worthington, 43085	**Date Prepared:**	2015-11-19 **By:** Julie Apt
Bldg. IRN:		**Date Revised:**	2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	4.46
Proposed Grades	N/A	Teaching Stations:	11
Current Enrollment	177	Classrooms:	8
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Orginal Construction	**1918**	**no**	**2**	**12,824**
Restroom Addition	1994	yes	1	917
Total				**13,741**

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

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$437,554.88	-
B.	Roofing	2	$19,935.00	-
C.	Ventilation / Air Conditioning	2	$5,000.00	-
D.	Electrical Systems	3	$208,133.52	-
E.	Plumbing and Fixtures	3	$66,884.00	-
F.	Windows	3	$110,880.00	-
G.	Structure: Foundation	2	$123,490.00	-
H.	Structure: Walls and Chimneys	2	$1,240.00	-
I.	Structure: Floors and Roofs	2	$153,025.00	-
J.	General Finishes	2	$128,167.22	-
K.	Interior Lighting	3	$64,120.00	-
L.	Security Systems	3	$36,548.40	-
M.	Emergency/Egress Lighting	3	$12,824.00	-
N.	Fire Alarm	3	$19,236.00	-
O.	Handicapped Access	3	$41,764.80	-
P.	Site Condition	2	$311,130.27	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$23,100.00	-
T.	Hazardous Material	2	$22,912.50	-
U.	Life Safety	3	$66,036.80	-
V.	Loose Furnishings	3	$38,472.00	-
W.	Technology	3	$113,107.68	-
X.	Construction Contingency / Non-Construction Cost	-	$489,476.22	-
Total			$2,493,038.29	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	62	62%	Borderline
2.0 Structural and Mechanical Features	200	110	55%	Borderline
3.0 Plant Maintainability	100	69	69%	Borderline
4.0 Building Safety and Security	200	105	53%	Borderline
5.0 Educational Adequacy	200	103	52%	Borderline
6.0 Environment for Education	200	137	69%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	586	59%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$2,493,038.29

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

Restroom Addition (1994) Summary

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Linworth Campus Alternative Program	**Contact:**	Chris Hasebrook
Address:	2075 W. Dublin-Granville Road	**Phone:**	(614)450-6900
	Worthington, 43085	**Date Prepared:**	2015-11-19 **By:** Julie Apt
Bldg. IRN:		**Date Revised:**	2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	4.46
Proposed Grades	N/A	Teaching Stations:	11
Current Enrollment	177	Classrooms:	8
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Orginal Construction	1918	no	2	12,824
Restroom Addition	**1994**	**yes**	**1**	**917**
Total				**13,741**

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

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$31,288.04	-
B.	Roofing	2	$46,173.10	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$14,882.91	-
E.	Plumbing and Fixtures	3	$13,409.50	-
F.	Windows	3	$15,015.00	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
J.	General Finishes	2	$690.90	-
K.	Interior Lighting	3	$4,585.00	-
L.	Security Systems	3	$2,613.45	-
M.	Emergency/Egress Lighting	3	$917.00	-
N.	Fire Alarm	3	$1,375.50	-
O.	Handicapped Access	3	$383.40	-
P.	Site Condition	2	$21,893.91	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$8,000.00	-
T.	Hazardous Material	2	$0.00	-
U.	Life Safety	3	$2,934.40	-
V.	Loose Furnishings	3	$2,751.00	-
W.	Technology	3	$8,087.94	-
X.	Construction Contingency / Non-Construction Cost	-	$42,753.28	-
Total			$217,754.33	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	62	62%	Borderline
2.0 Structural and Mechanical Features	200	110	55%	Borderline
3.0 Plant Maintainability	100	69	69%	Borderline
4.0 Building Safety and Security	200	105	53%	Borderline
5.0 Educational Adequacy	200	103	52%	Borderline
6.0 Environment for Education	200	137	69%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	586	59%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$217,754.33

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 1918 Original Construction is a natural gas fired heated water boiler type system, installed in 1918 with recent upgrades, and is in fair condition. The system in the 1994 Addition is an extension of that found in the 1918 Original Construction. The heating and chilled water system in the overall facility is a 4-pipe system, with a capacity for simultaneous heating and cooling operation, which is compliant with the OSDM requirements for basic system type. The two water boilers, manufactured by Thermal Solutions, were installed in 2015 and are in good condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and air handlers. The terminal equipment is original to each addition and is in fair condition. The system does not appear to fully comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The Automated Logic DDC type system temperature controls were installed in 2009 and are in good to fair condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted, except for the Classroom and Corridors of the overall facility, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system in the remainder of the overall facility is not ducted, and floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient 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 the Classrooms and Corridors of the overall facility to ducted system to facilitate efficient exchange of conditioned air. Replace existing ductwork in the remainder of the overall facility to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	$358,914.92	(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	$109,928.00	(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:			$468,842.92	$437,554.88	$31,288.04		

Natural Gas Fired Heated Water Boiler

Heating Water Cabinet Heater

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B. Roofing

Description: The roof over the 1918 Original Construction has a shingle system that was installed in 2001, and is in fair condition and a membrane system that was installed in 1997, in fair condition. The roof over the 1994 Addition is a membrane system that was installed at the time of construction, and is in fair 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 not available. Provide roof access hatches / ladders as appropriate to facilitate access to all levels of low slope roof surfaces. Fall safety protection cages are required, are not provided. There were no observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of gutters and downspouts, through-wall scuppers which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are not required. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 2 Needs Repair

Recommendations: The flashing and / or coping on the overall facility require replacement due to condition. Funding for flashing and coping replacement is provided for in the complete replacement of roof. Due to existing conditions gutters and downspouts require replacement. Remove and replace existing shingle roofing due to age and condition. Remove and replace existing membrane roofing due to age and condition. Provide roof access hatch and fall protection cage as required.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Asphalt Shingle:	$3.00	sq.ft. (Qty)		6,121 Required		$18,363.00	
Gutters/Downspouts	$13.10	ln.ft.		120 Required	35 Required	$2,030.50	
Roof Access Hatch:	$2,000.00	each			1 Required	$2,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	$100.00	ln.ft.			1 Required	$100.00	(remove and replace)
Other: Membrane	$15.70	sq.ft. (Qty)			2,778 Required	$43,614.60	(under 10,000 sq.ft.)
Sum:			$66,108.10	$19,935.00	$46,173.10		

Shingle Roof

Flashing at Low Slope Membrane Roof

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C. Ventilation / Air Conditioning

Description: The overall facility is equipped with a chilled water type central air conditioning system, which is in fair to poor condition. The system consists of a single pad mounted Trane air cooled liquid chiller unit, in fair condition, with multiple pumps located in the Mechanical Room. The facility is not equipped with any window units. An isolated room systems consisting of Mitsubishi ductless split system is provided in the Computer Lab location. An isolated room systems consisting of ducted split system, with the condensing unit pad mounted outside the facility, is provided in the provided in Administrative Offices location. The ventilation system in the overall facility consists of unit ventilators, original to each addition and in fair condition, providing fresh air to Classrooms, and air handlers, original to each addition and in fair condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. Relief air venting is provided by ceiling plenums, central relief fans, fresh air exchangers, and air handlers. The ventilation system does not appear to fully 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 not equipped with a kiln. General building exhaust systems for Restrooms, Storage Rooms, Art Rooms, and Custodial Closets are inadequately placed, and in fair condition.

Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required		$5,000.00	
Sum:			$5,000.00	$5,000.00	$0.00		

Air Cooled Chiller

Mini-Split AC Unit

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D. Electrical Systems

Description: The electrical system provided to the 1918 Original Construction is a 120/240 volts, 400 amp, 1 phase and 3 wire system installed in 1918 with upgrades in 1994, and is in fair condition. The system in the 1994 Addition is an extension of that found in the 1918 Original Construction. Power is provided to the school by a single utility owned, pad-mounted transformer located near the street, and in fair condition. The Siemens panel systems, original to each addition, are in fair condition, and for the most part cannot be expanded to add additional capacity. The Classrooms are equipped with adequate electrical outlets. The typical Classroom contains five (5) general purpose outlets, zero (0) dedicated outlets for each Classroom computer, and one (1) dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as six (6) general purpose outlets, while others are equipped with as few as three (3) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards do not appear to be provided. The existing facility is not equipped with a Stage. The overall electrical system does not fully meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity and due to age, condition, lack of OSDM-required features, and to accommodate the addition of an air conditioning system. Provide an emergency generator, with funding included in the electrical system replacement. Provide adequate lightning protection safeguards in the overall facility, including associated grounding system, with funding included in the electrical system replacement.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	$223,016.43	(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:			$223,016.43	$208,133.52	$14,882.91		

Main Electrical Distribution Panel

Pad Mounted Transformer

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure back flow preventer. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is copper, was installed in 1994, and is in good condition. The waste piping in the overall facility is cast iron and PVC, is original to each addition, and is in fair condition for the cast iron and good condition for the PVC. The facility is equipped with a 75 gallon gas water heater in good condition. The school contains 1 Large Group Restroom for boys, 1 Large Group Restroom for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 0 Restrooms associated with Specialty Classrooms, and 0 Restrooms for staff. Boys' Large Group Restroom contains 1 ADA and 1 non-ADA wall mounted flush valve toilets, 0 ADA and 1 non-ADA wall mounted flush valve urinal, as well as 1 ADA and 1 non-ADA wall mounted lavatories. Girls' Large Group Restroom contains 1 ADA and 2 non-ADA wall mounted flush valve toilets, as well as 1 ADA and 1 non-ADA wall mounted lavatories. Staff utilize same Restrooms as students. Condition of fixtures is good. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 2 ADA and 0 non-ADA electric water coolers, in good to fair condition. No designated Special Education Classrooms are present on site; no Classroom sinks with deck mounted bubblers are required. No designated Special Education Classroom, Kitchen, or Clinic is present on site. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. The school does meet the OBC requirements for fixtures with the exception of one urinal. 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 4 toilets, 2 urinals, 4 lavatories, 0 Classroom sink mounted drinking fountains, and 1 electric water cooler. Observations revealed that the school is currently equipped with 5 toilets, 1 urinal, 4 lavatories, 0 Classroom sink mounted drinking fountains, and 2 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Science Classroom is equipped with required utility sinks, gas connections, and hood, but is not equipped with an emergency shower/eyewash and compressed air connections. Existing fixtures and hood are in good condition. Science Classroom is not equipped with an acid waste system and neutralization tank. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in good condition. Adequate exterior wall hydrants are not provided.

Rating: 3 Needs Replacement

Recommendations: Replace remaining cast iron waste piping through the overall facility. Provide a reduced pressure back flow preventer. To facilitate the school's compliance with OBC and OSFC fixture requirements, provide 1 new urinal in Boys Restroom. Due to age and condition, replace 1 wall mounted electric water cooler. Provide Science Classroom with 8 compressed air connections and 1 emergency shower/eyewash station. Provide 1 point of use under-counter 5 gallon acid neutralization tank at the Teacher's Prep sink. Due to age, condition, LEED, OBC, and OSFC, replace 19 faucets and valves throughout the overall facility. All fixtures, whether new or replaced, to be mounted at ADA compliant heights. Provide 2 additional exterior wall hydrants throughout the overall facility. See Item O for replacement of fixtures related to ADA requirements.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit		1 Required		$5,000.00	
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	$48,093.50	(remove / replace)
Urinal:	$3,800.00	unit			1 Required	$3,800.00	(new)
Replace faucets and flush valves	$500.00	per unit		9 Required	10 Required	$9,500.00	(average cost to remove/replace)
Other: ADA Compliant Single Electric Water Cooler	$1,200.00	each		1 Required		$1,200.00	Replace single electric water cooler with ADA compliant unit.
Other: Compressed Air Connections	$800.00	per unit		8 Required		$6,400.00	Provide new double nozzle connector for compressed air in Science Classroom.
Other: Emergency Safety Shower and Eyewash Station	$2,500.00	per unit		1 Required		$2,500.00	Provide new emergency shower and eyewash station in the Science Classroom.
Other: Exterior Wall Hydrant	$1,400.00	each		1 Required	1 Required	$2,800.00	Provide additional exterior wall hydrants.
Other: Under Counter Point of Use Acid Neutralization 5 Gallon Tank	$1,000.00	per unit		1 Required		$1,000.00	Provide a point of use under counter 5 gallon neutralization tank at Instructor's prep sink.
Sum:			$80,293.50	$66,884.00	$13,409.50		

Electric Water Cooler

Water Heater

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F. Windows

Description: The overall facility is equipped with thermally broken aluminum clad wood frame windows with double glazed insulated glazing type window system, which was installed on an unknown date but likely during a major renovation in 1999, and are in fair condition. The window system features operable windows throughout the building, and operable windows are not equipped with opening limiters and are equipped with insect screens in good condition. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features integral and surface mounted blinds, which are in good condition. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the 1994 Addition are equipped with thermally broken aluminum frame sidelights and transoms with tempered double glazed insulated glazing in fair condition. Exterior door vision panels are tempered single pane. The school does not contain skylights. The school does contain 4 aluminum-clad wood frame clerestories, and clerestory windows are in fair condition. Interior glass is OSDM compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replacement of storefront aluminum door frames and glazing is provide in Item S.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Insulated Glass/Panels:	$60.00	sq.ft. (Qty)		1,796 Required		$107,760.00	(includes blinds)
Other: Alumnium Storefront	$65.00	sq.ft. (Qty)		48 Required	231 Required	$18,135.00	Remove and replace aluminum storefront entrance system.
Sum:			$125,895.00	$110,880.00	$15,015.00		

Wood Clad Windows

Aluminum Storefront

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G. Structure: Foundation

Description: The 1918 Original Construction is equipped with brick foundation walls on concrete footings, which displayed locations of significant differential settlement, cracking, or leaking, and are in poor condition. The 1994 Addition is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. Areas of minor cracking and spalling were observed through the 1918 Original Construction. The District reports that there has been past leaking in the basement and was observed during physical assessment. 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: 2 Needs Repair

Recommendations: Provide sprayed on waterproofing system in the 1918 Original Construction. Provide drainage tile system at perimeter of the 1918 Original Construction due to leaking. Repair areas of cracking and spalling through the 1918 Original Construction.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Waterproofing Spray Applied:	$6.00	sq.ft. (Qty)		2,120 Required		$12,720.00	(include excavation and backfill)
Drainage Tile Systems / Foundation Drainage:	$18.00	ln.ft.		265 Required		$4,770.00	(include excavation and backfill)
Other: Repair foundation walls	$50.00	sq.ft. (Qty)		2,120 Required		$106,000.00	Repair settled and cracked foundation walls in 1918 construction.
Sum:			$123,490.00	$123,490.00	$0.00		

1918 Brick Foundation

1918 Brick Foundation

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer wainscot with stucco on wood frame which displayed no locations of deterioration, and is in good condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. Control joints are not provided at lintel locations, at doors and windows, building corners, and wall offsets though are not needed. The school does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation. Exterior walls in the overall facility are adequately insulated. Weep holes and vents are not provided or required. The exterior masonry has been cleaned and sealed in recent years, showing no evidence of mortar deterioration. Architectural exterior accent materials consist of metal and wood trim, in good condition. Exterior building fenestration in the overall facility represents 24% of the exterior surfaces. Interior Corridor and demising walls are wood framed partitions with plaster, project full height from floor to bottom of deck, and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. Interior soffits are of plaster type construction, and in fair condition. The window sills are brick and stucco and are in good condition. The exterior lintels are wood, and are covered by stucco. Chimney is in fair condition. Exterior soffits are of lay-in tile type construction, and in good condition. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing, cleaning, and sealing on masonry chimney.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		160 Required		$840.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		160 Required		$240.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		160 Required		$160.00	(wall surface)
Sum:			$1,240.00	$1,240.00	$0.00		

Brick Wainscot and Stucco Wall

East Elevation

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the 1918 Original Construction is cast-in-place concrete and brick floor type construction, and is in fair condition. Crawl space is located under the Classroom section of the facility. The floor construction of the base floor of the 1994 Addition is concrete slab on grade type construction, and is in fair condition. There is no crawl space. The floor construction of the first floor of the 1918 Original Construction is cast-in-place concrete type construction, and is in fair condition. The floor construction of the second floor of the 1918 Original Construction is wood frame type construction, and is in fair condition. There are no intermediate floors in the 1994 Addition. This is a single story structure. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1918 Original Construction is wood frame type construction, and is in fair condition. The roof construction of the 1994 Addition is metal deck on steel joist type construction, and is in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide fire separation assembly at roof framing. Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Other: Provide fire rated ceiling assembly	$25.00	sq.ft. (Qty)		6,121 Required		$153,025.00	Remove existing ceiling and replace with fire rated assembly to separate wood framed roof structure.
Sum:			$153,025.00	$153,025.00	$0.00		

Cast-in-Place Floor Framing

Brick Floor

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J. General Finishes

Description: The 1918 Original Construction features conventionally partitioned Classrooms with carpet type flooring, painted plaster or painted tin type ceilings, as well as painted brick and painted plaster type wall finishes, and they are in good to fair condition. The 1918 Original Construction has Corridors with carpet or LVT type flooring, painted gypsum type ceilings, as well as painted brick or gypsum type wall finishes, and they are in good to fair condition. The 1918 Original Construction does not have Restrooms. The 1994 Addition has Restrooms with VCT type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in good to fair condition. Toilet partitions are plastic, and are in good condition. Classroom casework in the overall facility is built into walls with wood type construction, is inadequately provided, and in fair condition. The typical Classroom contains 10 lineal feet of casework, and Classroom casework provided ranges from 10 to 20 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in good to fair condition. The lockers and coat hooks, located in the Corridors, are adequately provided, and in fair condition. There is no dedicated Art space and no Art kiln. The facility is equipped with wood non-louvered interior doors that are flush mounted with proper ADA hardware and clearances, and in fair condition. The Multipurpose space has carpet type flooring, painted gypsum type ceilings, as well as painted gypsum with wood wainscoting type wall finishes, and they are in good to fair condition. There are no stands or basketball backboards. There is no Media Center associated with the facility. Student Dining shares the Multipurpose space. OSDM-required fixed equipment for Stage is adequately provided, and in good to fair condition. Existing Multipurpose space is not provided with appropriate sound attenuation acoustical surface treatments. There is no Kitchen associated with this facility. Students typically bring a lunch, and use vending machines located in the Corridors and Multipurpose space. There is a microwave and standard residential refrigerator/freezer in the Multipurpose space.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of casework due to condition. Provide for the replacement of toilet accessories. Provide for the replacement of interior doors due to age and condition. Provide for the replacement of acoustical ceiling tile due to condition. Provide for plaster refinishing. Provide for the replacement of lockers due to condition. Provide for the replacement of markerboards and chalkboards due to condition. Provide for replacement Art program kilns, with funding for the exhaust systems provided in Item C. Provide for appropriate acoustical sound attenuation surface treatments in the Multipurpose Room. Provide funding for replacement of resilient flooring in the 1918 Original Construction. Funding for removal of flooring is provided for in Item T. Provide an allowance to repair the plaster, dry wall and/or tin ceiling located in the 1918 Original Construction following the installation of the new HVAC and lighting systems.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Acoustic Ceiling:	$2.90	sq.ft. (Qty)			175 Required	$507.50	(partial finish - drop in/standard 2 x 4 ceiling tile per area)
Chalkboard/Markerboard:	$0.30	sq.ft. (of entire building addition)		Required		$3,847.20	(partial finish - per building area)
Lockers:	$1.73	sq.ft. (of entire building addition)		Required		$22,185.52	(partial finish - high & middle school per building area)
Complete Replacement of Casework (only)	$5.00	sq.ft. (of entire building addition)		Required		$64,120.00	(high school, per building square feet)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)			Required	$183.40	(per building area)
Plaster refinishing:	$14.00	sq.ft. (Qty)		300 Required		$4,200.00	
Door, Frame, and Hardware:	$1,300.00	each		10 Required		$13,000.00	(non-ADA)
Art Program Kiln:	$2,750.00	each		1 Required		$2,750.00	
Resilient Flooring Replacement, Including Mastic	$2.25	sq.ft. (Qty)		3,930 Required		$8,842.50	(Hazardous Material Replacement Cost - See T.)
Other: Repair To Plaster, Dry Wall or Tin Ceiling	$4,200.00	allowance		Required		$4,200.00	Allowance to repair the plaster, dry wall and tin ceilings in the 1918 Original Construction following the installation of the new HVAC and lighting systems.
Other: Sound Control	$3.00	sq.ft. (Qty)		1,674 Required		$5,022.00	Provide for appropriate acoustical sound attenuation surface treatments in the Multipurpose Room.
Sum:			$128,858.12	$128,167.22	$690.90		

Typical Classroom Door

Typical Corridor Finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with 2-lamp T-8 1x4 surface mount continuous strip fluorescent fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 65 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with some incandescent fixture and 2-lamp T-8 2x4 surface mount fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 30 FC, thus complying with the 20 FC recommended by the OSDM. The Multi-Purpose (Gymnasium and Student Dining) spaces are equipped with 6-lamp T-5 2x8 surface mount fluorescent fixtures type lighting, in good to fair condition, providing an average illumination of 30 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with 4-lamp T-8 surface mount fluorescent fixture type lighting in good to fair condition, providing an average illumination of 55 FC, thus complying with the 50 FC recommended by the OSDM. There are no Kitchen spaces provided in this facility. The Service Areas in the overall facility are equipped with incandescent fixture and 2-lamp T-8 1x4 suspended fluorescent fixture type lighting in fair condition, providing inadequate illumination based on OSDM requirements. The typical Administrative spaces in the overall facility are equipped with 3-lamp T-8 2x4 lay-in direct fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age, condition, inadequate lighting levels, and lack of multi-level switching.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to age, condition, lighting levels, utilization of incandescent fixtures, lack of multilevel switching, and installation of systems outlined in Items A, C, J, and U.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	$68,705.00	Includes demo of existing fixtures
Sum:			$68,705.00	$64,120.00	$4,585.00		

Classroom Fluorescent Light Fixtures

Gymnasium Fluorescent Light Fixtures

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L. Security Systems

Description: The overall facility contains a door contact, motion sensor, and CCTV type security system in fair condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is provided. Compliant color CCTV cameras are not adequately provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a LCD monitor. 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 / biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. Due to existing grade configuration there are no playground fencing issues requiring attention. The exterior site lighting system is equipped with surface mounted HID high pressure sodium entry lights in fair condition. Pedestrian walkways are illuminated with surface and pole mounted HID high pressure sodium fixtures in fair condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID high pressure sodium fixtures in fair condition. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	$25,420.85	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$13,741.00	(complete, area of building)
Sum:			$39,161.85	$36,548.40	$2,613.45		

Security System CCTV Camera

Exterior Entry Light Fixture

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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 / non illuminated exit signs, as well as OSDM compliant red lettered, cast aluminum construction, and LED illuminated exit signs, and the system is in fair condition. The facility is inadequately equipped with emergency egress floodlighting, and is equipped with recessed fluorescent lighting used as emergency egress lighting, and the system is in fair condition. The system is not provided with appropriate battery backup or emergency generator on separate circuits. The system is not 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.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$13,741.00	(complete, area of building)
Sum:			$13,741.00	$12,824.00	$917.00		

Exit Sign with Emergency Egress Lighting

Emergency Egress Light Fixture

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N. Fire Alarm

Description: The overall facility is equipped with an addressable Simplex type fire alarm system, installed in 1994, and in fair condition, consisting of manual pull stations and horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system appears to be equipped with sufficient audible horns and strobe indicating devices, but is not equipped with sufficient flow switches, tamper switches, smoke detectors, and heat sensors. The system thus will not support future fire suppression systems. The system is not 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 fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Fire Alarm System:	$1.50	sq.ft. (of entire building addition)		Required	Required	$20,611.50	(complete new system, including removal of existing)
Sum:			$20,611.50	$19,236.00	$1,375.50		

Fire Alarm Audible Horn and Strobe Indicating Device

Fire Alarm System Panel

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors 1 is provided at the rear entrance, which is 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 mostly compliant. There is not an accessible route through the building, which does include protruding objects (electric water coolers). Ground and floor surfaces are compliant. Stairs do not meet all ADA requirements and are insufficient due to non- compliant handrails. Elevation changes within the 1918 Original Construction is facilitated by 1 non-compliant stairwell in good condition, 0 lifts and 0 ramps. This multistory building does not have a compliant elevator that accesses every floor. Access to the Stage is not facilitated by a chair lift or ramp. Interior doors are not recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. 2 ADA-compliant toilets are required, and 2 are currently provided. 2 ADA-compliant Restroom lavatories are required, and 2 are currently provided. 1 ADA-compliant Science Classroom lab station required, and 2 are currently provided. 1 ADA-compliant urinal is required, and 0 are currently provided. 1 ADA-compliant electric water cooler is required, and 2 are currently provided. Toilet partitions are plastic and do provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors do meet ADA requirements for mounting heights. Science Classroom is compliant with ADA requirements. Due to no Health Clinic or Special Education Room being present in the facility, Restrooms are not required. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage throughout the site both on the interior and exterior spaces. Provide 1 ADA-compliant power assist door at the Main Entrance. Provide ADA-compliant ramp to facilitate access to the Stage. Due to layout and age of 1918 Original Construction, an elevator is not recommended. Provide 1 chair lift at the main stairwell to facilitate compliance with ADA accessibility. Provide two sets of ADA compliant door hardware. All fixtures (whether new or replaced) to be mounted at the correct ADA compliant heights. Provide 4 ADA compliant pipe wrap throughout overall facility. Funding provided in Item E for Electric Water Cooler replacement. Funding for the provision of an ADA compliant urinal is provided for in Item E with the installation of an additional urinal. Funding for replacement of handrails and guardrails is provided for in Item U.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Handicapped Hardware:	$350.00	set		2 Required		$700.00	(includes installation / hardware only)
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	$2,748.20	(per building area)
ADA Assist Door & Frame:	$7,500.00	unit		1 Required		$7,500.00	(openers, electrical, patching, etc)
Other: ADA Compliant Modular Access Ramp	$1,000.00	allowance		Required		$1,000.00	Provide an ADA compliant modular access ramp for the Stage.
Other: ADA Pipe Wrap	$50.00	each			4 Required	$200.00	Provide pipe wrap insulation on all wall mounted sinks.
Other: Wheelchair Stair Lift	$15,000.00	per level		2 Required		$30,000.00	Provide a wheelchair lift at the main stairway for full accessibility.
Sum:			$42,148.20	$41,764.80	$383.40		

ADA Compliant Toilet-1994 Addition

ADA Compliant Power Assisted Door-1994 Addition

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P. Site Condition

Description: The 4.46 acre relatively flat site is located in a suburban residential setting with generous tree, shrub, and floral type landscaping. The site is shared with the District Maintenance Facility. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided. A bus loop is provided in front of the school for student loading and unloading. Staff, visitor, and student parking is facilitated by asphalt parking lots in fair condition, containing 61 parking places, which does not provide adequate parking for staff members, visitors, students, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair condition are appropriately placed along the entry behind the school. Concrete and asphalt sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition. Trash pick-up and service drive pavement is heavy duty and is in fair condition, and is equipped with a concrete pad area for one dumpster, which is in fair condition. There are an additional two dumpsters without a concrete pad area. Exterior concrete steps are provided in two places for egress from the second floor, and are in fair to poor condition. Handrails are inadequately provided, and in fair to poor condition. Site fencing is not provided. Due to existing grade configuration, no playground considerations are relevant. The athletic facilities are comprised of a baseball field with wood benches, and it is in fair condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of tables, benches, and a garden plaza. There are no readily evident conditions that might significantly effect master planning with regard to the site. Due to the size of the site, and the fact that the site is shared with the District Maintenance Facility, building expansion is not recommended.

Rating: 2 Needs Repair

Recommendations: Provide additional parking spaces to meet OSDM guidelines, including adequate provisions for the disabled. Provide for the replacement of light duty asphalt due to condition. Provide for the replacement of heavy duty asphalt due to condition. Provide for concrete dumpster pads. Provide for replacement of concrete steps due to condition. Provide for the replacement of concrete curbs due to condition. Provide for the replacement of concrete sidewalks due to condition. Provide for the replacement of steel handrails due to condition. Provide for security fencing around the playground areas with funding provided in Item L under complete replacement of security systems. Provide site contingency allowances for unforeseen conditions. Provision of ADA curb cut on the west side of the building is provided for in replacement of concrete sidewalks and curbs.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
New Asphalt Paving (heavy duty):	$27.80	sq. yard		1,140 Required	86 Required	$34,082.80	
New Asphalt Paving (light duty):	$25.80	sq. yard		6,605 Required	498 Required	$183,257.40	
Concrete Curb:	$18.00	ln.ft.		255 Required	20 Required	$4,950.00	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		2,783 Required	209 Required	$14,032.48	(5 inch exterior slab)
Exterior Hand / Guard Rails:	$43.00	ln.ft.		65 Required	5 Required	$3,010.00	
Replace Concrete Steps:	$32.00	sq.ft. (Qty)		83 Required	7 Required	$2,880.00	
Provide Concrete Dumpster Pad:	$2,400.00	each		1 Required	1 Required	$4,800.00	(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	$20,611.50	Include this one **or** the next. (Each addition should have this item)
Other: Additional Parking Spaces Required for High	$1,100.00	each		13 Required	1 Required	$15,400.00	($1,100 per parking space; 0.42 spaces per high school student. Parking space includes parking lot drive space.)
Sum:			$333,024.18	$311,130.27	$21,893.91		

Typical Asphalt Condition

Exterior Stairs and Handrail

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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	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Sanitary Waste Piping

Floor Drain

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R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 2" service and water meter, and is in good to fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Incoming Domestic Water Service Line

Incoming Domestic Water Service Meter

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S. Exterior Doors

Description: Typical exterior doors in the 1918 Original Construction are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors feature single glazed tempered glass vision panels, and inappropriate hardware. Entrance doors in the 1918 Original Construction are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature insulated tempered glass vision panels, transoms, sidelights, and appropriate hardware. Entrance doors in the 1994 Addition are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature insulated tempered glass vision panels, transoms, sidelights, and appropriate hardware. The facility is not equipped with any roof access doors. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Aluminum entrance door frames and glazing are covered under Item F. Provide funding for replacement of 1 interior fire door in the Boiler Room located in the 1918 Original Construction. Funding for removal of door due to hazardous materials is provided in Item T.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		11 Required	4 Required	$30,000.00	(includes removal of existing)
Fire Door Replacement	$1,100.00	each		1 Required		$1,100.00	(Hazardous Material Replacement Cost - See T.)
Sum:			$31,100.00	$23,100.00	$8,000.00		

Exterior Door

Entrance Door

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T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Gandee and Associates Incorporated, and dated April 2014, documenting known and assumed locations of asbestos and other hazardous materials. The AHERA Reports referenced assumed asbestos containing materials, and documented estimated quantities and locations. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets. The inspection report did not mention any presence of fire doors, but a fire door located in the basement was open to observation and is assumed to contain hazardous materials. Vinyl asbestos floor tile and mastic and a fire door containing hazardous materials are located in the 1918 Original Construction in fair condition. These materials were described in the report and open to observation and found to be in non-friable condition with moderate damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 2 Needs Repair

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the 1918 Original Construction, as noted in the attached Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	EHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		5,000 Required	0 Required	$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		5,000 Required	0 Required	$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		10,225 Required	0 Required	$1,022.50	
Fire Door Removal	$100.00	each		1 Required	0 Required	$100.00	See S
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		3,930 Required	0 Required	$11,790.00	See J
Sum:			$22,912.50	$22,912.50	$0.00		

Fire Door

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U. Life Safety

Description: The overall facility, except for the Boiler Room, is not equipped with a compliant automated fire suppression system. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 1 interior stair tower, which is not protected by a compliant two hour fire enclosure. The facility features 2 exterior concrete stairways providing egress from intermediate floors, which are in fair condition. Guardrails do not extend past the top and bottom stair risers as required by the Ohio Building Code. No Kitchen is present in the facility. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator The existing water supply is provided by a tie-in to the municipal system and is insufficient to meet the future fire suppression needs of the school Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code. Provide fire-rated enclosure around existing stair tower. Funding for replacement of exterior concrete stairways is provided for in Item P. Funding for provision of fire separation assembly for wood roof structure in the 1918 Original Construction is provided for in Item I.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		12,824 Required	917 Required	$43,971.20	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level		2 Required		$10,000.00	(includes associated doors, door frames and hardware)
Handrails:	$5,000.00	level		3 Required		$15,000.00	
Sum:			$68,971.20	$66,036.80	$2,934.40		

Non Compliant Stair Tower-1918 Original Construction

Compliant Suppression System-Boiler Room

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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair to poor condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, 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 6 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
CEFPI Rating 6	$3.00	sq.ft. (of entire building addition)		Required	Required	$41,223.00	
Sum:			$41,223.00	$38,472.00	$2,751.00		

Teacher Desk and Chair

Typical Student Desk and Chairs

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W. Technology

Description: The typical Classroom is equipped with the required 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 (used through the phone system) that can be initiated by either party to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with the required four technology data ports for student use 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, do not meet OSDM guidelines, and in fair condition. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a media distribution center, but provides Computer Labs for use by students. The facility is not equipped with any elevators.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet Ohio School Design Manual requirements.

Item	Cost	Unit	Whole Building	Orginal Construction (1918) 12,824 ft²	Restroom Addition (1994) 917 ft²	Sum	Comments
HS portion of building with total SF < 100,000	$8.82	sq.ft. (Qty)		12,824 Required	917 Required	$121,195.62	
Sum:			$121,195.62	$113,107.68	$8,087.94		

Classroom Projector

Wireless Access Point

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$2,178,563.12
7.00%	Construction Contingency	$152,499.42
Subtotal		$2,331,062.54
16.29%	Non-Construction Costs	$379,730.09
Total Project		**$2,710,792.63**

Construction Contingency	$152,499.42
Non-Construction Costs	$379,730.09
Total for X.	**$532,229.51**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$699.32
Soil Borings / Phase I Envir. Report	0.10%	$2,331.06
Agency Approval Fees (Bldg. Code)	0.25%	$5,827.66
Construction Testing	0.40%	$9,324.25
Printing - Bid Documents	0.15%	$3,496.59
Advertising for Bids	0.02%	$466.21
Builder’s Risk Insurance	0.12%	$2,797.28
Design Professional’s Compensation	7.50%	$174,829.69
CM Compensation	6.00%	$139,863.75
Commissioning	0.60%	$13,986.38
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$26,107.90
Total Non-Construction Costs	**16.29%**	**$379,730.09**

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Name of Appraiser	Julie Apt	**Date of Appraisal**	2015-11-19
Building Name	Linworth Campus Alternative Program		
Street Address	2075 W. Dublin-Granville Road		
City/Town, State, Zip Code	Worthington, 43085		
Telephone Number(s)	(614)450-6900		
School District	Worthington City		

Setting: Suburban

Site-Acreage	4.46	Building Square Footage	13,741
Grades Housed	9-12	Student Capacity	192
Number of Teaching Stations	11	Number of Floors	2
Student Enrollment	177		
Dates of Construction	1918,1994		

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 4.46 acres compared to 37 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. The site is accessible from city streets that are suitable for buses, cars, and service vehicles. Two entry points are provided into the site, without appropriate separation of car and bus traffic.		
1.3		**Location** is removed from undesirable business, industry, traffic, and natural hazards	10	10
		The site is adjacent to residential uses, and there are no undesirable features adjacent to the School site.		
1.4		Site is **well landscaped and developed** to meet educational needs	10	10
		The site is generously 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	4
	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		
		Athletic facilities include a softball or baseball field which is not provided with proper separation from vehicular use areas, and is not provided with adequate solid surface parking		
1.6		**Topography** is varied enough to provide desirable appearance and without steep inclines	5	4
		The site is gently sloped to provided positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7		Site has stable, well drained **soil free of erosion**	5	4
		Soils appear to be stable and well drained, and no erosion was observed.		
1.8		Site is suitable for **special instructional needs**, e.g., outdoor learning	5	4
		The site has been developed to accommodate outdoor learning, including benches and picnic tables, as well as a garden plaza to facilitate instruction.		
1.9		**Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	3
		Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, and correct slopes, but do not include curb cuts.		
1.10	ES/MS	Sufficient **on-site, solid surface parking** for faculty and staff is provided	5	2
	HS	Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community		
		Parking for faculty, staff, community and student parking is not adequately provided, and is located on an asphalt surface in fair condition.		
		TOTAL - The School Site	**100**	**62**

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2.0 Structural and Mechanical Features

School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all **barrier-free** requirements both externally and internally	15	10
	Entire building meets most ADA requirements with the exception of access to second level.		
2.2	**Roofs** appear sound, have positive drainage, and are weather tight	15	8
	The roofs over the entire building are in good condition but require replacement due to age of systems.		
2.3	**Foundations** are strong and stable with no observable cracks	10	2
	Foundations are in poor condition with 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 and expansion joints, and are free from deterioration.		
2.5	**Entrances and exits** are located so as to permit efficient student traffic flow	10	8
	Exits are properly located to allow safe egress from the building.		
2.6	**Building ''envelope''** generally provides for energy conservation (see criteria)	10	6
	Building envelope meets minimum energy conservation requirements.		
2.7	Structure is **free of friable asbestos** and **toxic materials**	10	5
	The building is reported to contain asbestos and other hazardous materials, including the VCT floor tile and a fire door in the 1918 Original Construction.		
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	6
	Light sources are improperly placed and provide inadequate lighting in some areas. Fixtures are well maintained in most areas. Light fixtures do not appear to be subject to overheating.		
2.10	**Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	6
	Internal water supply will not support a future fire suppression system, but is adequate for current requirements.		
2.11	Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	2
	Classrooms have an inadequate number of outlets and data jacks for technology applications.		

2.12	**Electrical controls** are safely protected with **disconnect switches** easily accessible	10	8
	Disconnect switches are provided in required easily accessible locations to allow for safe servicing of equipment.		
2.13	**Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	9
	Drinking fountains are adequate in number and placement, and meet ADA requirements. Drinking fountains are properly maintained.		
2.14	Number and size of **restrooms meet requirements**	10	10
	The number and size of Restrooms meet requirements.		
2.15	**Drainage systems** are properly maintained and meet requirements	10	8
	Drainage systems exhibit some signs of past leakage and repairs.		
2.16	**Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	2
	The fire alarm system does not meet requirements. Smoke detectors are not adequately provided. The facility is not sprinkled.		
2.17	**Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	2
	The central intercommunication system does not appear to provide reliable two way communication between the Administration area and all the teaching/learning areas.		
2.18	**Exterior water supply** is sufficient and available for normal usage	5	4
	Exterior wall hydrants are inadequately provided around the exterior of the facility.		
	TOTAL - Structural and Mechanical Features	**200**	**110**

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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	9
	Exterior materials for walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.		
3.2	**Floor surfaces** throughout the building require minimum care	15	12
	Flooring throughout the facility consists of VCT, LVT, sealed concrete, and carpet, 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	6
	Lay-in type ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Painted drywall, plaster, and tin type finishes are not easily cleaned and resistant to stain.		
3.4	**Built-in equipment** is designed and constructed for ease of maintenance	10	5
	Casework is wood type construction that is original to the building, and is in fair condition.		
3.5	**Finishes and hardware**, with compatible keying system, are of durable quality	10	5
	Door hardware is consistent throughout the facility, is keyed properly and meets ADA requirements. Doors are in need of replacement.		
3.6	**Restroom fixtures** are wall mounted and of quality finish	10	10
	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	10
	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	8
	Electrical outlets are adequately provided in Corridors and allow for convenient routine cleaning.		
3.9	**Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	4
	Outdoor light fixtures are provided inadequately, but are accessible for repair and replacement. Electrical outlets are adequately provided around the exterior of the facility.		
	TOTAL - Plant Maintainability	**100**	**69**

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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	9
		Student loading is not separated from other vehicular traffic.		
4.2		**Walkways**, both on and offsite, are available for safety of pedestrians	10	8
		Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3		**Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	5
		School signs and signals are located as required on adjacent access streets.		
4.4		**Vehicular entrances and exits** permit safe traffic flow	5	2
		Buses and other vehicular traffic use the same entrance and exit points to the site, which does 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		
		Athletic fields are not properly isolated from vehicular traffic.		

Building Safety			Points Allocated	Points
4.6		**The heating unit(s)** is located away from student occupied areas	20	10
		Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the Classrooms and other learning areas.		
4.7		Multi-story buildings have at least **two stairways** for student egress	15	8
		The building has 1 interior stairway, which is not fully ADA or OBC compliant and 2 exterior stairways.		
4.8		**Exterior doors** open outward and are equipped with panic hardware	10	4
		Exterior doors do not meet current code requirements for exiting the facility.		
4.9		**Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	4
		Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.		
4.10		**Classroom doors** are recessed and open outward	10	8
		Classroom doors are not recessed from the Corridor and open outward, but do not impede traffic flow in the Corridors.		
4.11		**Building security systems** are provided to assure uninterrupted operation of the educational program	10	2
		Security systems are inadequately provided and are in fair condition.		

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

VCT flooring has been well maintained throughout the facility. Stairways have rubber treads that are maintained in a non-slip condition.

4.13	**Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	4

Stair risers do not exceed 7 inches permitted by the OBC.

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

Glass at door transoms and sidelights is tempered for safety.

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

Fixed projections in the Corridor exceed 8 inches, but do not impede path of travel.

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

Exits are properly located to allow safe egress from the building. Most Stairways empty to the exterior, or adjacent to a Corridor leading to the exterior. There are no dead-end Corridors in the building.

Emergency Safety		Points Allocated	Points
4.17	Adequate **fire safety equipment** is properly located	15	4

The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.

4.18	There are at least **two independent exits** from any point in the building	15	13

Multiple exits are provided from Corridors throughout the facility. There are no dead-end Corridors in the building.

4.19	**Fire-resistant materials** are used throughout the structure	15	3

The structure is a wood frame system. Interior walls are wood framing with plaster / drywall.

4.20	Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	4

The fire alarm is provided with manual and automatic actuation, but is not provided with adequate visual indicating devices.

TOTAL - Building Safety and Security	**200**	**105**

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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	10
		The average Classroom is 618 SF compared to 900 SF required by the OSDM.		
5.2		**Classroom space** permits arrangements for small group activity	15	6
		Undersized Classrooms do not allow sufficient space for effective small group activities.		
5.3		**Location of academic learning areas** is near related educational activities and away from disruptive noise	10	4
		The Multipurpose Room is located adjacent to academic learning areas, which can be distracting.		
5.4		**Personal space** in the classroom away from group instruction allows privacy time for individual students	10	4
		Undersized Classrooms do not permit privacy time for individual students.		
5.5		**Storage for student materials** is adequate	10	8
		Lockers and coat hooks, located in the Corridor, are adequately provided for student storage.		
5.6		**Storage for teacher materials** is adequate	10	4
		Wood casework that is original to the building, is inadequately provided for teacher storage.		

Special Learning Space			Points Allocated	Points
5.7		**Size of special learning area(s)** meets standards	15	9
		There are no Special Learning areas in the facility.		
5.8		**Design of specialized learning area(s)** is compatible with instructional need	10	6
		There are no Special Learning areas in the facility.		
5.9		**Library/Resource/Media Center** provides appropriate and attractive space	10	5
		There is not dedicated Library of Media Center. Limited book storage and display space is available.		
5.10		**Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	3
		There is no dedicated Gymnasium space. One Multipurpose room serves the overall facility.		
5.11	ES	**Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction	10	6
	MS/HS	**Science** program is provided sufficient space and equipment		
		The Science Classrooms is undersized, but equipped for effective science instruction.		

5.12	**Music Program** is provided adequate sound treated space	5	3
	Music instruction is provided on the Stage in the Multipurpose Room without any sound treatment.		
5.13	**Space for art** is appropriate for special instruction, supplies, and equipment	5	3
	No Classroom is dedicated for art instruction. Art instruction occurs in each Classroom.		

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	2
	No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.		
5.16	**Storage for student and teacher material** is adequate	5	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	6
	The Teacher's Lounge is 345 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM. Limited work space is provided for preparation of teacher materials.		
5.18	**Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	5
	Student Dining shares the Multipurpose space with limited seating.		
5.19	**Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	3
	Administrative Offices are not adequately provided for High School students.		
5.20	**Counselor's office** insures privacy and sufficient storage	5	2
	The Counselor's Office is 103 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	1
	The facility does not contain a Clinic.		
5.22	**Suitable reception space** is available for students, teachers, and visitors	5	3
	Limited reception space is provided for students, teachers, and visitors.		
5.23	**Administrative personnel** are provided **sufficient work space and privacy**	5	3
	The Administrative area consists of approximately 1,132 SF for the principal, secretary, Conference Room, Storage, and Copy Room compared to 2,600 SF recommended by the OSDM.		
	TOTAL - Educational Adequacy	**200**	**103**

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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 generously 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 uses, and there are no undesirable features adjacent to the school site.		
6.4	**Entrances and walkways** are **sheltered** from sun and inclement weather	10	6
	Exits are not sheltered from sun and inclement weather.		
6.5	**Building materials** provide attractive color and texture	5	4
	Exterior building materials consist of brick and stucco which does provide an attractive color and texture.		

Interior Environment		Points Allocated	Points
6.6	**Color schemes, building materials, and decor** provide an impetus to learning	20	16
	The color palette is comprised of warm base with accent color of more saturated hues. The use of repeated colors and materials gives the building some unity and a sense of continuity.		
6.7	**Year around comfortable temperature and humidity** are provided throughout the building	15	12
	The facility is air conditioned to provide year-round temperature and humidity control.		
6.8	**Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	4
	The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9	**Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	6
	The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses.		
6.10	**Drinking fountains and restroom facilities** are conveniently located	15	13
	Drinking fountains and Restroom facilities are conveniently located.		
6.11	**Communication among students** is enhanced by commons area(s) for socialization	10	7
	There is area for students to gather in the Multipurpose Room. An outdoor garden plaza is provided to encourage socialization and communication among students.		

6.12	**Traffic flow** is aided by appropriate foyers and corridors	10	9
	Corridors and Foyers are adequately designed for efficient traffic flow. Classroom doorways are not recessed and do not impede traffic flow.		
6.13	**Areas for students to interact** are suitable to the age group	10	7
	There is area for students to gather in the Multipurpose Room. An outdoor garden plaza is provided to encourage socialization and communication among students.		
6.14	**Large group areas are designed** for effective management of students	10	7
	The Multipurpose Room is undersized to allow effective management of large groups of students.		
6.15	**Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	4
	No acoustical treatment has been provided in the Multipurpose Room.		
6.16	**Window design** contributes to a pleasant environment	10	8
	The windows are fairly well designed to contribute to a pleasant environment.		
6.17	**Furniture and equipment** provide a pleasing atmosphere	10	6
	Classroom furniture is mismatched and in fair to poor condition.		
	TOTAL - Environment for Education	**200**	**137**

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LEED Observation Notes

School District:	Worthington City
County:	Franklin
School District IRN:	45138
Building:	Linworth Campus Alternative Program
Building IRN:	

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)

The amount of asphalt is a negligible contribution to the heat island effect for non-roofs (see SS Credit 7.1). Open space is effectively maximized at this site (see SS Credit 5.2). The size of the parking area does not meet the amount required with 61 spaces provided and 75 spaces required (see SS Credit 4.4). Providing more asphalt for additional parking would add a moderate amount to the heat island effect. Providing additional softer landscape elements including grasses, shrubs and flora, would help to mitigate the additional heat emmitted. Roof surfaces have low reflectance and high thermal emittance, which contributes to the heat island effect. Utilizing cool roofs with a lower thermal emittance would contribute to the reduction of the heat island effect (see SS Credit 7.2).

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)

Currently there are no measures to reduce wastewater or water usage. Much of the site features grass, deciduous trees, conifers, shrubs and area of flora. The overall facility does not contain water-efficient fixtures or appliances to meet LEED requirements. Battery operated or electrical flush sensors could provide reduced water use. Use of non-potable water on landscape is another area where reduced water usage could be utilized.

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)

The overall facility is equipped with HVAC equipment that, due to age, condition, and inefficiency, does not provide appropriate energy controls or recovery to meet LEED requirements. Most equipment in the overall facility is natural gas fired, but could be updated to electric fired. The District does not produce their own energy or buy energy credits to meet LEED requirements. The site is such that some measure of solar panel installation could be accomplished. By replacing all light switches in the facility with sensor switches, the school would see a reduction in the energy usage and, subsequently, a cost savings as well.

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)

The facility provides some storage for the collection of recyclables (see MR Prerequisite 1). By providing containers designated for the collection of paper, plastic and glass bottles and cans reduces the solid waste impact on the environment and is a simple way to achieve LEED credits.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Corridors and Classrooms feature hard, easy to clean surfaces, but do not provide acoustical measure other than ceiling tile (see EQ Credit 9). The overall facility is equipped with HVAC equipment that, due to age, condition, and inefficiency, does not provide appropriate indoor air quality or controls to meet LEED requirements. Existing site and building layout, along with existing window opening sizes, may make achieving LEED credits for this section difficult and costly.

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)

This facility does not implement innovative building features or sustainable building knowledge which is needed to exceed results that are required by the LEED Rating System.

Justification for Allocation of Points

Building Name and Level: **Linworth Campus Alternative Program**

9-12

Building features that clearly exceed criteria:

1. A Garden Plaza is provided for education and community building.
2.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. The overall facility does not contain an automated fire suppression system.
2. The school is not fully compliant with ADA requirements.
3. This facility is reported to have hazardous material.
4. The site and parking are undersized. The site is also shared with the district maintenance building.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Worthington City
Facility:	Linworth Campus Alternative Program
Date of Initial Assessment:	Nov 19, 2015
Date of Assessment Update:	Dec 20, 2015
Cost Set:	2015

District IRN:	45138
Building IRN:	
Firm:	SBDP

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1918 Orginal Construction	12,824	$22,912.50	$12,912.50
1994 Restroom Addition	917	$0.00	$0.00
Total	13,741	$22,912.50	$12,912.50
Total with Regional Cost Factor (100.00%)	—	$22,912.50	$12,912.50
Regional Total with Soft Costs & Contingency	—	$28,510.09	$16,067.06

Environmental Hazards - Worthington City (45138) - Linworth Campus Alternative Program () - Orginal Construction

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

Facility: Linworth Campus Alternative Program **BuildingAdd:** Orginal 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	1	$100.00	$100.00
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	3930	$3.00	$11,790.00
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**			$11,890.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$11,890.00

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		$5,000.00
2.	Special Engineering Fees for LBP Mock-Ups		$5,000.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$10,000.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	12824	10225	$0.10	$1,022.50

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**	$22,912.50
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$12,912.50

* 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 - Worthington City (45138) - Linworth Campus Alternative Program () - Restroom Addition

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

Facility: Linworth Campus Alternative Program **BuildingAdd:** Restroom Addition

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.	917	0	$0.10	$0.00

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**	$0.00
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$0.00

* 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.

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