Building Information - Worthington City (45138) - Thomas Worthington High

Program Type	Assessment Only
Setting	Suburban
Assessment Name	Thomas Worthington High School (042283)
Assessment Date (on-site; non-EEA)	2015-09-28
Kitchen Type	Full Kitchen
Cost Set:	2015
Building Name	Thomas Worthington High
Building IRN	42283
Building Address	300 W. Granville Road
Building City	Worthington
Building Zipcode	43085
Building Phone	(614)450-6200
Acreage	84.88
Current Grades:	9-12
Teaching Stations	92
Number of Floors	2
Student Capacity	1944
Current Enrollment	1550
Enrollment Date	2015-10-14

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

Number of Classrooms	85
Historical Register	**NO**
Building's Principal	Mr. Jim Gaskill
Building Type	High

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North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

293,479 Total Existing Square Footage
1951,1952,1957,1974,1974,1985,1990,1992,2002,2015 Building Dates
9-12 Grades
1,550 Current Enrollment
92 Teaching Stations
84.88 Site Acreage

Thomas Worthington High School, which is not on the National Register of Historic Buildings, and originally constructed in 1951, is a two story, 293,479 square foot brick and stone school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the 1951 Original Construction, 1952, 1957, 1974, 1985, 1990, 2002, and 2015 Additions contains brick veneer on load bearing masonry type exterior wall construction, with load bearing masonry type wall construction in the interior. The structure of the 1992 Addition contains steel frame with brick veneer type exterior wall construction, with steel frame and masonry type wall construction in the interior. The base floor system of the overall facility consists of cast-in-place concrete slab on grade. The intermediate floor system of the 1951 Original Construction, 1952, 1957, 1974, and 1990 Additions is metal form deck on steel framing type construction. There are no intermediate floors in the 1985, 1992, 2002, and 2015 Additions. The roof structure of the overall facility is tectum or metal form deck on steel joist type construction. The roofing system of the 1951 Original Construction is a mechanically fastened membrane system and a standing seam metal system, installed over 15 years ago. The roofing system of the 1952 and 1974 Additions is a mechanically fastened membrane system and a ballasted membrane system, installed over 15 years ago. The roofing system of the 1957 and 1985 Additions is a mechanically fastened membrane system, installed over 15 years ago. The roofing system of the 2002 and 2015 Additions is a mechanically fastened membrane system, installed in 2002 and 2015, respectively. The ventilation system of the building is inadequate to meet the needs of the users. The majority of 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 Primary Gymnasium, one Auxiliary Gymnasium, and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The overall facility is not equipped with a compliant automated fire suppression system, with the exception of the 1990 and 1992 Additions. The building contains asbestos and other hazardous materials. The overall building is compliant with ADA accessibility requirements. The school is located on an 84.88 acre site shared with Worthington City Pools, Evening Street Elementary, and the McConnell Arts Center, adjacent to residential properties. The property and athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate. The majority of the existing facility was renovated in 1990.

No Significant Findings

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Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Original Construction	1951	yes	3	28,293	no
Media Center Addition	1952	yes	2	34,766	no
Auditorium and Classroom Addition	1957	yes	2	65,812	no
Auditorium Fixed Seating Area	1974	yes	2	8,231	yes
Classroom Addition	1974	yes	2	64,850	no
Elevator Addition	1985	yes	2	388	no
Gymnasium Addition	1990	yes	2	71,415	no
Fine Arts Addition	1992	yes	1	13,340	no
Weight Room Addition	2002	yes	1	5,094	no
Athletic Office Addition	2015	yes	1	1,290	no

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Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1951)		6417												
Media Center Addition (1952)		2974			12481			575						
Auditorium and Classroom Addition (1957)		14024				5802	2472	5036						
Auditorium Fixed Seating Area (1974)	8231													
Classroom Addition (1974)		14482												
Elevator Addition (1985)		240												
Gymnasium Addition (1990)		8312		15030			5018							21879
Fine Arts Addition (1992)		4288												
Weight Room Addition (2002)														
Athletic Office Addition (2015)														
Total	8,231	50,737	0	15,030	12,481	5,802	7,490	5,611	0	0	0	0	0	21,879

Master Planning Considerations	The site is large enough to meet educational needs established by state and local requirements, but due to the shared site, athletic facilities, and parking lot configuration, building expansion may be limited. The Olentangy River and State Route 315 border the west end of the site.

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Thomas Worthington High (42283)

District: Worthington City
Name: Thomas Worthington High
Address: 300 W. Granville Road
Worthington,OH 43085
Bldg. IRN: 42283

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Jim Gaskill
Phone: (614)450-6200
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	92
Current Enrollment	1550	Classrooms:	85
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1951	yes	3	28,293
Media Center Addition	1952	yes	2	34,766
Auditorium and Classroom Addition	1957	yes	2	65,812
Classroom Addition	1974	yes	2	64,850
Auditorium Fixed Seating Area	1974	yes	2	8,231
Elevator Addition	1985	yes	2	388
Gymnasium Addition	1990	yes	2	71,415
Fine Arts Addition	1992	yes	1	13,340
Weight Room Addition	2002	yes	1	5,094
Athletic Office Addition	2015	yes	1	1,290
Total				**293,479**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	91	91%	Excellent
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	160	80%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	683	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$45,178,831.39

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

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$10,013,503.48	-
B.	Roofing	2	$1,809,882.90	-
C.	Ventilation / Air Conditioning	3	$40,000.00	-
D.	Electrical Systems	3	$4,763,164.17	-
E.	Plumbing and Fixtures	3	$2,689,750.00	-
F.	Windows	3	$1,276,765.00	-
G.	Structure: Foundation	2	$16,450.00	-
H.	Structure: Walls and Chimneys	2	$497,409.50	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$6,130,552.50	-
K.	Interior Lighting	3	$1,467,395.00	-
L.	Security Systems	3	$836,415.15	-
M.	Emergency/Egress Lighting	3	$293,479.00	-
N.	Fire Alarm	3	$440,218.50	-
O.	Handicapped Access	3	$627,910.00	-
P.	Site Condition	2	$1,716,340.04	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$149,400.00	-
T.	Hazardous Material	2	$164,104.70	-
U.	Life Safety	3	$822,916.80	-
V.	Loose Furnishings	2	$850,710.00	-
W.	Technology	3	$1,702,178.20	-
X.	Construction Contingency / Non-Construction Cost	-	$8,870,286.45	-
Total			$45,178,831.39	

Original Construction (1951) Summary

District: Worthington City
Name: Thomas Worthington High
Address: 300 W. Granville Road
Worthington,OH 43085
Bldg. IRN: 42283

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Jim Gaskill
Phone: (614)450-6200
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	92
Current Enrollment	1550	Classrooms:	85
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1951**	**yes**	**3**	**28,293**
Media Center Addition	1952	yes	2	34,766
Auditorium and Classroom Addition	1957	yes	2	65,812
Classroom Addition	1974	yes	2	64,850
Auditorium Fixed Seating Area	1974	yes	2	8,231
Elevator Addition	1985	yes	2	388
Gymnasium Addition	1990	yes	2	71,415
Fine Arts Addition	1992	yes	1	13,340
Weight Room Addition	2002	yes	1	5,094
Athletic Office Addition	2015	yes	1	1,290
Total				**293,479**

*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	$965,357.16	-
	B.	Roofing	2	$148,839.50	-
	C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
	D.	Electrical Systems	3	$459,195.39	-
	E.	Plumbing and Fixtures	3	$257,051.00	-
	F.	Windows	3	$283,140.00	-
	G.	**Structure: Foundation**	**2**	**$0.00**	-
	H.	Structure: Walls and Chimneys	2	$41,099.50	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$632,458.70	-
	K.	Interior Lighting	3	$141,465.00	-
	L.	Security Systems	3	$80,635.05	-
	M.	Emergency/Egress Lighting	3	$28,293.00	-
	N.	Fire Alarm	3	$42,439.50	-
	O.	Handicapped Access	3	$164,490.00	-
	P.	Site Condition	2	$356,031.49	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$14,200.00	-
	T.	Hazardous Material	2	$30,368.40	-
	U.	Life Safety	3	$150,537.60	-
	V.	Loose Furnishings	2	$84,879.00	-
	W.	Technology	3	$164,099.40	-
-	X.	Construction Contingency / Non-Construction Cost	-	$988,102.95	-
Total				$5,032,682.64	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	91	91%	Excellent
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	160	80%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	683	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$5,032,682.64

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

Media Center Addition (1952) Summary

District: Worthington City
Name: Thomas Worthington High
Address: 300 W. Granville Road
Worthington,OH 43085
Bldg. IRN: 42283

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Jim Gaskill
Phone: (614)450-6200
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	92
Current Enrollment	1550	Classrooms:	85
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1951	yes	3	28,293
Media Center Addition	**1952**	**yes**	**2**	**34,766**
Auditorium and Classroom Addition	1957	yes	2	65,812
Classroom Addition	1974	yes	2	64,850
Auditorium Fixed Seating Area	1974	yes	2	8,231
Elevator Addition	1985	yes	2	388
Gymnasium Addition	1990	yes	2	71,415
Fine Arts Addition	1992	yes	1	13,340
Weight Room Addition	2002	yes	1	5,094
Athletic Office Addition	2015	yes	1	1,290
Total				**293,479**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	91	91%	Excellent
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	160	80%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	683	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$5,162,204.42

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

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$1,186,215.92	-
B.	Roofing	2	$257,258.20	-
C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
D.	Electrical Systems	3	$564,252.18	-
E.	Plumbing and Fixtures	3	$244,862.00	-
F.	Windows	3	$55,440.00	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$14,996.25	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$840,680.40	-
K.	Interior Lighting	3	$173,830.00	-
L.	Security Systems	3	$99,083.10	-
M.	Emergency/Egress Lighting	3	$34,766.00	-
N.	Fire Alarm	3	$52,149.00	-
O.	Handicapped Access	3	$6,390.00	-
P.	Site Condition	2	$181,315.17	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$6,400.00	-
T.	Hazardous Material	2	$13,841.30	-
U.	Life Safety	3	$111,251.20	-
V.	Loose Furnishings	2	$104,298.00	-
W.	Technology	3	$201,642.80	-
X.	Construction Contingency / Non-Construction Cost	-	$1,013,532.90	-
Total			$5,162,204.42	

Auditorium and Classroom Addition (1957) Summary

District: Worthington City
Name: Thomas Worthington High
Address: 300 W. Granville Road
Worthington,OH 43085
Bldg. IRN: 42283

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Jim Gaskill
Phone: (614)450-6200
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	92
Current Enrollment	1550	Classrooms:	85
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1951	yes	3	28,293
Media Center Addition	1952	yes	2	34,766
Auditorium and Classroom Addition	**1957**	**yes**	**2**	**65,812**
Classroom Addition	1974	yes	2	64,850
Auditorium Fixed Seating Area	1974	yes	2	8,231
Elevator Addition	1985	yes	2	388
Gymnasium Addition	1990	yes	2	71,415
Fine Arts Addition	1992	yes	1	13,340
Weight Room Addition	2002	yes	1	5,094
Athletic Office Addition	2015	yes	1	1,290
Total				**293,479**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	91	91%	Excellent
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	160	80%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	683	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$12,079,354.45

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

		FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
	A.	Heating System	3	$2,245,505.44	-
	B.	Roofing	2	$572,777.20	-
	C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
	D.	Electrical Systems	3	$1,068,128.76	-
	E.	Plumbing and Fixtures	3	$718,548.00	-
	F.	Windows	3	$424,625.00	-
	G.	**Structure: Foundation**	**2**	**$0.00**	-
	H.	Structure: Walls and Chimneys	2	$95,862.75	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$2,392,420.80	-
	K.	Interior Lighting	3	$329,060.00	-
	L.	Security Systems	3	$187,564.20	-
	M.	Emergency/Egress Lighting	3	$65,812.00	-
	N.	Fire Alarm	3	$98,718.00	-
	O.	Handicapped Access	3	$212,340.00	-
	P.	Site Condition	2	$332,469.35	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$28,100.00	-
	T.	Hazardous Material	2	$86,052.00	-
	U.	Life Safety	3	$270,598.40	-
	V.	Loose Furnishings	2	$197,436.00	-
	W.	Technology	3	$381,709.60	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,371,626.95	-
Total				$12,079,354.45	

Classroom Addition (1974) Summary

District: Worthington City
Name: Thomas Worthington High
Address: 300 W. Granville Road
Worthington,OH 43085
Bldg. IRN: 42283

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Jim Gaskill
Phone: (614)450-6200
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	92
Current Enrollment	1550	Classrooms:	85
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1951	yes	3	28,293
Media Center Addition	1952	yes	2	34,766
Auditorium and Classroom Addition	1957	yes	2	65,812
Classroom Addition	**1974**	**yes**	**2**	**64,850**
Auditorium Fixed Seating Area	1974	yes	2	8,231
Elevator Addition	1985	yes	2	388
Gymnasium Addition	1990	yes	2	71,415
Fine Arts Addition	1992	yes	1	13,340
Weight Room Addition	2002	yes	1	5,094
Athletic Office Addition	2015	yes	1	1,290
Total				**293,479**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	91	91%	Excellent
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	160	80%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	683	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$10,592,316.38

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

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$2,212,682.00	-
B.	Roofing	2	$580,349.50	-
C.	Ventilation / Air Conditioning	3	$25,000.00	-
D.	Electrical Systems	3	$1,052,515.50	-
E.	Plumbing and Fixtures	3	$648,683.00	-
F.	Windows	3	$330,960.00	-
G.	Structure: Foundation	2	$16,450.00	-
H.	Structure: Walls and Chimneys	2	$120,958.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,489,050.00	-
K.	Interior Lighting	3	$324,250.00	-
L.	Security Systems	3	$184,822.50	-
M.	Emergency/Egress Lighting	3	$64,850.00	-
N.	Fire Alarm	3	$97,275.00	-
O.	Handicapped Access	3	$85,240.00	-
P.	Site Condition	2	$377,821.86	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$54,700.00	-
T.	Hazardous Material	2	$33,843.00	-
U.	Life Safety	3	$242,520.00	-
V.	Loose Furnishings	2	$194,550.00	-
W.	Technology	3	$376,130.00	-
X.	Construction Contingency / Non-Construction Cost	-	$2,079,666.02	-
Total			$10,592,316.38	

Auditorium Fixed Seating Area (1974) Summary

District: Worthington City
Name: Thomas Worthington High
Address: 300 W. Granville Road
Worthington,OH 43085
Bldg. IRN: 42283

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Jim Gaskill
Phone: (614)450-6200
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	92
Current Enrollment	1550	Classrooms:	85
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1951	yes	3	28,293
Media Center Addition	1952	yes	2	34,766
Auditorium and Classroom Addition	1957	yes	2	65,812
Classroom Addition	1974	yes	2	64,850
Auditorium Fixed Seating Area	**1974**	**yes**	**2**	**8,231**
Elevator Addition	1985	yes	2	388
Gymnasium Addition	1990	yes	2	71,415
Fine Arts Addition	1992	yes	1	13,340
Weight Room Addition	2002	yes	1	5,094
Athletic Office Addition	2015	yes	1	1,290
Total				**293,479**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	91	91%	Excellent
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	160	80%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	683	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$832,003.20

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

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$280,841.72	-
B.	Roofing	2	$37,332.30	-
C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
D.	Electrical Systems	3	$133,589.13	-
E.	Plumbing and Fixtures	3	$57,617.00	-
F.	**Windows**	**3**	**$0.00**	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	**General Finishes**	**3**	**$0.00**	-
K.	Interior Lighting	3	$41,155.00	-
L.	Security Systems	3	$23,458.35	-
M.	Emergency/Egress Lighting	3	$8,231.00	-
N.	Fire Alarm	3	$12,346.50	-
O.	**Handicapped Access**	**3**	**$0.00**	-
P.	**Site Condition**	**2**	**$0.00**	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	**Exterior Doors**	**3**	**$0.00**	-
T.	**Hazardous Material**	**2**	**$0.00**	-
U.	Life Safety	3	$26,339.20	-
V.	**Loose Furnishings**	**2**	**$0.00**	-
W.	Technology	3	$47,739.80	-
X.	Construction Contingency / Non-Construction Cost	-	$163,353.20	-
Total			$832,003.20	

Elevator Addition (1985) Summary

District: Worthington City
Name: Thomas Worthington High
Address: 300 W. Granville Road
Worthington,OH 43085
Bldg. IRN: 42283

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Jim Gaskill
Phone: (614)450-6200
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	92
Current Enrollment	1550	Classrooms:	85
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1951	yes	3	28,293
Media Center Addition	1952	yes	2	34,766
Auditorium and Classroom Addition	1957	yes	2	65,812
Classroom Addition	1974	yes	2	64,850
Auditorium Fixed Seating Area	1974	yes	2	8,231
Elevator Addition	**1985**	**yes**	**2**	**388**
Gymnasium Addition	1990	yes	2	71,415
Fine Arts Addition	1992	yes	1	13,340
Weight Room Addition	2002	yes	1	5,094
Athletic Office Addition	2015	yes	1	1,290
Total				**293,479**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	91	91%	Excellent
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	160	80%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	683	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$60,427.78

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

		FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
	A.	Heating System	3	$13,238.56	-
	B.	Roofing	2	$4,380.20	-
	C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
	D.	Electrical Systems	3	$6,297.24	-
	E.	Plumbing and Fixtures	3	$2,716.00	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	**Structure: Foundation**	**2**	**$0.00**	-
	H.	Structure: Walls and Chimneys	2	$3,060.50	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$11,091.60	-
	K.	Interior Lighting	3	$1,940.00	-
	L.	Security Systems	3	$1,105.80	-
	M.	Emergency/Egress Lighting	3	$388.00	-
	N.	Fire Alarm	3	$582.00	-
	O.	**Handicapped Access**	**3**	**$0.00**	-
	P.	Site Condition	2	$271.66	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	**Exterior Doors**	**3**	**$0.00**	-
	T.	**Hazardous Material**	**2**	**$0.00**	-
	U.	Life Safety	3	$1,241.60	-
	V.	**Loose Furnishings**	**2**	**$0.00**	-
	W.	Technology	3	$2,250.40	-
-	X.	Construction Contingency / Non-Construction Cost	-	$11,864.22	-
Total				$60,427.78	

Gymnasium Addition (1990) Summary

District: Worthington City
Name: Thomas Worthington High
Address: 300 W. Granville Road
Worthington,OH 43085
Bldg. IRN: 42283

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Jim Gaskill
Phone: (614)450-6200
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	92
Current Enrollment	1550	Classrooms:	85
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1951	yes	3	28,293
Media Center Addition	1952	yes	2	34,766
Auditorium and Classroom Addition	1957	yes	2	65,812
Classroom Addition	1974	yes	2	64,850
Auditorium Fixed Seating Area	1974	yes	2	8,231
Elevator Addition	1985	yes	2	388
Gymnasium Addition	**1990**	**yes**	**2**	**71,415**
Fine Arts Addition	1992	yes	1	13,340
Weight Room Addition	2002	yes	1	5,094
Athletic Office Addition	2015	yes	1	1,290
Total				**293,479**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	91	91%	Excellent
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	160	80%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	683	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$8,522,010.17

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

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$2,436,679.80	-
B.	Roofing	2	$37,700.00	-
C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
D.	Electrical Systems	3	$1,159,065.45	-
E.	Plumbing and Fixtures	3	$562,205.00	-
F.	Windows	3	$81,080.00	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$189,658.50	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$462,108.00	-
K.	Interior Lighting	3	$357,075.00	-
L.	Security Systems	3	$203,532.75	-
M.	Emergency/Egress Lighting	3	$71,415.00	-
N.	Fire Alarm	3	$107,122.50	-
O.	Handicapped Access	3	$158,050.00	-
P.	Site Condition	2	$362,678.33	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$32,000.00	-
T.	**Hazardous Material**	**2**	**$0.00**	-
U.	**Life Safety**	**3**	**$0.00**	-
V.	Loose Furnishings	2	$214,245.00	-
W.	Technology	3	$414,207.00	-
- X.	Construction Contingency / Non-Construction Cost	-	$1,673,187.84	-
Total			$8,522,010.17	

Fine Arts Addition (1992) Summary

District: Worthington City
Name: Thomas Worthington High
Address: 300 W. Granville Road
Worthington,OH 43085
Bldg. IRN: 42283

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Jim Gaskill
Phone: (614)450-6200
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	92
Current Enrollment	1550	Classrooms:	85
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1951	yes	3	28,293
Media Center Addition	1952	yes	2	34,766
Auditorium and Classroom Addition	1957	yes	2	65,812
Classroom Addition	1974	yes	2	64,850
Auditorium Fixed Seating Area	1974	yes	2	8,231
Elevator Addition	1985	yes	2	388
Gymnasium Addition	1990	yes	2	71,415
Fine Arts Addition	**1992**	**yes**	**1**	**13,340**
Weight Room Addition	2002	yes	1	5,094
Athletic Office Addition	2015	yes	1	1,290
Total				**293,479**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	91	91%	Excellent
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	160	80%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	683	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$2,186,875.59

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

FACILITY ASSESSMENT Cost Set: 2015			Rating	Dollar Assessment	C
A.	Heating System		3	$455,160.80	-
B.	Roofing		2	$166,246.00	-
C.	Ventilation / Air Conditioning		3	$15,000.00	-
D.	Electrical Systems		3	$216,508.20	-
E.	Plumbing and Fixtures		3	$153,380.00	-
F.	Windows		3	$96,120.00	-
G.	**Structure: Foundation**		**2**	**$0.00**	-
H.	Structure: Walls and Chimneys		2	$15,683.00	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$299,002.00	-
K.	Interior Lighting		3	$66,700.00	-
L.	Security Systems		3	$38,019.00	-
M.	Emergency/Egress Lighting		3	$13,340.00	-
N.	Fire Alarm		3	$20,010.00	-
O.	Handicapped Access		3	$1,400.00	-
P.	Site Condition		2	$75,549.50	-
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**	**$0.00**	-
V.	Loose Furnishings		2	$40,020.00	-
W.	Technology		3	$77,372.00	-
X.	Construction Contingency / Non-Construction Cost		-	$429,365.09	-
Total				$2,186,875.59	

Weight Room Addition (2002) Summary

District: Worthington City
Name: Thomas Worthington High
Address: 300 W. Granville Road
Worthington,OH 43085
Bldg. IRN: 42283

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Jim Gaskill
Phone: (614)450-6200
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	92
Current Enrollment	1550	Classrooms:	85
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1951	yes	3	28,293
Media Center Addition	1952	yes	2	34,766
Auditorium and Classroom Addition	1957	yes	2	65,812
Classroom Addition	1974	yes	2	64,850
Auditorium Fixed Seating Area	1974	yes	2	8,231
Elevator Addition	1985	yes	2	388
Gymnasium Addition	1990	yes	2	71,415
Fine Arts Addition	1992	yes	1	13,340
Weight Room Addition	**2002**	**yes**	**1**	**5,094**
Athletic Office Addition	2015	yes	1	1,290
Total				**293,479**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	91	91%	Excellent
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	160	80%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	683	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$564,416.02

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

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$173,807.28	-
B.	Roofing	2	$5,000.00	-
C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
D.	Electrical Systems	3	$82,675.62	-
E.	Plumbing and Fixtures	3	$35,658.00	-
F.	Windows	3	$5,400.00	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$16,091.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	**General Finishes**	**3**	**$0.00**	-
K.	Interior Lighting	3	$25,470.00	-
L.	Security Systems	3	$14,517.90	-
M.	Emergency/Egress Lighting	3	$5,094.00	-
N.	Fire Alarm	3	$7,641.00	-
O.	**Handicapped Access**	**3**	**$0.00**	-
P.	Site Condition	2	$15,117.34	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$6,000.00	-
T.	**Hazardous Material**	**2**	**$0.00**	-
U.	Life Safety	3	$16,300.80	-
V.	Loose Furnishings	2	$15,282.00	-
W.	Technology	3	$29,545.20	-
X.	Construction Contingency / Non-Construction Cost	-	$110,815.88	-
Total			$564,416.02	

Athletic Office Addition (2015) Summary

District: Worthington City
Name: Thomas Worthington High
Address: 300 W. Granville Road
Worthington,OH 43085
Bldg. IRN: 42283

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Jim Gaskill
Phone: (614)450-6200
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	9-12	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	92
Current Enrollment	1550	Classrooms:	85
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1951	yes	3	28,293
Media Center Addition	1952	yes	2	34,766
Auditorium and Classroom Addition	1957	yes	2	65,812
Classroom Addition	1974	yes	2	64,850
Auditorium Fixed Seating Area	1974	yes	2	8,231
Elevator Addition	1985	yes	2	388
Gymnasium Addition	1990	yes	2	71,415
Fine Arts Addition	1992	yes	1	13,340
Weight Room Addition	2002	yes	1	5,094
Athletic Office Addition	**2015**	**yes**	**1**	**1,290**
Total				**293,479**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	91	91%	Excellent
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	160	80%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	683	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$146,540.74

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

		FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
	A.	Heating System	3	$44,014.80	-
	B.	**Roofing**	**2**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
	D.	Electrical Systems	3	$20,936.70	-
	E.	Plumbing and Fixtures	3	$9,030.00	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	**Structure: Foundation**	**2**	**$0.00**	-
	H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$3,741.00	-
	K.	Interior Lighting	3	$6,450.00	-
	L.	Security Systems	3	$3,676.50	-
	M.	Emergency/Egress Lighting	3	$1,290.00	-
	N.	Fire Alarm	3	$1,935.00	-
	O.	**Handicapped Access**	**3**	**$0.00**	-
	P.	Site Condition	2	$15,085.34	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	**Exterior Doors**	**3**	**$0.00**	-
	T.	**Hazardous Material**	**2**	**$0.00**	-
	U.	Life Safety	3	$4,128.00	-
	V.	**Loose Furnishings**	**2**	**$0.00**	-
	W.	Technology	3	$7,482.00	-
-	X.	Construction Contingency / Non-Construction Cost	-	$28,771.40	-
Total				$146,540.74	

A. Heating System

Description: The overall facility is equipped with multiple heating systems. The existing system for the 1974 Addition is a natural gas fired heated water boiler type system, installed in 1974, with upgrades in 2001, and is in fair condition. The systems in the 1951 Original Construction, 1974 Auditorium Fixed Seating Area, and 1952, 1957, 1985, and 1992 Additions are an extension of that found in the 1974 Addition. The existing system for the 1990 Original Construction is a natural gas fired heated water boiler type system, installed in 1990, and is in fair condition. The system in the 2015 Addition is an extension of that found in the 1990 Addition. The 2002 Addition is a separate ducted packaged roof top HVAC unit type system, installed in 2002, and in fair condition. The system features two (2) Trane roof top HVAC units, installed in 1990, and in fair condition, with heating air distributed to terminal units consisting of CAV/VAV boxes. For the most part, 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 1974 Addition is equipped with three (3) boilers. The first, manufactured by Raypack, was installed in 1993, and is in fair condition. The second, manufactured by Burnham, was installed in 1987, and is inoperable. The third, manufactured by Bryan Boilers, was installed in 2001, and is in fair condition. The 1990 Addition is equipped with two (2) boilers, both manufactured by Bryan Boilers, installed in 1990, and in fair condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, fin tubes, 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 2012 and are in good condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is mainly equipped with a non-louvered interior doors, but some areas like the 1957 Addition are equipped with louvered interior doors, which are used to facilitate Corridor utilization as return air plenums. The existing systems in the Classrooms of the overall facility are not ducted, but floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The existing systems are ducted in the remainder 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 overall heating system is evaluated as not fully 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 in the majority of spaces. The site does not contain an underground fuel tank.

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 in the overall facility to a 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	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$7,665,671.48	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$2,347,832.00	(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:			$10,013,503.48	$965,357.16	$1,186,215.92	$2,245,505.44	$280,841.72	$2,212,682.00	$13,238.56	$2,436,679.80	$455,160.80	$173,807.28	$44,014.80		

Natural Gas Fired Heated Water Boilers

Heating Water Cabinet Heater

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B. Roofing

Description: The roof over the 1951 Original Construction is a mechanically fastened membrane system and a standing seam metal system that was installed at an unknown dates, likely during a renovation, and is in fair condition. The roof over the 1952 and 1974 Additions, is a mechanically fastened membrane system and a ballasted membrane system that was installed at an unknown dates, likely during a renovation, and is in fair condition. The roof over the 1957 and 1985 Additions is a mechanically fastened membrane system that was installed at an unknown date, likely during a renovation, and is in fair condition. The roof over the 2002 and 2015 Additions is a mechanically fastened membrane system that was installed at the time of construction and is in good condition. The roof over the 1974 Auditorium Fixed Seating Area and the 1992 Addition is a ballasted membrane system that was likely installed at the time of construction and is in fair condition. The roof over the 1990 Addition is a mechanically fastened membrane system, a ballasted membrane system, and an asphalt shingle system that was installed at unknown dates, likely during a renovation, and is in good condition. There are District reports of current leaking in the 1957 Addition. The leaks are active during significant rain events. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access ladder and access door that are in fair condition. Fall safety protection cages are required, and are not provided. There were no observations of standing water on the roof. Metal cap flashings are in good to fair condition depending on the age of the roof. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in good to fair condition, depending on the age of the roof. The roof is not equipped with overflow roof drains though they are needed on this building. 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 roof over the 1951 Original Construction, 1952 Addition, 1957 Addition, 1974 Addition, 1974 Auditorium Fixed Seating Area, 1985 Addition, and 1992 Addition requires replacement due to condition and projected lifecycle. The flashing and / or coping at the 1951 Original Construction, 1952 Addition, 1957 Addition, 1974 Addition, 1985 Addition, and 1992 Addition require replacement due to condition and roof replacement. Funding for flashing and coping replacement is provided for in the complete replacement of roof. Due to existing conditions and roof replacement, the roof drains require replacement. Add overflow drains throughout the overall facility. Provide fall safety cages and new access ladders throughout the facility. Remove existing stone ballast for roof replacement. Funding for stone ballast removal is provided for in complete roof replacement cost. Provide new / additional insulation as required due to roof replacement.

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Membrane (all types):	$8.70	sq.ft. (Qty)		10,750 Required	20,778 Required	45,288 Required	2,717 Required	47,605 Required	158 Required		13,340 Required			$1,223,533.20	(unless under 10,000 sq.ft.)
Standing Metal Seam:	$16.50	sq.ft. (Qty)		813 Required										$13,414.50	
Overflow Roof Drains and Piping:	$2,500.00	each		3 Required	4 Required	12 Required	2 Required	4 Required	1 Required	12 Required	3 Required	2 Required		$107,500.00	
Roof Insulation:	$3.20	sq.ft. (Qty)		10,750 Required	20,778 Required	45,288 Required	2,717 Required	47,605 Required	158 Required		13,340 Required			$450,035.20	(non-tapered insulation for use in areas without drainage problems)
Roof Access, Ladder & Fall Protection Cage:	$3,850.00	each				1 Required		1 Required		2 Required				$15,400.00	(provide when no roof access currently exists)
Sum:			$1,809,882.90	$148,839.50	$257,258.20	$572,777.20	$37,332.30	$580,349.50	$4,380.20	$37,700.00	$166,246.00	$5,000.00	$0.00		

Ballasted Roof

Membrane Roof

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C. Ventilation / Air Conditioning

Description: The overall facility is equipped with two (2) chilled water type central air conditioning systems, original to each addition, and in fair condition. The first system consists of three (3)Trane roof top mounted air cooled chillers, in fair to poor condition. The second system consists of a Marley roof top mounted cooling tower, in fair to poor condition, and Carrier scroll chiller, installed in 2012, and in good condition. Chilled water is distributed to terminal units consisting of unit ventilators and air handlers, original to each addition, and in fair condition. The 2002 Addition is a separate ducted packaged roof top HVAC unit type system, installed in 2002, in fair condition, providing cooling air to terminal units consisting of CAV/VAV boxes. The overall facility is not equipped with any window units. Multiple isolated room systems consisting of ductless mini-split AC systems (with the condensing units mounted on the roof), as well as ducted roof top mounted split HVAC units (with the condensing units located on the roof) and ducted roof top mounted packaged HVAC units are provided in Classroom, Music, Art, Computer Lab, Teacher Lounges, and Administrative Offices areas. The ventilation system in the overall facility consists of unit ventilators and air handlers, original 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 the Gymnasium, Student Dining, and Media Center. Relief air venting is provided by some louvered interior doors, ceiling plenums, central relief fans, 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 required in this facility to support the Wood Shop Program, and existing equipment is inadequate due to age, condition, and insufficient capacity. The Art program is equipped with three kilns, and the existing exhaust systems are inadequate. General building exhaust systems for Restrooms, Storage Rooms, Art Rooms, and Custodial Closets are inadequately placed, and in fair condition.

Rating: 3 Needs Replacement

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

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Dust Collection System:	$25,000.00	per system						1 Required						$25,000.00	(complete w/installation)
Kiln Exhaust System:	$5,000.00	each									3 Required			$15,000.00	
Sum:			$40,000.00	$0.00	$0.00	$0.00	$0.00	$25,000.00	$0.00	$0.00	$15,000.00	$0.00	$0.00		

Unit Ventilator

Cooling Tower

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D. Electrical Systems

Description: There are multiple electrical systems provided to the overall facility. The electrical system provided to the 1951 Original Construction is a 480 volts, 1,200 amp, 3 phase and 4 wire system installed in 1951, and is in fair condition. The systems in the 1952 and 1957 Additions are an extension of that found in the 1951 Original Construction. The electrical system provided to the 1974 Addition is a 480 volts, 1,600 amp, 3 phase and 4 wire system installed in 1990, and is in fair condition. The systems in the 1974 Auditorium Fixed Seating Addition and 1992 Addition are an extension of that found in the 1974 Addition. The electrical system provided to the 1990 Addition is a 480Y/277 volts, 1,600 amp, 3 phase and 4 wire system installed in 1990, and is in fair condition. The systems in the 2002 and 2015 Additions are an extension of that found in the 1990 Addition. Power is provided to the school by multiple utility owned, pad-mounted transformers located outside the Mechanical Room, and are in fair condition. The 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 not equipped with adequate electrical outlets. The typical Classroom contains six (6) 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 seven (7) general purpose outlets, while others are equipped with as few as four (4) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. GFI protected exterior outlets are not adequately provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair condition and do not appear to meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be 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 condition and age, lack of OSDM-required features, 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. Provide control panel, dimmers, and breakers to support the Stage lighting system, with funding included in the electrical system replacement.

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System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$4,763,164.17	(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:			$4,763,164.17	$459,195.39	$564,252.18	$1,068,128.76	$133,589.13	$1,052,515.50	$6,297.24	$1,159,065.45	$216,508.20	$82,675.62	$20,936.70		

Main Electrical Distribution Panel

Pad Mounted Transformer

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E. Plumbing and Fixtures

Description: The service entrance is reported to be equipped with a reduced pressure back flow preventer in good condition. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is galvanized, is original to each addition, and is in fair condition. The facility is replacing the galvanized with copper as needed. The waste piping in the overall facility is cast iron and PVC, is original to each addition, and is in fair to poor condition. The facility is replacing the cast iron with PVC as needed. The facility is equipped with (2) gas water heaters in good condition, with (3) separate 534 and (2) 250 gallon storage tanks in good condition, and (1) 81 gallon gas water heater in good condition. The school contains 9 Large Group Restrooms for boys, 9 Large Group Restrooms for girls, 3 Locker Room Restrooms for boys, 3 Locker Room Restrooms for girls, 0 Restrooms associated with Specialty Classrooms, and 26 Restrooms for Staff. Boys' Large Group Restrooms contain 4 ADA, 9 non-ADA wall mounted flush valve and 16 non-ADA floor mounted flush valve toilets, 7 ADA and 25 non-ADA wall mounted flush valve urinals, as well as 6 ADA, 15 non-ADA countertop, 1 ADA and 1 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 6 ADA, 21 non-ADA wall mounted flush valve and 26 floor mounted flush valve toilets, as well as 7 ADA, 13 non-ADA countertop, 2 ADA and 1 non-ADA wall mounted lavatories. Boys' Locker Room Restrooms contain 0 ADA and 4 non-ADA wall mounted flush valve toilets, 0 ADA and 8 non-ADA wall mounted flush valve urinals, 4 ADA and 4 non-ADA wall mounted lavatories, as well as 0 ADA and 16 non-ADA showers. Girls' Locker Room Restrooms contain 4 ADA and 4 non-ADA wall mounted flush valve toilets, as well as 4 ADA and 4 non-ADA wall mounted lavatories, as well as 0 ADA and 12 non-ADA showers. Staff Restrooms contain 8 ADA, 14 non-ADA wall mounted flush valve and 1 ADA and 4 non-ADA floor mounted flush valve toilets, 0 ADA, 2 non-ADA wall mounted flush valve and 1 ADA floor mounted flush valve urinals, as well as 7 ADA, 9 non-ADA wall mounted, 2 ADA and 8 non ADA countertop lavatories. In addition, 8 non-ADA showers are associated with Staff Restrooms. Condition of fixtures is good to fair. The facility is equipped with 5 ADA and 9 non-ADA drinking fountains, as well as 19 ADA and 12 non-ADA electric water coolers, in good to fair condition. High School Special Education Classrooms are not equipped with sink mounted type drinking fountains. Access to an electric water cooler is sufficient to meet the criteria. Each Special Education Classroom is equipped with a standard countertop sink, which are in fair condition. Special Education Classrooms are not equipped with the required Restroom facilities. Current Special Education Classrooms are located within a reasonable distance to a Restroom. Kitchen is equipped with the required Restroom, and fixtures are in good condition. Health Clinic is equipped with the required Restroom, and fixtures are in good condition. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. Kitchen fixtures consist of 1 double compartment sink, 1 triple compartment sink, 2 single compartment rinse sinks with disposals, 2 wall mounted hand wash sinks and 2 single compartment sinks (in Serving Area), which are in fair condition due to age. No commercial dishwasher/sanitizer was observed. The Kitchen is equipped with a satisfactory grease interceptor which is in good condition. The Kitchen is provided the required 140 degree hot water supply via the gas water heater located in the adjacent mechanical room. The school meets the OBC requirements for fixtures with the exception of the in Classroom sinks with deck mounted bubblers. 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 60 toilets, 33 urinals, 60 lavatories, 6 Classroom sink mounted drinking fountains, and 18 electric water coolers. Observations revealed that the school is currently equipped with 122 toilets, 44 urinals, 89 lavatories, 0 Classroom sink mounted drinking fountains, 14 drinking fountains and 31 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in good condition. Facility is equipped with 12 designated Science Classrooms and 6 Science Prep Rooms. None of the Science Classrooms and Prep Rooms are fully equipped with required utility sink, gas/compressed air connections and safety shower/eyewash. The fixtures that are present in the Classrooms are in good condition. Biology and Chemistry Classrooms are not equipped with acid waste systems and neutralization tanks. The Art Rooms are equipped with 21 sinks, which are in good condition. The Art Room sinks are not equipped with the required solids interceptors. Adequate exterior wall hydrants are not provided.

Rating: 3 Needs Replacement

Recommendations: In the overall facility, replace the remaining galvanized steel domestic water piping and the remaining cast iron waste piping due to age and condition. To facilitate the school's compliance with OBC and OSFC fixture requirements throughout the overall facility. Due to age, condition, LEED, OBC, and OSFC, replace 317 faucets and valves throughout the overall facility. Replace existing countertop sinks in the Special Education Classrooms with 6 in classroom sinks with deck mounted bubblers. Due to age and condition, replace 43 toilets, 22 lavatories, 24 urinals and 7 electric water coolers. Provide 21 solids interceptors on sinks in Art Rooms. In Science Classrooms, provide 58 compressed air connections, 7 emergency shower/eyewash combinations, replace 3 existing emergency showers with emergency shower/eyewash combinations, 6 Single 4 station lab/work stations (which include a lab sink with 2 faucet/gas/compressed air combinations), 7 ADA compliant lab/work stations and 6 Instructor demonstration/prep stations with sink and faucet/gas/compressed air combination. In addition, provide 16 point of use under-counter 5 gallon acid neutralization tanks; 1 per Science Classroom at the Teacher's Prep sink and the Prep rooms. All fixtures, whether new or replaced, to be mounted at ADA compliant heights. Provide 3 additional exterior wall hydrants throughout the overall facility. See Item O for replacement of fixtures related to ADA requirements as well as toilet rooms for 1 Kitchen, 1 Central Office, 8 Coach's Offices, 1 Mechanical Room Restroom and 10 Staff Rest Rooms. Funding for replacement of fixtures and equipment in the Kitchen is provided for in Item J.

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Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$1,027,176.50	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$1,027,176.50	(remove / replace)
Toilet:	$1,500.00	unit		16 Required		18 Required		9 Required						$64,500.00	(remove / replace) See Item O
Urinal:	$1,500.00	unit		7 Required		8 Required		9 Required						$36,000.00	(remove / replace)
Sink:	$1,500.00	unit				7 Required		15 Required						$33,000.00	(remove / replace)
Replace faucets and flush valves	$500.00	per unit		49 Required	3 Required	35 Required		75 Required		119 Required	36 Required			$158,500.00	(average cost to remove/replace)
Other: ADA Compliant Lab Workstation	$10,519.00	per unit				6 Required		1 Required						$73,633.00	One ADA compliant lab workstation. Includes workstation, 1 lab faucet/gas/compressed air combination unit, demolition, supply lines, drain pipes (blue lab grade PVC) and floor repair.
Other: ADA Compliant Single Electric Water Cooler	$1,200.00	each				5 Required		2 Required						$8,400.00	Replace single electric water coolers with ADA compliant units.
Other: Classroom sink with deck mounted bubbler	$3,000.00	per unit						6 Required						$18,000.00	Replace existing countertop sink with classroom sink with deck mounted bubbler.
Other: Compressed Air Connections	$800.00	per unit				58 Required								$46,400.00	Provide new double nozzle connector for compressed air in Science Classrooms and Prep Rooms.
Other: Emergency Safety Shower and Eyewash Station	$2,500.00	per unit				6 Required		1 Required						$17,500.00	Provide new emergency shower/eyewash units.
Other: Exterior Wall Hydrant	$1,400.00	each						1 Required		2 Required				$4,200.00	Provide additional exterior wall hydrants.
Other: Four Station Student Lab Workstation	$10,519.00	per unit						6 Required						$63,114.00	One four station student lab workstation. Includes workstation, 2 lab faucet/gas/compressed air combination unit, demolition, supply lines, drain pipe (lab grade blue PVC) and floor repair.
Other: Instructor Demonstration Lab Station	$8,800.00	per unit				5 Required		1 Required						$52,800.00	One instructor prep/demonstration workstation. Includes workstation/desk, 1 lab faucet/gas/compressed air combination unit, demolition, supply lines, drain pipes (blue lab grade PVC), and floor repair.
Other: Safety Shower/Eyewash Replacement	$450.00	each				3 Required								$1,350.00	Replace 3 existing single safety showers with safety shower/eyewash combination.
Other: Solids Interceptor	$2,000.00	each									21 Required			$42,000.00	New solids interceptors in Art Rooms.
Other: Under Counter Point of Use Acid Neutralization 5 Gallon Tank	$1,000.00	per unit				15 Required		1 Required						$16,000.00	Provide a point of use under counter 5 gallon neutralization tank at each instructor demonstration/prep station and in each Science prep room.
Sum:			$2,689,750.00	$257,051.00	$244,862.00	$718,548.00	$57,617.00	$648,683.00	$2,716.00	$562,205.00	$153,380.00	$35,658.00	$9,030.00		

Large Group Restroom Girls-1951 Original Construction

Electric Water Coolers-1992 Addition

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F. Windows

Description: The 1951 Original Construction, 1957 Addition, and 1974 Addition is equipped with wood clad frame windows with double glazed non-insulated glazing type window system, which was installed in 1990, and is in fair condition. The window system features operable windows in most of the building, and operable windows are equipped with opening limiters in fair condition and insect screens in fair condition. Window system seals are in fair condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features integral blinds, which are in good condition. The 1990 Addition is equipped with thermally broken, aluminum frame windows with single glazed glazing and wood clad frame windows with double glazed non-insulated glazing type window systems, which were installed in 1990, and are in fair condition. The window system features inoperable windows throughout. Window system seals are in fair condition, with no air and water infiltration being experienced. The window system features integral blinds, which are in good condition. The 1992 and 2002 Additions are equipped with aluminum frame windows with single glazed glazing type window system, which was installed at the time of construction, and is in fair condition. The window system features inoperable windows throughout. Window system seals are in fair condition, with no air and water infiltration being experienced. The window system features integral blinds, which are in fair condition. The 2015 Addition is equipped with aluminum frame windows with double glazed insulated glazing type window system, which was installed at the time of construction, and is in good condition. The window system features inoperable windows throughout. Window system seals are in good condition, with no air and water infiltration being experienced. The window system features integral blinds, which are in good condition. The 1974 Fixed Seating Area and the 1985 Addition do not contain windows. Aluminum frame curtain wall systems are found in the 1957, 1974, and 1990 Additions, in fair condition. Aluminum frame curtain wall systems are found in the 2015 Addition, in good condition. There are glass block windows in the 1952, 1957, and 1974 Additions, in good to fair condition. The exterior doors in the 1957 and 1974 Additions are equipped with hollow metal frame sidelights and transoms with tempered single pane glazing, in fair condition. Exterior door vision panels are tempered single pane glazing. The school does contain 3 aluminum single glazed skylights in good condition. The school does contain 6 aluminum frame type clerestories and 6 wood clad type clerestories, and clerestory windows are in good to fair condition. Interior glass is OSDM-compliant. Window security grilles are not provided for ground floor windows. There is a 260 SF Greenhouse associated with this school, and it is in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds, in place of wood clad windows and fixed aluminum windows to meet with Ohio School Design Manual requirements throughout the overall facility, but not including the 2015 Addition, as this portion of the building was just recently constructed. Provide for the replacement of the existing Greenhouse. Replace curtain wall system in the 1957, 1974, and 1990 Additions. Replace window transoms and sidelights at exterior doors of the 1957 and 1974 Additions. Square footage of window transoms and sidelights are included in the total insulated glass/panel areas. Clerestory replacement is included in the Insulated Glass/Panels totals.

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Insulated Glass/Panels:	$60.00	sq.ft. (Qty)		4,719 Required	924 Required	5,958 Required		2,526 Required		827 Required	1,602 Required	90 Required		$998,760.00	(includes blinds)
Curtain Wall/Storefront System:	$65.00	sq.ft. (Qty)				693 Required		2,760 Required		484 Required				$255,905.00	(remove and replace)
Greenhouse Replacement	$85.00	sq.ft. (Qty)				260 Required								$22,100.00	(demo and replace; based on area of greenhouse floor)
Sum:			$1,276,765.00	$283,140.00	$55,440.00	$424,625.00	$0.00	$330,960.00	$0.00	$81,080.00	$96,120.00	$5,400.00	$0.00		

Aluminum Clad Wood Windows

Aluminum Frame Curtain Wall

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G. Structure: Foundation

Description: The 1951 Original Construction, 1952 Addition, and 1990 Addition are equipped with concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The 1957, 1985, 1992, 2002, and 2015 Additions are equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The 1974 Addition is equipped with concrete masonry unit foundation walls on footings, which displayed locations of significant differential settlement at the exterior corners of two classrooms located on the southeast corner of the facility and are in poor condition. Areas of cracking were observed through the 1974 Addition. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 2 Needs Repair

Recommendations: Repair areas of cracking and settlement at the exterior corners of the 1974 Addition, located at two classrooms at the southeast corner of the facility.

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Other: Repair Cracked and Spalled Foundation	$50.00	sq.ft. (Qty)						329 Required						$16,450.00	Repair foundation wall which is causing veneer cracking and settlement.
Sum:			$16,450.00	$0.00	$0.00	$0.00	$0.00	$16,450.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Veneer Cracks / Foundation Settlement

Veneer Cracks / Foundation Settlement

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H. Structure: Walls and Chimneys

Description: The 1951 Original Construction, 1952, 1957, 1985, 1990, 2002, and 2015 Additions have a brick veneer on load bearing masonry wall system, which displayed no locations of deterioration, and is in fair condition. The 1974 Addition has a brick veneer on load bearing masonry wall system, which displayed locations of deterioration, and is in poor condition. The 1992 Addition has a steel frame with brick veneer which displayed no locations of deterioration, and is in fair condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. Control joints are provided at lintel locations, at doors and windows, building corners, and wall offsets and are in fair condition. The school does have sufficient expansion joints, and they are in fair condition. Exterior walls in the 1951 Original Construction, 1952, 1957, 1974, 1985, 1990, and 1992 additions are inadequately insulated. Brick veneer masonry walls are not cavity walls. Exterior walls in the 2002 and 2015 additions are adequately insulated. Brick veneer masonry walls are cavity walls. Weep holes are provided in sufficient quantity at lintels, below sills, and the base of masonry cavity walls, and are in good condition. Weep holes are not rope type weeps. Vents are provided in sufficient quantity. The exterior masonry has not been cleaned and sealed in recent years. Architectural exterior accent materials consist of split-faced block and stone which are in good to fair condition. Exterior building fenestration in the overall facility represents 23% of the exterior surfaces. Installation of new HVAC systems will result in removal of any existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids. Interior Corridor and demising walls are concrete masonry units, project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Interior soffits are of plaster or acoustical ceiling tile type construction, and in good condition. The window sills are brick, stone, or an element of the aluminum window system, and are in good to fair condition. The exterior lintels are steel, and are in fair condition. Chimneys are in fair condition requiring cleaning and sealing. Exterior soffits are of plaster or metal panel type construction, and in good to fair condition. The school is provided with a concrete conventional loading dock to facilitate the receipt of product, supplies, and foodstuffs, 450 square feet in size and featuring steel panel type overhead door. The dock itself is in good condition, and is equipped with bumper pads in good condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility, except at the 2002 and 2015 Additions. Provide masonry cleaning and sealing as required through the overall facility, except at the 2015 Addition. Recaulk existing control joints, except 2015 Addition. Repoint stone window sills through the 1951, 1957, and 1990 Additions. Prep and paint exposed steel lintels through the overall facility, except for the 2015 Addition. Exterior wall insulation deficiencies are addressed in Item J. Provide masonry infill at wall voids due to the removal of any existing unit ventilators.

Item	Cost	Unit	Whole Building	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		2,432 Required	1,117 Required	5,628 Required		8,772 Required	232 Required	14,280 Required	1,142 Required			$176,415.75	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		7,369 Required	3,386 Required	17,055 Required		26,582 Required	704 Required	43,274 Required	3,461 Required	6,132 Required		$161,944.50	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		7,369 Required	3,386 Required	17,055 Required		26,582 Required	704 Required	43,274 Required	3,461 Required	6,132 Required		$107,963.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		147 Required	64 Required	450 Required		530 Required	15 Required	900 Required	70 Required	122 Required		$12,639.00	(removing and replacing)
Other: Masonry Infill	$27.00	sq.ft. (Qty)		126 Required		462 Required		140 Required						$19,656.00	Provide masonry infill where unit ventilator louvers are removed
Other: Repoint Stone Window Sills	$5.25	ln.ft.		654 Required		997 Required				154 Required				$9,476.25	Repoint existing sills.
Other: Scrape and Paint Lintels	$5.00	sq.ft. (Qty)		453 Required	63 Required	699 Required		351 Required		149 Required	130 Required	18 Required		$9,315.00	Prep and paint existing steel lintel.
Sum:			$497,409.50	$41,099.50	$14,996.25	$95,862.75	$0.00	$120,958.00	$3,060.50	$189,658.50	$15,683.00	$16,091.00	$0.00		

Brick Veneer and Control Joint

Brick Veneer and Split-Face Block

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is cast-in-place concrete type construction, and is in good condition. There is no crawl space. The floor construction of the intermediate floors of the 1951, 1952, 1957, 1974, and 1990 Additions is metal form deck on steel type construction, and is in good condition. There are no intermediate floors in the 1985, 1992, 2002, and 2015 Additions. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is tectum and metal form deck on steel joist type construction, and is in good condition.

Rating: 1 Satisfactory

Recommendations: Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work. Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Steel Joists and Tectum Deck

Steel Joists and Metal Deck

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J. General Finishes

Description:

The 1951 Original Construction features conventionally partitioned Classrooms with VCT, VAT, or carpet type flooring, acoustical tile type ceilings, as well as glazed block and painted plaster type wall finishes, and they are in fair condition. A portion of the first floor has been converted to administrative and athletic offices with carpet, LVT, or VCT type flooring, acoustical tile type ceilings, as well as painted gypsum, painted plaster, and glazed block type wall finishes, and they are in good to fair condition. The 1951 Original Construction has Corridors with terrazzo type flooring, acoustical tile type ceilings, as well as glazed block and painted plaster type wall finishes, and they are in fair condition. The 1951 Original Construction has Restrooms with terrazzo type flooring, painted plaster type ceilings, as well as glazed block and painted plaster type wall finishes, and they are in fair condition. Toilet partitions are plastic, and are in good to fair condition. The 1952 Addition features a converted gymnasium to a Media Center and conventionally partitioned Classrooms with carpet or VCT type flooring, acoustical tile type ceilings, as well as painted block or painted gypsum type wall finishes, and they are in fair condition. The 1952 Addition has Corridors with VCT type flooring, acoustical tile type ceilings, as well as painted gypsum or painted block type wall finishes, and they are in fair condition. The 1952 Addition does not have any group Restrooms. The 1957 Addition features conventionally partitioned Classrooms with VCT or VAT type flooring, acoustical tile type ceilings, as well as painted block or glazed block type wall finishes, and they are in fair to poor condition. The 1957 Addition has Corridors with VCT or terrazzo type flooring, acoustical tile type ceilings, as well as painted block, glazed block, or painted plaster type wall finishes, and they are in fair to poor condition. The 1957 Addition has Restrooms with terrazzo type flooring, acoustical tile or painted plaster type ceilings, as well as glazed block type wall finishes, and they are in fair to poor condition. Toilet partitions are plastic, and are in good to fair condition. The 1957 Addition also includes a 260 SF Greenhouse, and it is in fair condition. The 1974 Addition features conventionally partitioned Classrooms with carpet or VCT type flooring, acoustical tile type ceilings, as well as painted block or painted gypsum type wall finishes, and they are in fair condition. The 1974 Addition has Corridors with terrazzo or VCT type flooring, acoustical tile or painted gypsum type ceilings, as well as painted block, painted plaster, or brick type wall finishes, and they are in fair to poor condition. The 1974 Addition has Restrooms with terrazzo or VCT type flooring, painted gypsum or acoustical tile type ceilings, as well as painted block or painted gypsum type wall finishes, and they are in fair condition. Toilet partitions are metal or plastic, and are in good to fair condition. The 1974 Addition also includes a 260 SF Greenhouse with access provided through an exterior wall of the 1957 Addition, and it is in fair condition. The 1985 Addition features an Elevator and small Elevator Lobby next to the 1951 Original Construction and 1974 Addition. The Elevator Lobby has VCT type flooring, acoustical tile type ceiling, as well as painted block and painted gypsum type wall finishes, and they are in fair condition. The 1990 Addition features a Primary Gymnasium, Auxiliary Gymnasium, Locker Rooms, and part of the Student Dining area. The 1990 portion of the Student Dining area was once an exterior courtyard that has been converted to an interior extension of the original Student Dining in the 1957 Addition. The 1992 Addition has Corridors with ceramic tile or VCT type flooring, acoustical tile or painted gypsum type ceilings, as well as painted block, painted gypsum, and brick type wall finishes, and they are in good to fair condition. The 1990 Addition has Restrooms with ceramic tile type flooring, acoustical tile type ceilings, as well as ceramic tile type wall finishes, and they are in good to fair condition. Toilet partitions are plastic, and are in good to fair condition. The 1992 Addition features two Courtyards, a Performing Arts Theater, and conventionally partitioned Art Rooms with VCT type flooring, acoustical tile or exposed type ceilings, as well as painted block and painted gypsum type wall finishes, and they are in fair condition. The 1992 Addition has Corridors with VCT type flooring, acoustical tile and painted gypsum type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 1992 Addition has Restrooms with VCT type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. Toilet partitions are plastic, and are in good to fair condition. The 2002 Addition features a Weight Room with rubber tile type flooring, exposed type ceilings, as well as painted block type wall finishes, and they are in good to fair condition. The 2015 Addition features an extension to the existing vestibule and an office with reception with carpet type flooring, acoustical tile type ceilings, as well as painted block and painted gypsum type wall finishes, and they are in good condition. The vestibule extension has ceramic tile type flooring, painted gypsum type ceilings, as well as painted block, painted gypsum, and brick type wall finishes, and they are in good condition. Classroom casework is not provided in the 1951 Original Construction and 1952 Addition. Classroom casework in the 1957 Addition is wood type construction with resin tops, is adequately provided in Science Classrooms, and inadequately provided in the typical Classroom, and in fair condition. Classroom casework in the 1974 Addition is wood type construction with plastic laminate tops, is inadequately provided, and in fair to poor condition. Classroom casework in the 1992 Addition is wood type construction with plastic laminate or stainless steel tops, is inadequately provided, and in fair to poor condition. The typical Classroom contains 0 lineal feet of casework, and Classroom casework provided ranges from 0 to 30 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair condition. The lockers, located in the Corridors, are adequately provided, and in fair condition. The Art program is equipped with three kilns in fair condition, and existing kiln ventilation is inadequate. Most of the interior doors in the 1951 Original Construction are wood non-louvered and are partially recessed without proper ADA hardware and clearances, and in fair to poor condition. The interior doors in the renovated portion of the 1952 Original Construction are wood non-louvered and are flush mounted with proper ADA hardware and clearances, and in good to fair condition. The 1952, 1974, and 1992 Additions are equipped with a combination of wood or metal non-louvered interior doors that are either recessed or flush mounted with or without proper ADA hardware, and range from good to poor condition. The 1957 Addition is equipped with a combination of wood louvered and metal non-louvered interior doors that are either recessed or flush mounted with or without proper ADA hardware, and in fair to poor condition. The 1990, 2002, and 2015 Additions are equipped with a combination of wood or metal non-louvered interior doors that are either recessed or flush mounted with and without proper ADA hardware, and range from good to fair condition. The Primary Gymnasium has wood type flooring, exposed type ceilings, as well as painted block type wall finishes, and they are in good to fair condition. Wood Gymnasium flooring has been well maintained, will accommodate multiple future sandings and refinishings, and is rated at an early stage of its product lifecycle. Gymnasium telescoping stands are a plastic type construction in good condition. Six Gymnasium basketball backboards are an electrically operated type, and are in good condition. The Primary Gymnasium is equipped with two electric scoreboards in good condition. The Auxiliary Gymnasium has rubber type flooring, exposed type ceilings, as well as painted block type wall finishes, and they are in good to fair condition. Gymnasium stands are portable metal units with wheels and are in good to fair condition. 12 Gymnasium basketball backboards are and electrically operated type, three are fixed, and they are in good to fair condition. The Auxiliary Gymnasium is equipped with three electric scoreboards in good condition. The Media Center, located in the 1952 Addition, has carpet type flooring, painted gypsum and acoustical tile type ceilings, as well as painted gypsum type wall finishes, and they are in fair condition. Student Dining, located in the 1957 and 1990 Addition, has VCT type flooring, acoustical tile type ceilings, as well as brick, painted block, glazed block, and painted gypsum type wall finishes, and they are in fair condition. OSDM-required fixed equipment for Stage is adequately provided, and in fair condition. Existing Gymnasiums, Student Dining, and Media Center spaces are not provided with appropriate sound attenuation acoustical surface treatments. Existing Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is adequately sized based on current enrollment, and the existing Kitchen equipment, installed over 20 years ago, is in fair condition. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. Walk-in and reach-in coolers and freezers are located within the Kitchen spaces, and are in fair to poor condition.

Rating:

3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework in the 1951 Original Construction, 1952, 1957, 1974, 1985, and 1992 Additions due to condition and installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, U, and W. Provide for the placement of interior doors as required throughout the overall facility due to age and condition. Provide for the replacement of toilet accessories due to age and condition. Provide for the repair of terrazzo flooring due to age and condition. Provide for three Art program kilns, with funding for the exhaust system provided in Item C. Provide for additional wall insulation. Provide for the complete replacement of Kitchen equipment due to age and condition. Provide for the replacement of walk-in cooler and freezer due to age and condition. Funding for the walk-in cooler and freezer is provided for in the cost of the total Kitchen equipment replacement. Provide for the replacement of the Kitchen hood due to age and condition. Funding for the Kitchen exhaust hood is provided for in the cost of the total Kitchen equipment replacement. Provide for appropriate sound attenuation acoustical surface treatments in the Gymnasiums, Student Dining, Media Center, and Music spaces. Provide for replacement of Stage equipment due to age and condition. Funding for the replacement of the Greenhouse is provided for in Item F. Provide for resilient flooring replacement, including mastic, due to work in Item T. Funding provided in complete replacement of finishes and casework. Provide for hard plaster replacement due to work in Item T. Provide for gypsum board replacement due to work in Item T. Provide for the replacement of the acoustic ceiling in the 2015 Athletic Office Addition due to installation of new HVAC and sprinkler systems. Auditorium Fixed Seating Addition does not have ACT ceiling tiles; the Weight Room Addition and Gymnasium Addition both have an exposed ceiling with no ACT ceiling tiles.

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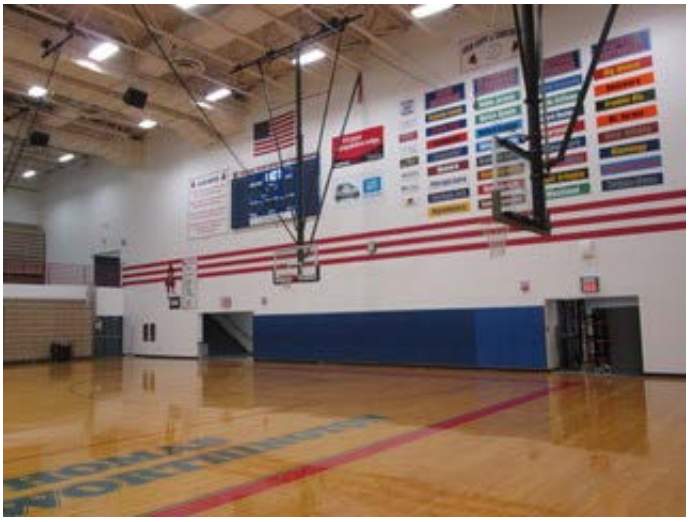
Acoustic Ceiling:	$2.90	sq.ft. (Qty)											1,290 Required	$3,741.00	(partial finish - drop in/standard 2 x 4 ceiling tile per area)
Complete Replacement of Finishes and Casework (High):	$17.70	sq.ft. (of entire building addition)		Required	Required	Required		Required	Required		Required			$3,671,847.30	(high school, per building area, with removal of existing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required	Required	Required		Required		Required	Required			$55,695.20	(per building area)
Door, Frame, and Hardware:	$1,300.00	each		61 Required	36 Required	101 Required		111 Required		48 Required	24 Required			$495,300.00	(non-ADA)
Terrazzo Floor Repair	$25.00	sq.ft. (Qty)		100 Required		100 Required		100 Required						$7,500.00	(floor area affected; max. area to be 300 sf)
Art Program Kiln:	$2,750.00	each									3 Required			$8,250.00	
Additional Wall Insulation	$6.00	sq.ft. (Qty)		7,369 Required	3,386 Required	17,055 Required		26,582 Required	704 Required	43,274 Required	3,461 Required			$610,986.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Hard Plaster Replacement	$9.00	sq.ft. (Qty)			400 Required									$3,600.00	(Hazardous Material Replacement Cost - See T.)
Gypsum Board Replacement	$4.00	sq.ft. (Qty)			240 Required			640 Required						$3,520.00	(Hazardous Material Replacement Cost - See T.)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)			575 Required	5,036 Required								$1,066,090.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Sound Control	$3.00	sq.ft. (Qty)			12,481 Required	2,472 Required		6,461 Required		41,927 Required				$190,023.00	Provide for appropriate sound attenuation acoustical surface treatments in the Gymnasiums, Student Dining, Media Center, and Music spaces.
Other: Stage Equipment	$14,000.00	allowance				Required								$14,000.00	Provide for replacement of stage equipment due to age and condition.
Sum:			$6,130,552.50	$632,458.70	$840,680.40	$2,392,420.80	$0.00	$1,489,050.00	$11,091.60	$462,108.00	$299,002.00	$0.00	$3,741.00		

Kitchen Hood



Primary Gymnasium Finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with 2-lamp T-8 2x4 lay-in direct 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 2-lamp T-8 1x4 surface mount and 2-lamp T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 18 FC, which is less than the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with T-5 2x4 suspended caged fluorescent fixtures type lighting, in good to fair condition, providing an average illumination of 40 FC, which is less than the 60 FC recommended by the OSDM. The Auxiliary Gymnasium spaces are equipped with 6-lamp T-5 2x4 suspended caged fluorescent fixtures type lighting, in good to fair condition, providing an average illumination of 55 FC, which is less than the 60 FC recommended by the OSDM. The Student Dining spaces are equipped with 2-lamp T-8 2x4 lay-in direct fluorescent fixtures type lighting, in good condition, providing an average illumination of 28 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with 4-lamp T-8 1x4 surface mount and 4-lamp T-8 2x4 lay-in direct fluorescent fixture type lighting in good to fair condition, providing an average illumination of 40 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 2-lamp T-8 1x4 surface mount continuous strip fluorescent fixture type lighting with dual level switching. Kitchen fixtures are in poor condition, providing an average illumination of 60 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 2-lamp T-8 1x4 surface and 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 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, lack of multilevel switching, and installation of systems outlined in Items A, C, J, and U.

Item	Cost	Unit	Whole Building	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$1,467,395.00	Includes demo of existing fixtures
Sum:			$1,467,395.00	$141,465.00	$173,830.00	$329,060.00	$41,155.00	$324,250.00	$1,940.00	$357,075.00	$66,700.00	$25,470.00	$6,450.00		

Service Area Fluorescent Lighting

Corridor Fluorecent Lighting

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L. Security Systems

Description: The overall facility contains a CCTV camera, motion sensor, and door contact type security system in fair condition. Motion detectors are not adequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is provided. Compliant color CCTV cameras are inadequately 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 TV / monitor (views of the main entry only). 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. There are no playground fencing issues requiring attention, due to grade configuration. 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 light fixtures in fair to poor condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID high pressure sodium light fixtures in fair condition. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity, sparse placement of fixtures, age, and condition.

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. Provide playground fencing as required to meet OSDM guidelines, with funding included in the security system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$542,936.15	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$293,479.00	(complete, area of building)
Sum:			$836,415.15	$80,635.05	$99,083.10	$187,564.20	$23,458.35	$184,822.50	$1,105.80	$203,532.75	$38,019.00	$14,517.90	$3,676.50		

Security System CCTV Camera

Security System CCTV Monitor

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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 exit signs, as well as OSDM compliant red lettered and LED illuminated exit signs, and the system is in fair condition. The facility is inadequately equipped with emergency egress floodlighting and recessed fluorescent lighting used as emergency egress lighting, and the system is in fair condition. The system does not appear to be provided with appropriate battery backup and is not equipped with an 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	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$293,479.00	(complete, area of building)
Sum:			$293,479.00	$28,293.00	$34,766.00	$65,812.00	$8,231.00	$64,850.00	$388.00	$71,415.00	$13,340.00	$5,094.00	$1,290.00		

Exit Sign

Emergency Egress Light Fixture

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N. Fire Alarm

Description: The overall facility is equipped with an addressable Simplex 4100 type fire alarm system, installed in 1951 with upgrades as recently as 1992, and in fair condition, consisting of manual pull stations and audible 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 and smoke and duct detectors, however is not adequately equipped with flow switches, tamper switches, and heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, but does appear to 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	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
Fire Alarm System:	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$440,218.50	(complete new system, including removal of existing)
Sum:			$440,218.50	$42,439.50	$52,149.00	$98,718.00	$12,346.50	$97,275.00	$582.00	$107,122.50	$20,010.00	$7,641.00	$1,935.00		

Fire Alarm System Control Panels

Fire Alarm System Audible Horn and Strobe Indicating Device

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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 5 ADA power assist doors 7 are provided, which are in good condition. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building, which does include some protruding objects (electric water coolers in the 1951 Original Construction). Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements, and are insufficient due to lack of non-slip surfaces on several stairways and ramps and handrails in stairways and on 1 ramp. Elevation changes within the overall facility are facilitated by 3 compliant and 7 non-compliant stairwells in good to fair condition and 2 compliant and 15 non-compliant ramps in good to fair condition. This multistory building has 2 compliant elevators; 1 accesses every floor and 1 accesses upper two floors only, which are in good condition. Access to the Stage is facilitated by a Corridor at Stage level and a compliant ramp, which is in good condition. Interior doors in the 1951 Original Construction are recessed, are mostly not provided with adequate clearances and ADA-compliant hardware; in the 1952 Addition, are not recessed, are provided with adequate clearances and are mostly not provided with ADA-compliant hardware; in the 1957 Addition, are recessed, are mostly not provided with both adequate clearances and ADA-compliant hardware; in the 1974 Addition, are recessed, are not provided with both adequate clearances and ADA-compliant hardware; in the 1990 Addition, are recessed, are provided with both adequate clearances and ADA-compliant hardware; in the 1992 Addition, are not recessed, are provided with both adequate clearances and ADA-compliant hardware; in the 2008 Addition, are recessed, are provided with both adequate clearances and hardware and in the 2015 Addition, are not recessed, are provided with both adequate clearances and ADA-compliant hardware. 40 ADA-compliant toilets are required, and 23 are currently provided. 40 ADA-compliant Restroom lavatories are required, and 33 are currently provided. 11 ADA-compliant Science Classroom lab stations are required, and 4 are currently provided. 15 ADA-compliant urinals are required, and 8 are currently provided. 20 ADA-compliant showers are required, and 0 are currently provided. 9 ADA-compliant electric water coolers are required, and 19 are currently provided. Toilet partitions are both metal and plastic and mostly do provide appropriate ADA clearances, with the exception of the Boys and Girls Restrooms in the 1951 Original Construction. ADA-compliant accessories are adequately provided and mounted. Mirrors do meet ADA requirements for mounting heights. Science Classrooms are not compliant with ADA requirements due lack of ADA compliant lab work stations in the classrooms. Health Clinic is fully compliant with ADA requirements and Special Education Classrooms are provided with sufficient access to compliant Restrooms to meet the criteria. ADA signage is provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: To facilitate the school's meeting of ADA requirements, throughout the overall facility: Rework a total of 60 door openings to meet ADA required clearances. Provide 77 sets of ADA compliant door hardware. Provide non-slip tread strips on 7 stairways and 15 ramps. Due to age, condition and ADA clearances, replace a total of 8 countertop lavatories in the Boys and Girls Restrooms in the 1951 Original Construction. Replace countertop/cabinet sink in Central Office Restroom. Replace the faucets on the lavatories in the Unisex restrooms in the CARDS Center for full ADA compliance. Replace a total of 12 showers (2 showers per Locker Room) with ADA compliant showers. Replace a total of 6 lavatories (1 per Locker Room) with ADA compliant fixtures. Remount a total of 3 urinals (1 per Boys Locker Room) to ADA compliant height. Reconfigure 20 toilet compartments (1 per Boys and Girls Restrooms and Locker Rooms) to provide a fully ADA compliant toilet stall. Includes 20 toilets, 20 full sets of accessories and 20 partitions. Reconfigure and enlarge 15 Staff Restrooms to include 15 toilets, 15 lavatories, 4 urinals and 15 full sets of accessories including grab bars. Convert 8 existing shower enclosures in the Coach's Restrooms to ADA compliant stalls. Provide 8 sets of grab bars for Staff toilet rooms to be fully compliant. All fixtures (whether new or replaced) to be mounted at the correct ADA compliant heights. Provide 82 ADA compliant pipe wrap throughout overall facility. Funding provided in Item E for Electric Water Cooler replacement, ADA compliant Science Lab workstations and fixtures not covered in this section.

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Handicapped Hardware:	$350.00	set		14 Required	16 Required	7 Required		19 Required		21 Required				$26,950.00	(includes installation / hardware only)
Toilet/Urinals/Sinks:	$1,500.00	unit		8 Required				1 Required		6 Required				$22,500.00	(replacement ADA)
Replace Doors:	$5,000.00	leaf		22 Required		34 Required		4 Required						$300,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)

Other: ADA compliant faucets	$300.00	each						2 Required						$600.00	Replace existing lavatory faucets with ADA compliant units.
Other: ADA Pipe Wrap	$50.00	each		10 Required	2 Required	16 Required		16 Required		34 Required	4 Required			$4,100.00	Provide ADA compliant pipe wrap insulation on all wall mounted and countertop lavatories.
Other: ADA Shower Replacement	$1,000.00	each								12 Required				$12,000.00	Replace an existing shower head and /or ensemble with an ADA compliant shower head and/or ensemble.
Other: Convert Existing Shower to ADA Compliant Shower	$3,000.00	per restroom								8 Required				$24,000.00	Replace existing shower enclosure in Coach's Restrooms. Includes demolition, tie in to existing supply lines in locker room, fixtures, accessories and wall/floor repair.
Other: Grab bars	$345.00	each		2 Required	2 Required	2 Required		2 Required						$2,760.00	Provide new grab bars to meet full ADA compliance. Includes mounting and wall repair.
Other: Non-Slip Tread Strips	$400.00	per level		6 Required		11 Required		10 Required			3 Required			$12,000.00	Provide non-slip tread strips on stairways and ramps.
Other: Reconfigure Toilet Room for ADA Compliance	$10,000.00	per restroom		2 Required		2 Required		3 Required		8 Required				$150,000.00	Reconfigure and enlarge if necessary existing toilet room to meet full ADA requirements. Includes fixtures (toilets, lavatories and urinals), demolition, walls, door and hardware, supply lines, and full set of ADA/Toilet accessories including grab bars.

Other: Reconfigure Toilet Stall to meet ADA Compliance	$3,500.00	per restroom		4 Required		4 Required		6 Required		6 Required				$70,000.00	Reconfigure toilet stall to meet full ADA compliant stall. Includes fixture, accessories, grab bars, partitions, demolition, floor and/or wall repair.
Other: Remount Urinal to ADA Compliant Height	$1,000.00	each								3 Required				$3,000.00	Remount urinal to ADA compliant height. Includes rough in and wall repair.
Sum:			$627,910.00	$164,490.00	$6,390.00	$212,340.00	$0.00	$85,240.00	$0.00	$158,050.00	$1,400.00	$0.00	$0.00		

ADA Compliant Interior Signage-1992 Addition

ADA Compliant Exterior Ramp at Main Entrance

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P. Site Condition

Description: The 84.88 acre relatively flat site is located in a suburban residential setting with moderate sparse tree, shrub, and floral type landscaping. The site is shared with Worthington City Pools, Evening Street Elementary, and the McConnell Arts Center. Outbuildings include several athletic buildings and storage sheds. There are no apparent problems with ponding, with the exception of the loading dock area at the north end of the building. Erosion was evident at the edges of parking lots and sidewalks. The school has recently replaced the site drainage systems on the east end of the site. The Olentangy River boarders the west end of the site. The site is bordered by lightly traveled city streets to the north, and heavily traveled city streets to the south. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic with the exception of the visitor parking lot, and one way bus traffic is provided. A bus loop is provided for student loading and unloading. Staff, visitor, and student parking is facilitated by a multiple asphalt parking lots ranging from good to fair condition, containing 714 parking places, which provides adequate parking for staff members, visitors, students, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, catch basins, trench drains, storm sewers, and drainage to the Olentangy River, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition. Portions of sidewalks along the east end of the school have recently been replaced. Trash pick-up and service drive pavement is heavy duty and is in fair to poor condition, and is equipped with a concrete pad area for dumpsters, which is in fair to poor condition. Exterior concrete steps and steel handrails are provided throughout the site around the perimeter of the building on the north, south, and east ends. The majority of the concrete steps are in good to fair condition, with minor cracks and spauling at step corners. All of the steel handrails are in good condition, but some steps require additional handrails. Site fencing is partially provided around athletic facilities, and provides adequate separation from vehicular traffic. Due to existing grade configuration, no playground considerations are relevant. The athletic facilities are comprised of four baseball or softball fields, three batting cages, five tennis courts, football stadium and track, and several practice fields, which are in good to fair condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of tables, benches, and the Thomas Worthington High School Outdoor Education Area located at the southwest corner of the site. The site is large enough to meet educational needs established by state and local requirements, but due to the shared site, athletic facilities, and parking lot configuration, building expansion may be limited. The Olentangy River and State Route 315 border the west end of the site.

Rating: 2 Needs Repair

Recommendations: Provide for a new asphalt wear layer in selected parking lots due to condition. Provide for the replacement of heavy duty asphalt in loading dock areas 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 concrete steps due to condition. Provide for additional steel handrails. Provide for a concrete pad area for dumpsters. Provide erosion control measures at edges of sidewalks and parking lots. Provide for a new catch basin at the loading dock. Provide site contingency allowances for unforeseen conditions.

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Asphalt Paving / New Wearing Course:	$19.00	sq. yard		5,826 Required	6,991 Required	12,817 Required		14,565 Required	2 Required	13,982 Required	2,913 Required	582 Required	582 Required	$1,106,940.00	(includes minor crack repair in less than 5% of paved area)
New Asphalt Paving (heavy duty):	$27.80	sq. yard		793 Required	951 Required	1,744 Required		1,982 Required	3 Required	1,903 Required	396 Required	79 Required	79 Required	$220,454.00	
Concrete Curb:	$18.00	ln.ft.		312 Required	374 Required	687 Required		780 Required	3 Required	749 Required	156 Required	31 Required	31 Required	$56,214.00	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		1,561 Required	1,873 Required	3,435 Required		3,904 Required	4 Required	3,747 Required	780 Required	156 Required	156 Required	$73,239.04	(5 inch exterior slab)
Stabilize soil erosion:	$2.50	sq.ft. (Qty)		1,618 Required	1,942 Required	3,560 Required		4,045 Required	1 Required	3,883 Required	809 Required	161 Required	161 Required	$40,450.00	(includes stripping and re-grading)
Exterior Hand / Guard Rails:	$43.00	ln.ft.		6 Required	7 Required	13 Required		15 Required	1 Required	14 Required	3 Required	1 Required	1 Required	$2,623.00	
Replace Concrete Steps:	$32.00	sq.ft. (Qty)		36 Required	43 Required	79 Required		90 Required	1 Required	86 Required	18 Required	4 Required	3 Required	$11,520.00	
Provide Exterior Parking Lot Catch Basin:	$2,500.00	each		1 Required										$2,500.00	
Provide Concrete Dumpster Pad:	$2,400.00	each		1 Required										$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required										$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	$150,000.00	allowance		Required										$150,000.00	Include this one **or** the previous. (Applies for whole building, so only **one** addition should have this item)
Sum:			$1,716,340.04	$356,031.49	$181,315.17	$332,469.35	$0.00	$377,821.86	$271.66	$362,678.33	$75,549.50	$15,117.34	$15,085.34		

Heavy Duty Paving

Catch Basin at Loading Dock

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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.

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Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Sanitary Manholes

Floor Drain

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R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 4'' service, with the water meter located in an exterior pit, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, except for the 1990 and 1992 Additions, and the existing water supply will not provide adequate support for a future system. The 1990 and 1992 Additions are equipped with automated fire suppression systems, and the existing water supply provides adequate support. 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.

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Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Incoming Domestic Water Service Meter Pit

Incoming Domestic Water Service Line

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S. Exterior Doors

Description: Typical exterior doors in the 1951 Original Construction, 1952, 1957, 1974, and 1990 Additions are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors feature single glazed unprotected vision panels, and hardware. Entrance doors in the 1951 Original Construction, 1992, and 2002 Additions are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed tempered glass vision panels, transoms, sidelights, and appropriate hardware. Entrance doors in the 2015 Addition are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature single glazed insulated tempered glass vision panels, transoms, sidelights, and appropriate hardware. The facility is equipped with 2 roof access doors, which are in fair condition. Overhead doors are steel type in fair condition.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior and entrance doors (except in the 2015 Addition) to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Door vision panels are full-light or half-light and are accounted for in door leaf replacement. Replace exterior doors located in aluminum curtain wall assemblies in the 1974, 1990, and 1992 Additions due to work required in Item F and included in total door/ leaf count. Replacement of single glazed transoms and sidelights is addressed in Item F. Replace overhead steel door in 1957 Addition. Provide funding for replacement of 25 exterior fire doors in the 1951 Original Construction, 1952 Addition, 1957 Addition and the 1974 Addition. Funding for removal of doors due to hazardous materials is provided for in Item T.

Item	Cost	Unit	Whole Building	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		6 Required	1 Required	12 Required		18 Required		16 Required	4 Required	3 Required		$120,000.00	(includes removal of existing)
Fire Door Replacement	$1,100.00	each		2 Required	4 Required	2 Required		17 Required						$27,500.00	(Hazardous Material Replacement Cost - See T.)
Other: Overhead door	$1,900.00	each				1 Required								$1,900.00	Remove and replace existing 8'x8' steel sectional door.
Sum:			$149,400.00	$14,200.00	$6,400.00	$28,100.00	$0.00	$54,700.00	$0.00	$32,000.00	$8,000.00	$6,000.00	$0.00		

Hollow Metal Door with Transom and Sidelight

Door at Curtain Wall

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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. Vinyl asbestos floor tile and mastic, Drywall and joint compound, Hard Plaster, Cement Board, Fire doors, and Pipe insulation and fittings containing hazardous materials are located in the 1951 Original Construction, 1952, 1957, and 1974 Additions in fair condition. These materials were described in the report and open to observation and found to be in non-friable condition with moderate. There are no underground storage tanks on the. 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 1951 Original Construction, 1952, 1957, and 1974 Additions, 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	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	EHA Form	EHA Form		EHA Form						—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		5,000 Required	0 Required	0 Required		0 Required						$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		5,000 Required	0 Required	0 Required		0 Required						$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		22,634 Required	27,813 Required	52,650 Required		51,880 Required						$15,497.70	
Pipe Insulation Removal	$10.00	ln.ft.		108 Required	0 Required	340 Required		0 Required						$4,480.00	
Pipe Fitting Insulation Removal	$20.00	each		0 Required	0 Required	500 Required		3 Required						$10,060.00	
Hard Plaster Removal	$7.00	sq.ft. (Qty)		0 Required	400 Required	0 Required		0 Required						$2,800.00	See J
Gypsum Board Removal	$6.00	sq.ft. (Qty)		0 Required	240 Required	0 Required		640 Required						$5,280.00	See J
Cement Board Removal	$5.00	sq.ft. (Qty)		20 Required	0 Required	10 Required		0 Required						$150.00	
Fire Door Removal	$100.00	each		2 Required	4 Required	2 Required		17 Required						$2,500.00	See S
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		5,575 Required	2,140 Required	22,379 Required		7,685 Required						$113,337.00	See J
Sum:			$164,104.70	$30,368.40	$13,841.30	$86,052.00	$0.00	$33,843.00	$0.00	$0.00	$0.00	$0.00	$0.00		

VAT Flooring

Fire Door

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U. Life Safety

Description: The 1951 Original Construction, 1952 Addition, 1957 Addition (with the exception of the STEM center), 1974 Addition, 2008 Addition and 2015 Addition are not equipped with a compliant automated fire suppression system. The 1990 and 1992 Additions are equipped with a compliant automated fire suppression system, which is in good condition. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 5 interior stair towers, which are not protected by a compliant two hour fire enclosure and 2 interior stair towers, which are protected by a compliant two hour fire enclosure. The facility features 2 exterior concrete stairways providing egress from intermediate floors, which are in good condition. Guardrails and handrails in the 1951 Original Construction and 1957 Addition are constructed with vertical and horizontal bars in a checkerboard pattern, do not meet the 4'' ball test, are constructed in a ladder effect and do not extend past the top and bottom stair risers as required by the Ohio Building Code. Guardrails and handrails in the 1974 Addition are constructed with vertical bars, do not meet the 4'' ball test, are not constructed in a ladder effect and do not extend past the top and bottom risers as required by the Ohio Building Code. The Kitchen hood is in fair condition due to age, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation and is installed as required by the OSDM and OBCMC. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. The serving area is equipped with 2 hoods as well in fair condition due to age. 1 hood is equipped with fire suppression and 1 hood is not. 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 city system. Size of intake was unable to be determined due to location of meter in an underground vault and was inaccessible. Based on age of facility and number of additions, it is assumed to be 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 guardrails and handrails on 8 stairways and 1 ramp to meet the requirements of the Ohio Building Code. Provide fire-rated enclosure around 5 existing stair towers. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Funding for replacement of main Kitchen hood and Serving Area hoods is provided for in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		28,293 Required	34,766 Required	65,812 Required	8,231 Required	64,850 Required	388 Required			5,094 Required	1,290 Required	$667,916.80	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level		6 Required		6 Required								$60,000.00	(includes associated doors, door frames and hardware)
Handrails:	$5,000.00	level		6 Required		6 Required		7 Required						$95,000.00	
Sum:			$822,916.80	$150,537.60	$111,251.20	$270,598.40	$26,339.20	$242,520.00	$1,241.60	$0.00	$0.00	$16,300.80	$4,128.00		

Compliant Fire Suppression System-1992 Addition

Compliant Wet Chemical Suppression System-Kitchen

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V. Loose Furnishings

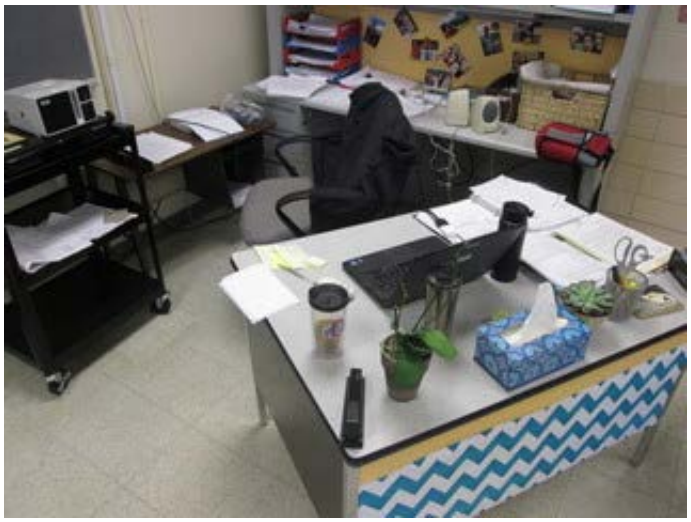
Description: The typical Classroom furniture in the 1951 Original Construction, 1952, 1957, 1974, and 1992 Additions is mismatched, and in generally fair to poor condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, and wastebaskets. The portion of 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. The majority of the 1990 and 2002, Additions do not contain typical Classroom spaces and furniture. These spaces contain Gymnasium areas, Locker Rooms, and Offices consisting of desks & chairs, file cabinets, general work tables, miscellaneous Physical Education related furniture, and wastebaskets. This portion of the facilities 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. The 1985 Addition does not contain any furniture or loose equipment. The 2015 Addition has recently finished construction, and the furniture and loose equipment does not require any attention.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
CEFPI Rating 6	$3.00	sq.ft. (of entire building addition)		Required	Required	Required		Required		Required	Required	Required		$850,710.00	
Sum:			$850,710.00	$84,879.00	$104,298.00	$197,436.00	$0.00	$194,550.00	$0.00	$214,245.00	$40,020.00	$15,282.00	$0.00		

Typical Student Desk and Chair



Typical Teacher Desk

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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 that can be initiated by either party (through the digitally based phone system) 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, Student Dining, and Music spaces appear to be inadequately provided, and in fair condition. OSDM-compliant computer network infrastructure is not provided. The facility does contain a media distribution center and does provide Computer Labs for use by students, as well as computer carts for Classroom use. Elevators are equipped with phones.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1951) 28,293 ft²	Media Center Addition (1952) 34,766 ft²	Auditorium and Classroom Addition (1957) 65,812 ft²	Auditorium Fixed Seating Area (1974) 8,231 ft²	Classroom Addition (1974) 64,850 ft²	Elevator Addition (1985) 388 ft²	Gymnasium Addition (1990) 71,415 ft²	Fine Arts Addition (1992) 13,340 ft²	Weight Room Addition (2002) 5,094 ft²	Athletic Office Addition (2015) 1,290 ft²	Sum	Comments
HS portion of building with total SF > 200,400	$5.80	sq.ft. (Qty)		28,293 Required	34,766 Required	65,812 Required	8,231 Required	64,850 Required	388 Required	71,415 Required	13,340 Required	5,094 Required	1,290 Required	$1,702,178.20	
Sum:			$1,702,178.20	$164,099.40	$201,642.80	$381,709.60	$47,739.80	$376,130.00	$2,250.40	$414,207.00	$77,372.00	$29,545.20	$7,482.00		

Classroomm TV

Wireless Access Point

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$36,308,544.94
7.00%	Construction Contingency	$2,541,598.15
Subtotal		$38,850,143.09
16.29%	Non-Construction Costs	$6,328,688.31
Total Project		**$45,178,831.39**

Construction Contingency	$2,541,598.15
Non-Construction Costs	$6,328,688.31
Total for X.	**$8,870,286.45**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$11,655.04
Soil Borings / Phase I Envir. Report	0.10%	$38,850.14
Agency Approval Fees (Bldg. Code)	0.25%	$97,125.36
Construction Testing	0.40%	$155,400.57
Printing - Bid Documents	0.15%	$58,275.21
Advertising for Bids	0.02%	$7,770.03
Builder’s Risk Insurance	0.12%	$46,620.17
Design Professional’s Compensation	7.50%	$2,913,760.73
CM Compensation	6.00%	$2,331,008.59
Commissioning	0.60%	$233,100.86
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$435,121.60
Total Non-Construction Costs	**16.29%**	**$6,328,688.31**

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Name of Appraiser	Julie Apt	**Date of Appraisal**	2015-09-28
Building Name	Thomas Worthington High		
Street Address	300 W. Granville Road		
City/Town, State, Zip Code	Worthington, OH 43085		
Telephone Number(s)	(614)450-6200		
School District	Worthington City		

Setting: Suburban

Site-Acreage	84.88	Building Square Footage	293,479
Grades Housed	9-12	Student Capacity	1,944
Number of Teaching Stations	92	Number of Floors	2
Student Enrollment	1550		
Dates of Construction	1951,1952,1957,1974,1974,1985,1990,1992,2002,2015		

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	25
		The site is 84.88 acres compared to 51 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. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic with the exception of the visitor parking lot adjacent to the bus loop.		
1.3		**Location** is removed from undesirable business, industry, traffic, and natural hazards	10	8
		The site is adjacent to residential uses. The Olentangy River and State Route 315 border the west end of the site.		
1.4		Site is **well landscaped and developed** to meet educational needs	10	10
		The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5	ES	Well equipped **playgrounds are separated** from streets and parking areas	10	10
	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 four baseball or softball fields, three batting cages, five tennis courts, football stadium and track, and several practice fields, which are provided with proper separation from vehicular use areas, and are 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, although erosion was evident at edges of sidewalks and pavement.		
1.8		Site is suitable for **special instructional needs**, e.g., outdoor learning	5	5
		The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9		**Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	5
		Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10	ES/MS	Sufficient **on-site, solid surface parking** for faculty and staff is provided	5	4
	HS	Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community		
		Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement ranging from good to fair condition.		
		TOTAL - The School Site	**100**	**91**

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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	11
	Entire building meets all ADA requirements except Restrooms and door clearances.		
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 in the 1974 Addition.		
2.4	**Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	6
	Exterior and interior walls are in fair condition, have sufficient control and expansion joints which are starting to show signs of deterioration.		
2.5	**Entrances and exits** are located so as to permit efficient student traffic flow	10	8
	Exits are properly located to allow safe egress from the building.		
2.6	**Building ''envelope''** generally provides for energy conservation (see criteria)	10	4
	Building envelope does not meet 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.		
2.8	Interior walls permit sufficient **flexibility** for a variety of class sizes	10	7
	Due to multiple additions, a variety of Classroom sizes have been provided throughout the facility.		

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	7
	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 fully sprinkled.		
2.17	**Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	8
	The central intercommunication system appears 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	3
	Exterior wall hydrants are inadequately provided around the exterior of the facility.		
	TOTAL - Structural and Mechanical Features	**200**	**112**

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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	10
	Flooring throughout the facility consists of VCT, VAT, rubber tile, wood, terrazzo, sealed concrete, ceramic tile, and carpet, which is fairly well maintained throughout the facility, although areas require replacement due to age and product lifecycle.		
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, brick, and glazed block is easily cleaned and resistant to stain. Drywall and plaster type wall and ceiling finishes are not easily cleaned and resistant to stain.		
3.4	**Built-in equipment** is designed and constructed for ease of maintenance	10	4
	Casework consists of wood shelving units with resin, stainless steel, or plastic laminate type tops, and are in fair to poor condition.		
3.5	**Finishes and hardware**, with compatible keying system, are of durable quality	10	4
	Door hardware varies throughout the facility, and does not meet ADA requirements.		
3.6	**Restroom fixtures** are wall mounted and of quality finish	10	5
	Fixtures are floor and wall mounted and are of good to fair 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**	**60**

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety			Points Allocated	Points
4.1		**Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	12
		Student loading is separated from pedestrian walkways and the majority of vehicular traffic.		
4.2		**Walkways**, both on and offsite, are available for safety of pedestrians	10	10
		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	4
		Buses and other vehicular traffic, with the exception of visitor parking, use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.		
4.5	ES	**Playground equipment** is free from hazard	5	4
	MS	Location and types of **intramural equipment** are free from hazard		
	HS	**Athletic field equipment** is properly located and is free from hazard		
		Athletic field equipment is properly located and is free from hazard.		

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 some Classrooms and other learning areas of the 1951 Original Construction and 1952, 1957, and 1974 Additions.		
4.7		Multi-story buildings have at least **two stairways** for student egress	15	7
		The building has 5 stairways, which are enclosed and 5 stairways that are not enclosed and are not ADA and OBC compliant.		
4.8		**Exterior doors** open outward and are equipped with panic hardware	10	8
		Exterior doors open in the direction of travel and are equipped with panic hardware.		
4.9		**Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	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	5
		Most Classroom doors are recessed without proper ADA clearances and hardware, and open outward.		

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	3

Terrazzo and VCT flooring has been well maintained throughout the facility. Majority of ramps and 5 stairways are not 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	3

Stair risers do not exceed 7 inches permitted by the OBC. Ramps are properly designed, but are not maintained in a non-slip condition.

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

Glass at door transoms and sidelights is provided with wire mesh for safety.

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

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	2

Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a Corridor leading to the exterior. Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately provided. There are no dead-end Corridors in the building. Stairways are not enclosed.

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

The facility is not fully 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	12

The structure is a variety including masonry load bearing walls, steel framing,steel joists, tectum decking, metal deck, and concrete plank systems. Interior walls are brick and masonry.

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 provided with adequate visual indicating devices.

	TOTAL - Building Safety and Security	**200**	**120**

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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	15
		The average Classroom is 840 SF compared to 900 SF required by the OSDM.		
5.2		**Classroom space** permits arrangements for small group activity	15	10
		Some undersized Classrooms do not allow sufficient space for effective small group activities. Some Classrooms are large enough to allow effective small group activity spaces.		
5.3		**Location of academic learning areas** is near related educational activities and away from disruptive noise	10	10
		The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.		
5.4		**Personal space** in the classroom away from group instruction allows privacy time for individual students	10	7
		Some undersized Classrooms do not permit privacy time for individual students. Some Classrooms are large enough to allow privacy time for individual students.		
5.5		**Storage for student materials** is adequate	10	8
		Lockers, located in the Corridor, are adequately provided for student storage.		
5.6		**Storage for teacher materials** is adequate	10	4
		Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		

Special Learning Space			Points Allocated	Points
5.7		**Size of special learning area(s)** meets standards	15	10
		The average Special Education Classroom is 841 SF compared to 900 SF recommended in the OSDM. Total Special Education Classroom areas total 6,117 SF.		
5.8		**Design of specialized learning area(s)** is compatible with instructional need	10	8
		Special Education spaces are properly designed to meet instructional needs.		
5.9		**Library/Resource/Media Center** provides appropriate and attractive space	10	10
		The Media Center is 12,481 SF compared to 5,425 SF recommended in the OSDM. The Media Center is an attractive space, including natural light and sufficient book storage space.		
5.10		**Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	5
		The Primary Gymnasium is 15,030 SF compared to 10,000-20,000 SF recommended in the OSDM. The Auxiliary Gymnasium 21,879 SF compared to 7,000 SF recommended in the OSDM.		
5.11	ES	**Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction	10	10
	MS/HS	**Science** program is provided sufficient space and equipment		

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

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

The two large Music Rooms total 6,461 SF compared to 1,800-3,000 recommended in the OSDM. The Music Rooms are designed appropriately.

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

Three Art Rooms total 5,480 SF compared to 1,200 SF recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.

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

The facility is provided with Computer Labs for student use.

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

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

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

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

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

The Teacher's Lounge is 628 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM. The Teacher's Lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials.

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

The Student Dining space is 7,490 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 5,611 SF compared to 5,425 SF recommended in the OSDM. The Student Dining space is attractive with adequate space for seating.

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

Administrative Offices are adequately provided for High School students.

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

The average Counselor's Office is 120 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM. The total Counseling center area is approximately 3,165 SF. Spaces provided insure privacy and included sufficient storage space.

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

The Clinic is 684 SF compared to 370 SF recommended in the OSDM. The Clinic is located within the Administrative Offices and is provided with required equipment.

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

The Main Reception space consists of approximately 563 SF compared to 200-400 SF recommended by the OSDM.

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

The Administrative areas consists of approximately 5,400 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.

TOTAL - Educational Adequacy	**200**	**160**

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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	10
	The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
6.3	**Exterior noise and poor environment** do not disrupt learning	10	8
	The site is adjacent to residential uses. The Olentangy River and State Route 315 border the west end of the site.		
6.4	**Entrances and walkways** are **sheltered** from sun and inclement weather	10	6
	The main entrance to the School is partially sheltered.		
6.5	**Building materials** provide attractive color and texture	5	4
	Exterior building materials consist of brick, stone, and concrete block, 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. School colors are reflected in the athletic areas. 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	6
	The facility is not fully 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 all 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	10

There are areas for students to gather in the Student Dining area, Auditorium, and Gymnasiums, as well as a small gathering area at the entrance to the school. Outdoor courtyards have been provided to encourage socialization and communication among students.

6.12	**Traffic flow** is aided by appropriate foyers and corridors	10	7

Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately provided. Classroom doorways are recessed and do not impede traffic flow. Classroom doors that are not recessed either open inward or lay flat against the wall and do not impede traffic flow.

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

There are areas for students to gather in the Student Dining area, Auditorium, and Gymnasiums, as well as a small gathering area at the entrance to the school. Outdoor courtyards have been provided to encourage socialization and communication among students.

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

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

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

Existing Gymnasiums, Student Dining, and Media Center spaces are not provided with appropriate sound attenuation acoustical surface treatments. Existing Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments.

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 in the 1951 Original Construction, 1952, 1957, 1974, and 1992 Addition is generally mismatched and in fair to poor condition. The majority of the 1990 and 2002, Additions do not contain typical Classroom spaces and furniture.

TOTAL - Environment for Education	**200**	**140**

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LEED Observation Notes

School District:	Worthington City
County:	Franklin
School District IRN:	45138
Building:	Thomas Worthington High
Building IRN:	42283

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 exceeds the amount required with 714 spaces provided and 651 spaces required (see SS Credit 4.4). Reducing the amount of redundant asphalt and providing softer landscape elements including grasses, shrubs and flora, would contribute to a reduction in the heat island effect. Two Courtyards provide some soft landscape features that contribute to the heat island reduction. 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 storage and 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: **Thomas Worthington High**

9-12

Building features that clearly exceed criteria:

1. The Media Center is oversized.
2. The Music Rooms and Art Rooms are oversized.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. Entire building does not contain a fully automated fire suppression system.
2. The school is not fully compliant with ADA requirements in regards to door clearances and restrooms.
3. This facility is reported to have hazardous material.
4. There are multiple additions, which contribute to a confusing layout and an inconsistent design.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Worthington City
Facility:	Thomas Worthington High
Date of Initial Assessment:	Sep 28, 2015
Date of Assessment Update:	Dec 20, 2015
Cost Set:	2015

District IRN:	45138
Building IRN:	42283
Firm:	SBDP

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1951 Original Construction	28,293	$30,368.40	$20,368.40
1952 Media Center Addition	34,766	$13,841.30	$13,841.30
1957 Auditorium and Classroom Addition	65,812	$86,052.00	$86,052.00
1974 Auditorium Fixed Seating Area	8,231	$0.00	$0.00
1974 Classroom Addition	64,850	$33,843.00	$33,843.00
1985 Elevator Addition	388	$0.00	$0.00
1990 Gymnasium Addition	71,415	$0.00	$0.00
1992 Fine Arts Addition	13,340	$0.00	$0.00
2002 Weight Room Addition	5,094	$0.00	$0.00
2015 Athletic Office Addition	1,290	$0.00	$0.00
Total	293,479	$164,104.70	$154,104.70
Total with Regional Cost Factor (100.00%)	—	$164,104.70	$154,104.70
Regional Total with Soft Costs & Contingency	—	$204,195.97	$191,752.94

Environmental Hazards - Worthington City (45138) - Thomas Worthington High (42283) - Original Construction

Owner:	Worthington City	**Bldg. IRN:**	42283
Facility:	Thomas Worthington High	**BuildingAdd:**	Original Construction
Date On-Site:		**Consultant Name:**	

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Reported Asbestos-Containing Material	108	$10.00	$1,080.00
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	Reported Asbestos-Containing Material	20	$5.00	$100.00
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	Reported Asbestos-Containing Material	2	$100.00	$200.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	5575	$3.00	$16,725.00
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**			$18,105.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$18,105.00

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.	28293	22634	$0.10	$2,263.40

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**	$30,368.40
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$20,368.40

* 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) - Thomas Worthington High (42283) - Media Center Addition

Owner:	Worthington City	**Bldg. IRN:**	42283
Facility:	Thomas Worthington High	**BuildingAdd:**	Media Center 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	Reported Asbestos-Containing Material	400	$7.00	$2,800.00
15.	Gypsum Board Removal	Reported Asbestos-Containing Material	240	$6.00	$1,440.00
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	Reported Asbestos-Containing Material	4	$100.00	$400.00
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	2140	$3.00	$6,420.00
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**			$11,060.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$11,060.00

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.	34766	27813	$0.10	$2,781.30

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**	$13,841.30
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$13,841.30

* 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) - Thomas Worthington High (42283) - Auditorium and Classroom Addition

Owner: Worthington City **Bldg. IRN:** 42283

Facility: Thomas Worthington High **BuildingAdd:** Auditorium and Classroom 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	Reported Asbestos-Containing Material	340	$10.00	$3,400.00
6.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	500	$20.00	$10,000.00
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	Reported Asbestos-Containing Material	10	$5.00	$50.00
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	Reported Asbestos-Containing Material	2	$100.00	$200.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	22379	$3.00	$67,137.00
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**			$80,787.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$80,787.00

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.	65812	52650	$0.10	$5,265.00

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**	$86,052.00
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$86,052.00

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

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

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

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

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

Environmental Hazards - Worthington City (45138) - Thomas Worthington High (42283) - Classroom Addition

Owner:	Worthington City	**Bldg. IRN:**	42283
Facility:	Thomas Worthington High	**BuildingAdd:**	Classroom 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	Reported Asbestos-Containing Material	3	$20.00	$60.00
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	Reported Asbestos-Containing Material	640	$6.00	$3,840.00
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	Reported Asbestos-Containing Material	17	$100.00	$1,700.00
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	7685	$3.00	$23,055.00
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**			$28,655.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$28,655.00

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.	64850	51880	$0.10	$5,188.00

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**	$33,843.00
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$33,843.00

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

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

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

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

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