Building Information - Worthington City (45138) - Worthington Estates Elementary

Program Type	Assessment Only
Setting	Suburban
Assessment Name	Worthington Estates Elementary (042275) DRAFT
Assessment Date (on-site; non-EEA)	2015-09-28
Kitchen Type	Full Kitchen
Cost Set:	2015
Building Name	Worthington Estates Elementary
Building IRN	42275
Building Address	6760 Rieber Street
Building City	Worthington
Building Zipcode	43085
Building Phone	(614) 450-4600
Acreage	24.01
Current Grades:	K-6
Teaching Stations	36
Number of Floors	1
Student Capacity	818
Current Enrollment	677
Enrollment Date	2015-09-28

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

Number of Classrooms	34
Historical Register	**NO**
Building's Principal	Mr. Rob Messenheimer
Building Type	Elementary

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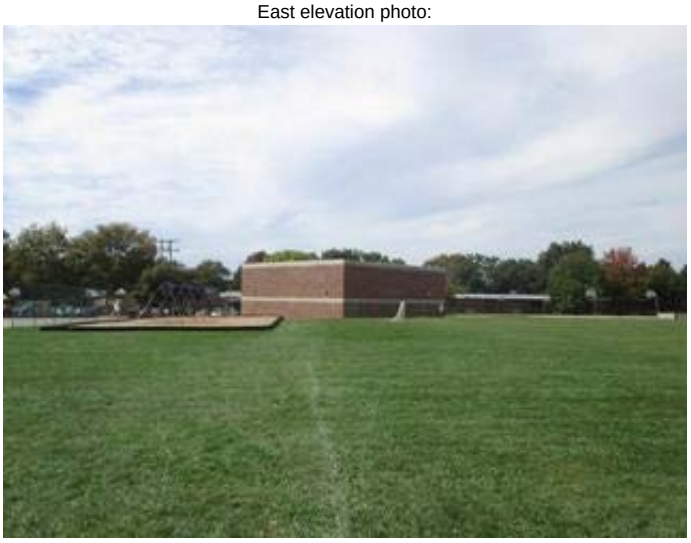
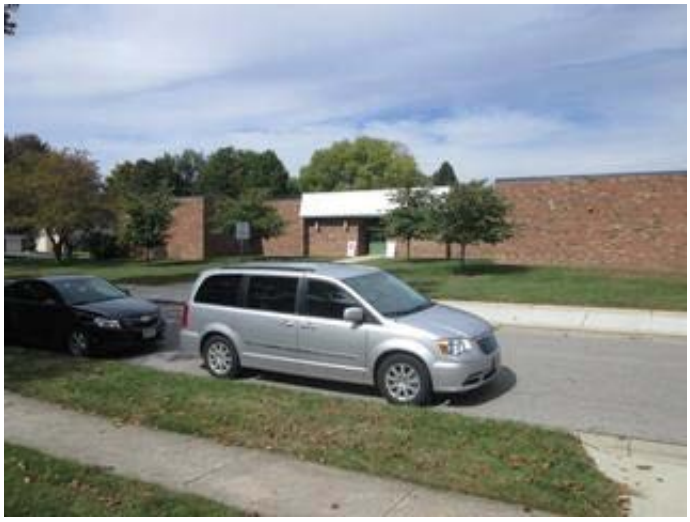
North elevation photo:

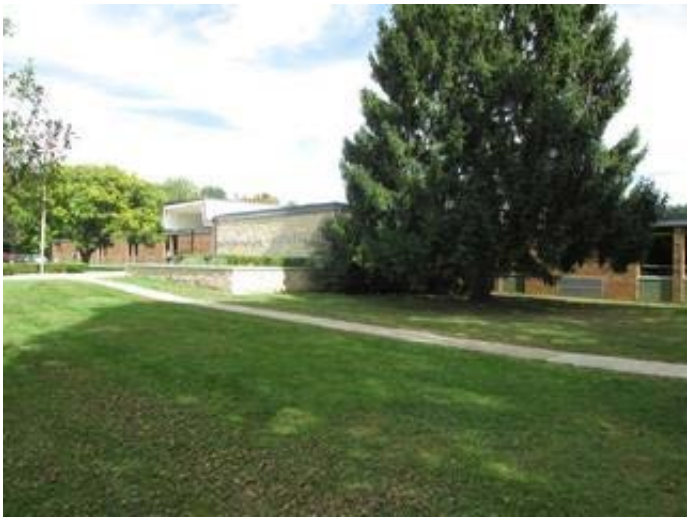
East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

64,972 Total Existing Square Footage
1968,1971,1988 Building Dates
K-6 Grades
677 Current Enrollment
36 Teaching Stations
24.01 Site Acreage

Worthington Estates Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1968, is a one story, 64,972 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 overall facility contains brick veneer on load bearing masonry type exterior wall construction, with load bearing masonry type wall construction in the interior. The floor system consists of concrete slab on grade. The roof structure of the 1968 Original Construction and 1971 Addition is a preformed composite structural metal deck type construction. The roof structure of the 1988 Addition is steel joists or trusses with metal deck. The roofing system of the 1968 Original Construction and 1971 Addition is fully adhered membrane system and standing seam metal, installed at an unknown date. The roof system of the 1988 Addition is a ballasted membrane system and standing seam metal, is assumed to be original to the addition. The ventilation system of the building is inadequate to meet the needs of the users. The majority of the Classrooms are adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with a compliant automated fire suppression system. The building contains asbestos. The overall building is compliant with ADA accessibility requirements. The school is located on a 10 acre site adjacent to residential properties. The property and playgrounds are not 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 inadequate.

No Significant Findings

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Orginal Construction	1968	yes	1	42,823	no
Classroom Addition	1971	yes	1	14,004	no
Gymnasium Addition	1988	yes	1	8,145	no

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Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Orginal Construction (1968)		6914			1615		2821	1272						
Classroom Addition (1971)		2455												
Gymnasium Addition (1988)		830		4789										
Total	0	10,199	0	4,789	1,615	0	2,821	1,272	0	0	0	0	0	0

Master Planning Considerations	There are no readily evident conditions that might significantly effect master planning with regard to the site. Due to the size of the site, building expansion is not recommended. The building occupies the west end of the site, and athletic fields occupy the east end of the site. The site is located within a quiet suburban residential neighborhood, and is bordered by lightly traveled city streets.

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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 - Worthington Estates Elementary (42275)

District: Worthington City
Name: Worthington Estates Elementary
Address: 6760 Rieber Street
Worthington,OH 43085
Bldg. IRN: 42275

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Rob Messenheimer
Phone: (614) 450-4600
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	K-6	Acreage:	24.01
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	677	Classrooms:	34
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Orginal Construction	1968	yes	1	42,823
Classroom Addition	1971	yes	1	14,004
Gymnasium Addition	1988	yes	1	8,145
Total				**64,972**

*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	79	79%	Satisfactory
2.0 Structural and Mechanical Features	200	121	61%	Borderline
3.0 Plant Maintainability	100	64	64%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	141	71%	Satisfactory
6.0 Environment for Education	200	142	71%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	676	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2015			Rating	Dollar Assessment	C
	A.	Heating System	3	$2,216,844.64	-
	B.	Roofing	3	$787,961.30	-
	C.	Ventilation / Air Conditioning	2	$10,000.00	-
	D.	Electrical Systems	3	$1,054,495.56	-
	E.	Plumbing and Fixtures	3	$655,996.50	-
	F.	Windows	3	$153,780.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$117,882.25	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	2	$1,576,213.20	-
	K.	Interior Lighting	3	$324,860.00	-
	L.	Security Systems	3	$185,170.20	-
	M.	Emergency/Egress Lighting	3	$64,972.00	-
	N.	Fire Alarm	3	$97,458.00	-
	O.	Handicapped Access	3	$161,869.40	-
	P.	Site Condition	2	$647,220.32	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$78,000.00	-
	T.	Hazardous Material	3	$167,224.30	-
	U.	Life Safety	3	$163,097.60	-
	V.	Loose Furnishings	3	$194,916.00	-
	W.	Technology	3	$747,827.72	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,297,862.47	-
Total				$11,703,651.46	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$11,703,651.46

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

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Orginal Construction (1968) Summary

District: Worthington City
Name: Worthington Estates Elementary
Address: 6760 Rieber Street
Worthington,OH 43085
Bldg. IRN: 42275

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Rob Messenheimer
Phone: (614) 450-4600
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	K-6	Acreage:	24.01
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	677	Classrooms:	34
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Orginal Construction	**1968**	**yes**	**1**	**42,823**
Classroom Addition	1971	yes	1	14,004
Gymnasium Addition	1988	yes	1	8,145
Total				**64,972**

*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	79	79%	Satisfactory
2.0 Structural and Mechanical Features	200	121	61%	Borderline
3.0 Plant Maintainability	100	64	64%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	141	71%	Satisfactory
6.0 Environment for Education	200	142	71%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	676	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2015			Rating	Dollar Assessment	C
A.	Heating System		3	$1,461,120.76	-
B.	Roofing		3	$566,393.70	-
C.	Ventilation / Air Conditioning		2	$10,000.00	-
D.	Electrical Systems		3	$695,017.29	-
E.	Plumbing and Fixtures		3	$454,461.00	-
F.	Windows		3	$134,700.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$48,927.75	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		2	$1,005,334.30	-
K.	Interior Lighting		3	$214,115.00	-
L.	Security Systems		3	$122,045.55	-
M.	Emergency/Egress Lighting		3	$42,823.00	-
N.	Fire Alarm		3	$64,234.50	-
O.	Handicapped Access		3	$125,054.60	-
P.	Site Condition		2	$466,702.47	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$26,000.00	-
T.	Hazardous Material		3	$128,276.90	-
U.	Life Safety		3	$137,033.60	-
V.	Loose Furnishings		3	$128,469.00	-
W.	Technology		3	$492,892.73	-
X.	Construction Contingency / Non-Construction Cost		-	$1,544,874.98	-
Total				$7,868,477.13	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$7,868,477.13

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

Classroom Addition (1971) Summary

District: Worthington City
Name: Worthington Estates Elementary
Address: 6760 Rieber Street
Worthington,OH 43085
Bldg. IRN: 42275

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Rob Messenheimer
Phone: (614) 450-4600
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	K-6	Acreage:	24.01
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	677	Classrooms:	34
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Orginal Construction	1968	yes	1	42,823
Classroom Addition	**1971**	**yes**	**1**	**14,004**
Gymnasium Addition	1988	yes	1	8,145
Total				**64,972**

*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	79	79%	Satisfactory
2.0 Structural and Mechanical Features	200	121	61%	Borderline
3.0 Plant Maintainability	100	64	64%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	141	71%	Satisfactory
6.0 Environment for Education	200	142	71%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	676	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2015			Rating	Dollar Assessment	C
A.	Heating System		3	$477,816.48	-
B.	Roofing		3	$216,567.60	-
C.	**Ventilation / Air Conditioning**		**2**	**$0.00**	-
D.	Electrical Systems		3	$227,284.92	-
E.	Plumbing and Fixtures		3	$164,828.00	-
F.	Windows		3	$15,780.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$32,652.75	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		2	$273,984.40	-
K.	Interior Lighting		3	$70,020.00	-
L.	Security Systems		3	$39,911.40	-
M.	Emergency/Egress Lighting		3	$14,004.00	-
N.	Fire Alarm		3	$21,006.00	-
O.	Handicapped Access		3	$29,450.80	-
P.	Site Condition		2	$116,091.96	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$28,000.00	-
T.	Hazardous Material		3	$38,947.40	-
U.	**Life Safety**		**3**	**$0.00**	-
V.	Loose Furnishings		3	$42,012.00	-
W.	Technology		3	$161,186.04	-
- X.	Construction Contingency / Non-Construction Cost		-	$481,165.45	-
Total				$2,450,709.20	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$2,450,709.20

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

Gymnasium Addition (1988) Summary

District: Worthington City
Name: Worthington Estates Elementary
Address: 6760 Rieber Street
Worthington,OH 43085
Bldg. IRN: 42275

County: Franklin **Area:** Central Ohio (0)
Contact: Mr. Rob Messenheimer
Phone: (614) 450-4600
Date Prepared: 2015-09-28 **By:** Julie Apt
Date Revised: 2015-12-20 **By:** Julie Apt

Current Grades	K-6	Acreage:	24.01
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	677	Classrooms:	34
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Orginal Construction	1968	yes	1	42,823
Classroom Addition	1971	yes	1	14,004
Gymnasium Addition	**1988**	**yes**	**1**	**8,145**
Total				**64,972**

*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	79	79%	Satisfactory
2.0 Structural and Mechanical Features	200	121	61%	Borderline
3.0 Plant Maintainability	100	64	64%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	141	71%	Satisfactory
6.0 Environment for Education	200	142	71%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	676	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2015			Rating	Dollar Assessment	C
A.	Heating System		3	$277,907.40	-
B.	Roofing		3	$5,000.00	-
C.	**Ventilation / Air Conditioning**		**2**	**$0.00**	-
D.	Electrical Systems		3	$132,193.35	-
E.	Plumbing and Fixtures		3	$36,707.50	-
F.	Windows		3	$3,300.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$36,301.75	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		2	$296,894.50	-
K.	Interior Lighting		3	$40,725.00	-
L.	Security Systems		3	$23,213.25	-
M.	Emergency/Egress Lighting		3	$8,145.00	-
N.	Fire Alarm		3	$12,217.50	-
O.	Handicapped Access		3	$7,364.00	-
P.	Site Condition		2	$64,425.89	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$24,000.00	-
T.	**Hazardous Material**		**3**	**$0.00**	-
U.	Life Safety		3	$26,064.00	-
V.	Loose Furnishings		3	$24,435.00	-
W.	Technology		3	$93,748.95	-
- X.	Construction Contingency / Non-Construction Cost		-	$271,822.04	-
Total				$1,384,465.13	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$1,384,465.13

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

A. Heating System

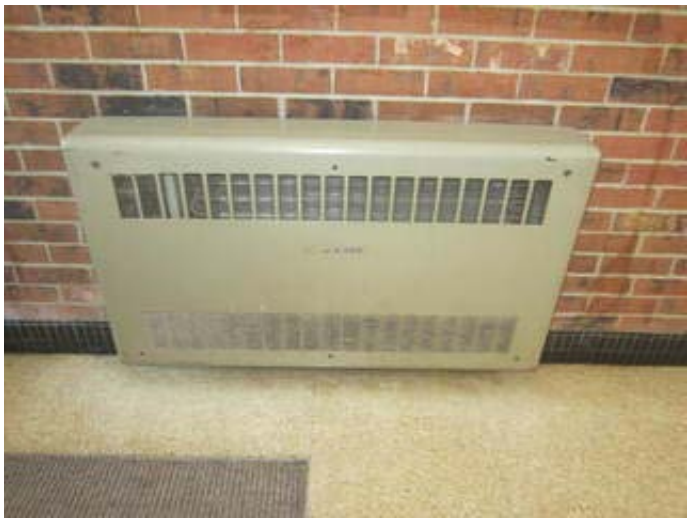
Description: The existing system for the 1968 Original Construction is a natural gas fired heated water boiler type system, installed in 1968, with upgrades in 2005, and is in fair condition. The systems in the 1971 and 1988 Additions are an extension of that found in the 1968 Original Construction. The heating and chilled water system in the overall facility is a 4-pipe system, with a capacity for simultaneous heating and cooling operation, which is compliant with the OSDM requirements for basic system type. The 1968 Original Construction is equipped with two (2) boilers, one manufactured by Frank Prox Company, installed in 1968, and in fair to poor condition, the other manufactured by Bryan Boilers, installed in 2005, and in good to fair condition. Heating water is distributed to terminal units throughout the overall facility 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 2008 and are in good to fair condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing systems in the 1971 and 1988 Additions are ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing systems in the 1968 Original Construction 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 overall heating system is evaluated as not being in safe and efficient working order, and long term life expectancy of the existing system is not anticipated. The structure is equipped with central air conditioning. The site does not contain 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 1968 Original Cnstruction to a ducted system to facilitate efficient exchange of conditioned air. Replace the ductwork in the 1971 and 1988 Additions to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	Required	$1,697,068.64	(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	$519,776.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$2,216,844.64	$1,461,120.76	$477,816.48	$277,907.40		

Natural Gas Fired Heated Water Boiler Type System



Heating Water Cabinet Heater

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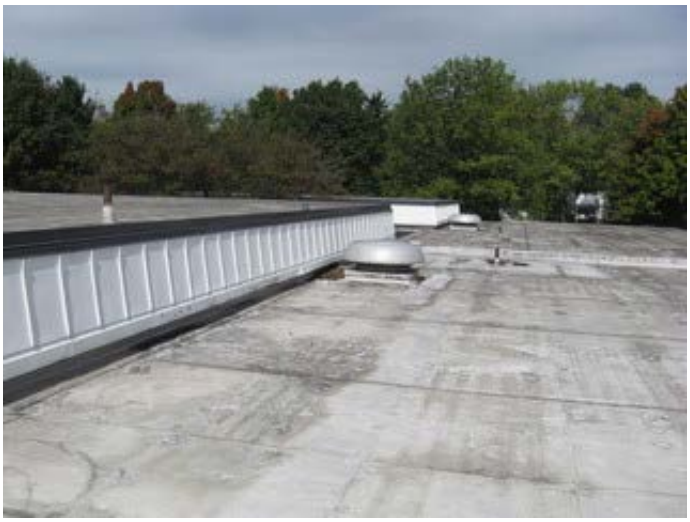
B. Roofing

Description: The roof over the 1968 Original Construction and the 1971 Addition is a mechanically fastened, fully adhered membrane system and standing seam metal roof system, installed at an unknown date, and are in fair condition. The roof over the 1988 Addition is a ballasted membrane system that appears original to the addition and standing seam metal roof system, both are in good condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch that is in good condition. Fall safety protection cages are not required. There were no observations of standing water on the roof. Metal flashings and copings are in good condition on the 1988 Addition and in fair condition over the rest of the facility. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they will be required in areas of roof replacement and they are needed on the 1988 Addition. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

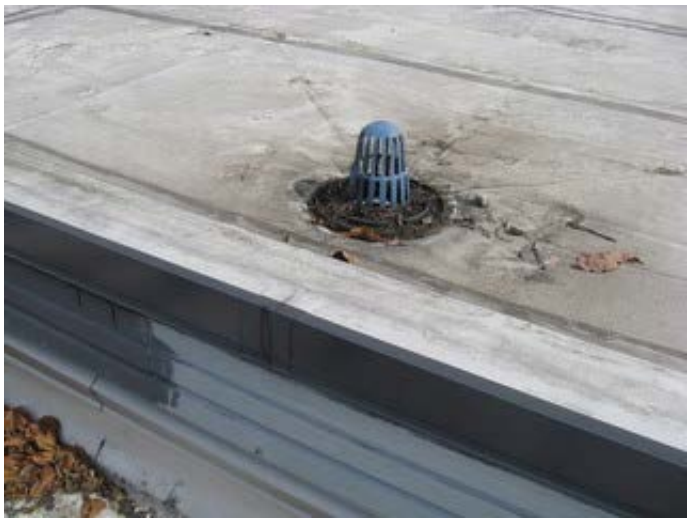
Rating: 3 Needs Replacement

Recommendations: The roof over the 1968 Original Construction and 1971 Addition requires replacement due to age of system and projected lifecycle. Provide for the replacement of insulation due to roof replacement and OBC requirements. The flashing and / or coping at the 1968 Original Construction and the 1971 Addition require replacement due to condition and roof replacement. Funding for flashing and coping replacement is provided for in the complete replacement of roof. Add overflow roof drains to the 1988 Addition. Replace roof drains and add overflow roof drains to the 1968 Original Construction and the 1971 Addition.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Membrane (all types):	$8.70	sq.ft. (Qty)		42,823 Required	14,004 Required		$494,394.90	(unless under 10,000 sq.ft.)
Standing Metal Seam:	$16.50	sq.ft. (Qty)		1,200 Required	1,680 Required		$47,520.00	
Remove/replace existing roof Drains and Sump:	$1,200.00	each		10 Required	6 Required		$19,200.00	
Overflow Roof Drains and Piping:	$2,500.00	each		10 Required	6 Required	2 Required	$45,000.00	
Roof Insulation:	$3.20	sq.ft. (Qty)		42,823 Required	14,004 Required		$181,846.40	(non-tapered insulation for use in areas without drainage problems)
Sum:			$787,961.30	$566,393.70	$216,567.60	$5,000.00		



Membrane Roof and Standing Seam Metal



Roof Drain

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C. Ventilation / Air Conditioning

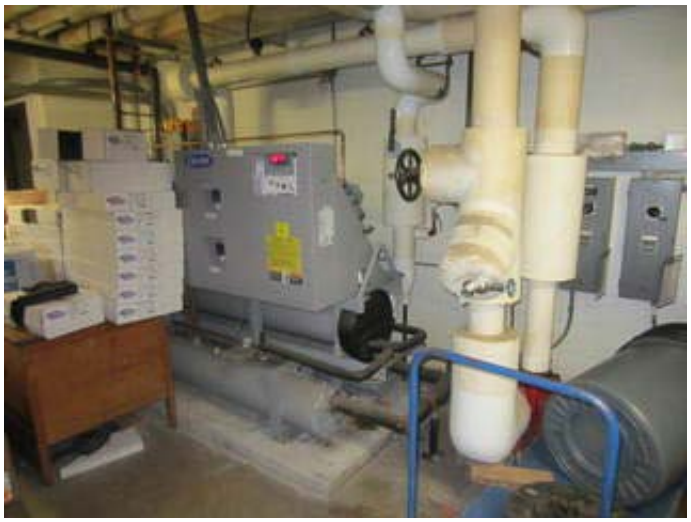
Description: The overall facility is equipped with a chilled water type central air conditioning system, which is in fair condition. The system consists of a single Baltimore Aircoil Company cooling tower, in fair to poor condition, and a single Carrier water cooled piston chiller, in good to fair condition, providing chilled water to terminal units consisting of unit ventilators and air handlers. The overall facility is not equipped with any window units. An isolated room system consisting of a ducted split HVAC system, with the Carrier Gemini condensing unit on a pad outside the Mechanical Room and the Trane air handler in the ceiling, is located in the 1968 Original Construction Administrative Offices area. The ventilation system in the overall facility consists of unit ventilators and air handlers, original to each addition and in fair condition, providing fresh air to Classrooms, and air handlers original to each addition and in fair condition, providing fresh air to other miscellaneous spaces such as Gymnasium, Student Dining, and Media Center. Relief air venting is provided by ceiling plenums, central relief fans, and air handlers. The ventilation system does not appear to meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln, and existing kiln ventilation is inadequate, and in fair condition. General building exhaust systems for Restrooms, Storage Rooms, Art Rooms, and Custodial Closets are inadequately placed, and in fair condition.

Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		2 Required			$10,000.00	
Sum:			$10,000.00	$10,000.00	$0.00	$0.00		

BAC Cooling Tower



Carrier Chiller

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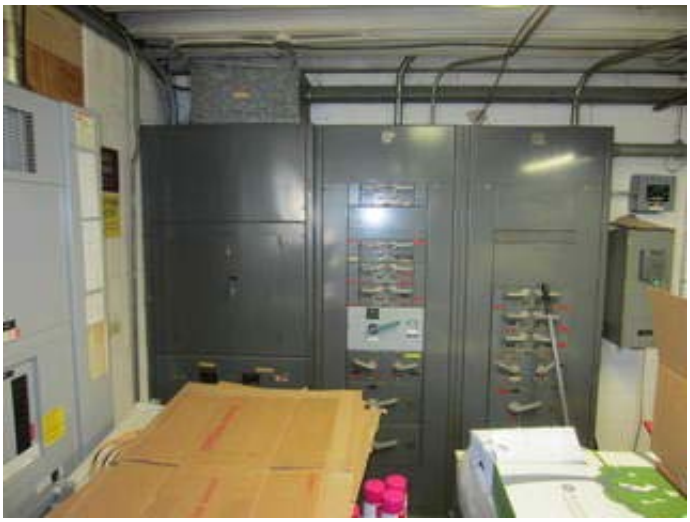
D. Electrical Systems

Description: The electrical system provided to the 1968 Original Construction is a 480/277 volts, 600 amp, 3 phase and 4 wire system installed in 1968 with upgrades in 1995, and is in fair condition. The systems in the 1971 and 1988 Additions are an extension of that found in the 1968 Original Construction. Power is provided to the school by multiple utility owned, pole-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 five (5) 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 adequately provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards do not appear to be provided. The facility is not equipped with a Stage. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity 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.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required	$1,054,495.56	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$1,054,495.56	$695,017.29	$227,284.92	$132,193.35		



Main Electrical Distribution Panel

Pole Mounted Transformers

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E. Plumbing and Fixtures

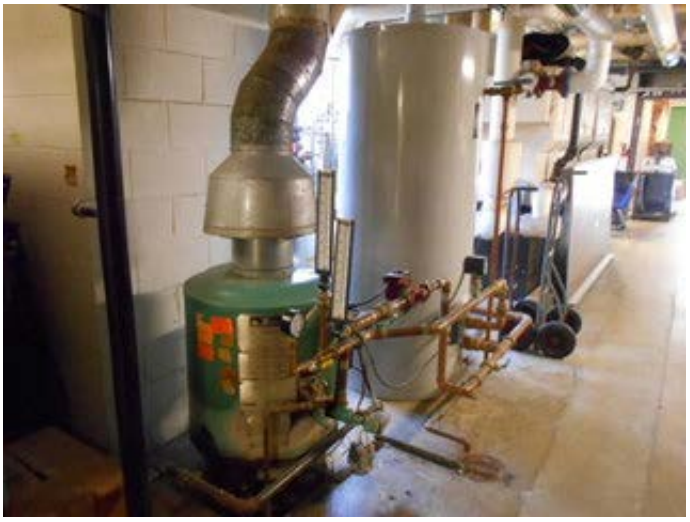
Description: The service entrance is equipped with a reduced pressure back flow preventer, which is in good condition. A water treatment system is not provided though none is needed. The Kitchen has point of use water treatment, which is in good condition. The domestic water supply piping in the 1968 Original Construction and 1971 Addition is galvanized, original to each addition, and is in fair condition. The domestic water supply piping in the 1988 Addition is copper, is original to the addition, and is in good condition. The facility is replacing the galvanized with copper as needed. The waste piping in the overall facility is cast iron, is original to each addition, and is in good to fair condition. The facility is replacing the cast iron with PVC as needed. The facility is equipped with 1 gas instantaneous water heater in good condition, with 1 separate 200 gallon storage tank in good condition. The school contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 2 Restrooms associated with Specialty Classrooms, 2 Unisex Restrooms and 6 Restrooms for staff. Boys' Large Group Restrooms contain 2 ADA and 3 non-ADA wall mounted flush valve toilets, 7 ADA and 7 non-ADA wall mounted flush valve urinals, as well as 2 ADA and 7 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 2 ADA and 10 non-ADA wall mounted flush valve toilets, as well as 2 ADA and 9 non-ADA wall mounted lavatories. Unisex Restrooms contain 2 ADA wall mounted flush valve toilets and 2 ADA wall mounted lavatories. Specialty Restrooms contain 0 ADA 2 non-ADA floor mounted tank type, 0 ADA and 0 non-ADA wall mounted lavatories (Kindergarten Classrooms have sinks adjacent to Restroom), as well as 0 ADA and 0 non-ADA showers. Staff Restrooms contain 1 ADA and 6 non-ADA wall mounted flush valve toilets, 0 ADA and 1 non-ADA wall mounted urinal, as well as 1 ADA and 5 non-ADA wall mounted lavatories and 1 non-ADA shower. Condition of fixtures is good to fair. The facility is equipped with 0 ADA and 3 non-ADA drinking fountains, as well as 3 ADA and 0 non-ADA electric water coolers, in good to fair condition. 5 Elementary Classrooms are not equipped with ADA or non-ADA sink mounted type drinking fountains. 28 Elementary Classrooms are equipped with non-ADA sink mounted type drinking fountains in good to fair condition. Special Needs/Education Classrooms are not equipped with the required Restroom facilities. Two Special Needs/Education Classrooms are located within reasonable distance to Large Group Restrooms; 1 Special Needs/Education Classroom is not adequately located within reasonable distance to Large Group Restrooms. Kitchen is equipped with the required Restroom and the fixtures are in fair condition. Heath Clinic is equipped with the required Restroom and fixtures are in fair condition. Kindergarten Classrooms are equipped with Restroom facilities and fixtures are in good condition. Kitchen fixtures consist of 1 wall mounted hand wash sink, (1) double compartment sink, 1 rinse sink with disposal, and (1) triple compartment sink, which are in fair condition due to age. The Kitchen is not equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via the gas water heater and storage tank, which are in good condition The school does meet the OBC requirements for fixtures with the exception of the 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 25 toilets, 9 urinals, 25 lavatories, 33 Classroom sink mounted drinking fountains, and 8 electric water coolers. Observations revealed that the school is currently equipped with 28 toilets, 15 urinals, 28 lavatories, 28 Classroom sink mounted drinking fountains, 3 drinking fountains and 3 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. Science Classroom lab utility sinks, gas connections, compressed air connections, and safety shower /eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. The Art Room is equipped with 1 double compartment sink with no solids interceptor. Adequate exterior wall hydrants are not provided.

Rating: 3 Needs Replacement

Recommendations: In the overall facility, replace the remaining cast iron waste piping with PVC and the remaining galvanized domestic water supply with copper. To facilitate the school's compliance with OBC and OSFC fixture requirements throughout the overall facility, provide 5 new Classroom sinks with deck mounted bubblers and, due to age and condition, replace 28 Classroom sinks with deck mounted bubblers. Due to age and condition, replace 19 toilets, 14 urinals and 23 lavatories throughout the overall facility. Due to age, condition, LEED, OBC and OSFC, replace 57 faucets and valves throughout the overall facility. Provide a new grease interceptor/trap in the Kitchen. Provide solids interceptor on sink in Art Room. Provide 5 additional ADA compliant electric water coolers. All fixtures, whether new or replaced, to be mounted at ADA compliant heights. Provide 3 additional exterior wall hydrants. See Item O for replacement, remounting of fixtures related to ADA requirements as well as toilet rooms for 1 Kitchen, 1 Clinic, 1 Coach's Office, 1 Special Education Classroom, 1 Mechanical Room Restroom and 2 Staff Restrooms. Funding for replacement of Kitchen equipment and fixtures is provided for in Item J.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required		$198,894.50	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	$227,402.00	(remove / replace)
Toilet:	$1,500.00	unit		14 Required	5 Required		$28,500.00	(remove / replace) See Item O
Urinal:	$1,500.00	unit		9 Required	5 Required		$21,000.00	(remove / replace)
Sink:	$1,500.00	unit		17 Required	6 Required		$34,500.00	(remove / replace)
Replace faucets and flush valves	$500.00	per unit		33 Required	18 Required	6 Required	$28,500.00	(average cost to remove/replace)
Other: ADA Compliant Single Electric Water Cooler	$1,200.00	each		1 Required	2 Required	2 Required	$6,000.00	Single ADA compliant electric water cooler.
Other: Classroom Sink with Deck Mounted Drinking Fountain	$3,000.00	per unit		23 Required	10 Required		$99,000.00	Provide new or replace classroom sink with deck mounted bubbler.
Other: Exterior Wall Hydrant	$1,400.00	each			1 Required	2 Required	$4,200.00	Provide additional exterior wall hydrants
Other: Grease Interceptor	$6,000.00	each		1 Required			$6,000.00	Provide new grease interceptor in Kitchen.
Other: Solids Interceptor	$2,000.00	each		1 Required			$2,000.00	New solids interceptor in Art Room.
Sum:			$655,996.50	$454,461.00	$164,828.00	$36,707.50		

Large Group Restroom Boys 1968 Original Construction



Water Heater with Storage Tank 1968 Original Construction

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F. Windows

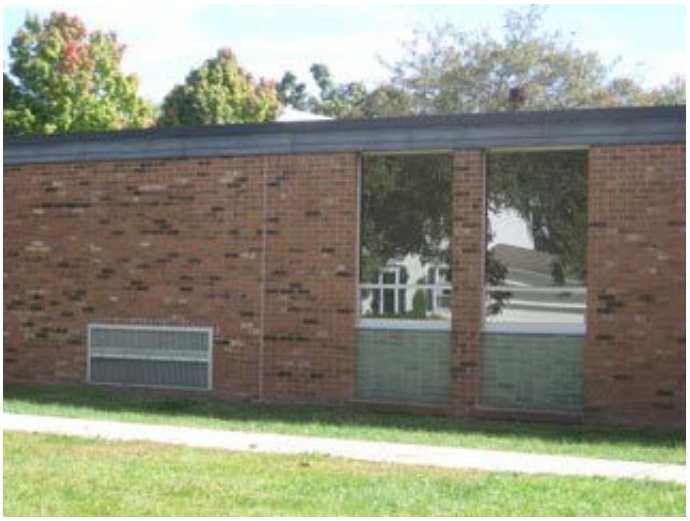
Description: The overall facility is equipped with thermally broken aluminum frame windows with single glazed type window system, which were installed at an unknown date, and is in fair condition. The window system features operable windows in most of the building, and operable windows are equipped with 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 fair condition. The window system features surface mounted blinds, which are in fair condition. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with hollow metal frame sidelights and transoms with single pane glazing, in fair condition. Exterior door vision panels are single pane glazing. The school does not contain skylights. The school does not contain clerestories. Interior glass is not OSDM-compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace window transoms and sidelights at exterior doors of the overall facility. Finding to be included in the total replacement window area. Provide for the replacement of exterior door vision panels.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Insulated Glass/Panels:	$60.00	sq.ft. (Qty)		2,233 Required	245 Required	55 Required	$151,980.00	(includes blinds)
Other: Replace Exterior Door Vision Panels	$30.00	sq.ft. (Qty)		24 Required	36 Required		$1,800.00	Replace single pane visions panels at exterior doors.
Sum:			$153,780.00	$134,700.00	$15,780.00	$3,300.00		

Transoms and Sidelights



Aluminum Frame Windows

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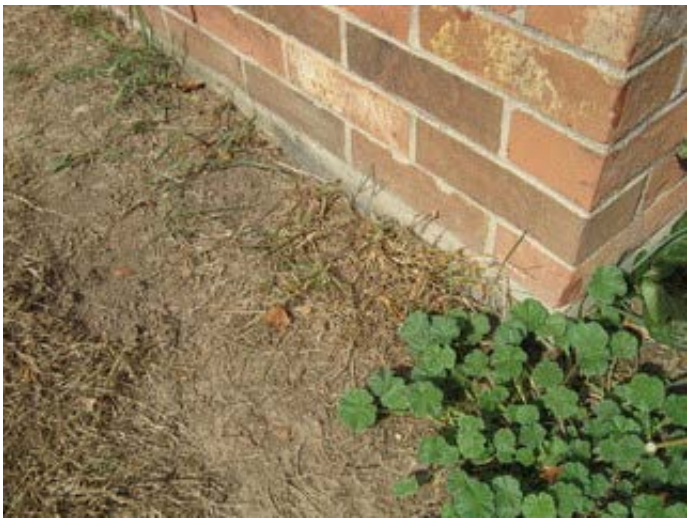
G. Structure: Foundation

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

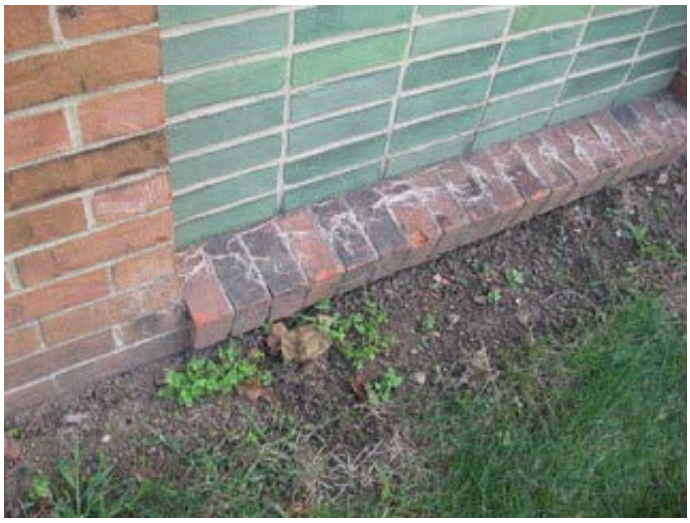
Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Exterior Wall at Foundation



Exterior Wall at Foundation

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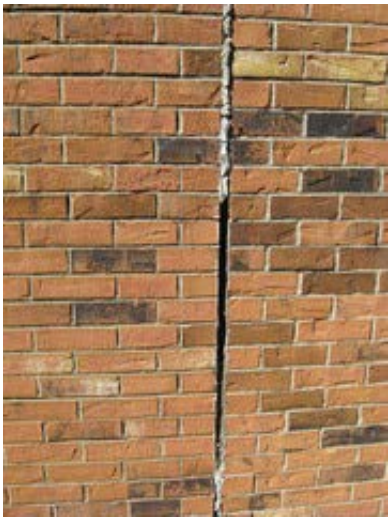
H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system, which displayed no locations of deterioration, and is in good condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in good condition. Control joints are not provided at lintel locations, at doors and windows, building corners, and wall offsets, though are not needed. The school does have sufficient expansion joints, and they are in poor condition. Exterior walls in the overall facility are inadequately insulated. Brick veneer masonry walls are not cavity walls. Weep holes and vents are not provided or required. The exterior masonry has not been cleaned and sealed in recent years, showing some evidence of mortar deterioration. Architectural exterior accent materials consist of stone and glazed brick, which are in good condition. Exterior building fenestration in the overall facility represents 12% of the exterior surfaces. Installation of new HVAC systems will result in removal of existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids. Interior Corridor and demising walls are concrete masonry units and glazed block, 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 gypsum board type construction, and in good condition. The window sills are an element of the aluminum window system, and are in fair condition. The exterior lintels are steel are rusting, and in fair to poor condition. Chimneys are in fair condition. Canopies over entrances are steel frame with plaster type construction, and are in fair condition. Exterior soffits are of metal type construction, and in poor condition. The school is provided with a covered concrete conventional loading dock to facilitate the receipt of product, supplies, and foodstuffs, 100 square feet in size. The dock itself is in poor condition, and is equipped with bumper pads in poor condition.

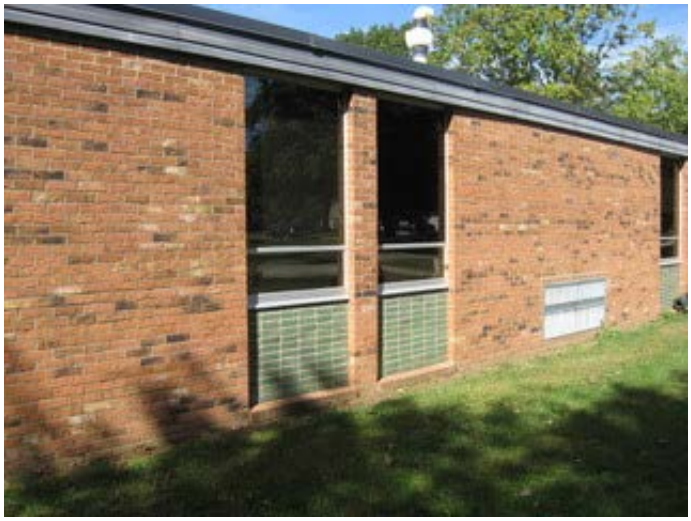
Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning and sealing as required through the overall facility. Recaulk existing expansion joints in the 1968 Original Construction. Prep and paint exposed steel lintels through the overall facility. Exterior wall insulation deficiencies are addressed in Item J. Provide masonry infill at voids left by removal of exterior unit ventilator louvers in the 1968 Original Construction. Repair chimney as required. Replace exterior soffits due to condition. Repair concrete loading dock as required.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		2,711 Required	2,531 Required	2,817 Required	$42,309.75	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		8,216 Required	7,670 Required	8,537 Required	$36,634.50	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		8,216 Required	7,670 Required	8,537 Required	$24,423.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		22 Required			$121.00	(removing and replacing)
Other: Chimney Repairs	$15.00	sq.ft. (Qty)		75 Required			$1,125.00	Repair chimney as required.
Other: Loading Dock Repairs	$32.00	sq.ft. (Qty)		10 Required			$320.00	Repair concrete loading dock as required.
Other: Masonry Infill	$27.00	sq.ft. (Qty)		306 Required			$8,262.00	Provide masonry infill where unit ventilator louvers are removed
Other: Scrape and Paint Lintels	$5.00	sq.ft. (Qty)		267 Required	38 Required	34 Required	$1,695.00	Prep and paint existing steel lintels
Other: Soffit Replacement	$8.00	sq.ft. (Qty)		374 Required			$2,992.00	Replace exterior soffits due to condition.
Sum:			$117,882.25	$48,927.75	$32,652.75	$36,301.75		



Expansion Joint



Brick Veneer

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There is no crawl space. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1968 Original Construction and the 1971 Addition is preformed composite structural metal deck type construction, and is in good condition. The roof construction of the 1988 Addition is steel joist and trusses with metal deck.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Preformed Composite Structural Metal Deck

Steel Joist Structure

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J. General Finishes

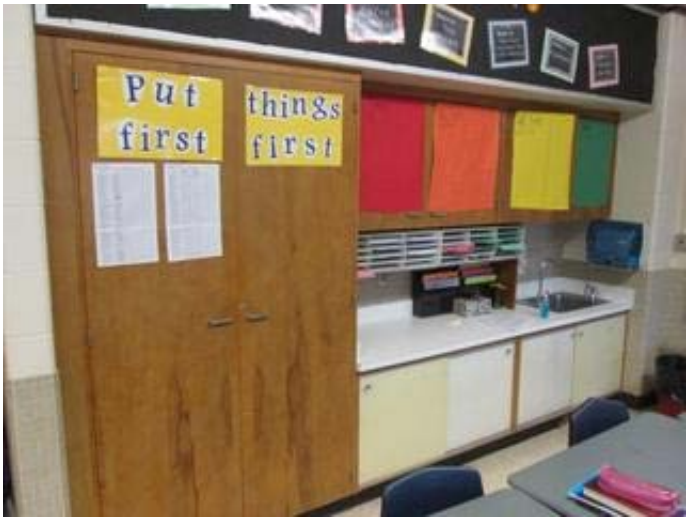
Description: The 1968 Original Construction features conventionally partitioned Classrooms with VAT type flooring, perforated metal panel type ceilings, as well as ceramic tile and painted block type wall finishes, and they are in fair condition. The 1968 Original Construction has Corridors with terrazzo type flooring, acoustical tile or spray on plaster type ceilings, as well as brick, stone, painted block, glazed block, and ceramic tile type wall finishes, and they are in fair condition. The 1968 Original Construction has Restrooms with terrazzo type flooring, painted gypsum type ceilings, as well as ceramic tile and painted block type wall finishes, and they are in fair condition. Toilet partitions are plastic laminate, and are in good to fair condition. Flexible partition walls have been provided in Classrooms between the two Courtyards, as well as between two Classrooms adjacent to the north Courtyard. The 1971 Addition features conventionally partitioned Classrooms with VCT and carpet type flooring, acoustical tile and painted gypsum type ceilings, as well as metal panel and painted block type wall finishes, and they are in fair condition. The 1971 Addition has Corridors with VCT type flooring, acoustical tile and painted gypsum type ceilings, as well as brick, painted block, and metal panel type wall finishes, and they are in fair condition. The 1971 Addition has Restrooms with ceramic tile type flooring, painted gypsum type ceilings, as well as painted block type wall finishes, and they are in fair condition. Toilet partitions are plastic laminate, and are in good to fair condition. The 1988 Addition features a Music Room with terrazzo and carpet type flooring, acoustical tile type ceilings, as well as painted block and painted gypsum type wall finishes, and they are in fair condition. The 1988 Addition has Corridors with terrazzo type flooring, acoustical tile and painted gypsum type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 1988 Addition has Restrooms with terrazzo type flooring, painted gypsum type ceilings, as well as painted block type wall finishes, and they are in fair condition. Toilet partitions are not used in these single person Restrooms. Classroom casework in the 1968 Original Construction is wood type construction with plastic laminate tops, is adequately provided, and in fair to poor condition. The typical Classroom contains 12 lineal feet of casework, and Classroom casework provided ranges from 10 to 15 feet. Classroom casework in the 1971 Addition is wood type construction with plastic laminate tops, is inadequately provided, and in fair to poor condition. The typical Classroom contains 5 lineal feet of casework, and Classroom casework provided ranges from 0 to 5 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair condition. The storage cubbies, located in the Classrooms, are adequately provided, and in fair condition. The Art program is equipped with two kilns in fair condition, and existing kiln ventilation is inadequate. The 1968 Original Construction is equipped with metal non-louvered interior doors that are recessed with proper ADA hardware and clearances, and in good to fair condition. There are two door openings which to not provide proper ADA clearances between the edge of the door frame and the adjacent wall. The 1971 and 1988 Additions are equipped with wood or metal non-louvered interior doors that are flush mounted with proper ADA hardware and clearances, and in good to fair condition. The Gymnasium space has VCT type flooring, exposed type ceilings, as well as painted block type wall finishes, and they are in fair condition. There are no Gymnasium stands. Two Gymnasium basketball backboards are a fixed type, and are in fair condition. Two Gymnasium basketball backboards are electrically operated, and are in fair condition. The Media Center, located in the 1968 Original Construction, has carpet type flooring, perforated metal panel type ceilings, as well as painted block type wall finishes, and they are in fair condition. Student Dining, located in the 1968 Original Construction, has VAT type flooring, exposed type ceilings, as well as painted block and ceramic tile type wall finishes, and they are in fair condition. There is no Stage in the overall facility. Equipment for Stage is demountable and was located in a storage room adjacent to the Gymnasium. Existing Gymnasium, Student Dining, Media Center, and Music spaces are not provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed over 20 years ago, and is in fair to poor 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. A walk-in cooler is located within the Kitchen spaces, and is in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide complete replacement of finishes and casework due to condition and installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U, W. Funding for the reworking of two door openings are provided in Item O. Provide for the repair of terrazzo flooring due to condition. Provide for two Art program kilns, with funding for the exhaust system provided in Item C. Remove Corridor transfer grilles, fill voids, and coordinate with adjacent finishes. Provide for the replacement of toilet accessories. Provide for Gymnasium Stands. Provide for four Gymnasium Basketball Backboards. Provide for appropriate acoustical sound attenuation surface treatments in the Music spaces, Gymnasium, Student Dining, and Media Center. Provide for the replacement of a walk-in cooler due to age and condition. Funding provided in the total Kitchen equipment replacement. Provide for the replacement of the Kitchen Hood due to age and condition. Funding provided in the total Kitchen equipment replacement. Provide for the replacement of Kitchen equipment due to age and condition. Provide for additional wall insulation.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$15.90	sq.ft. (of entire building addition)		Required	Required	Required	$1,033,054.80	(elementary, per building area, with removal of existing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	$12,994.40	(per building area)
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)
Basketball Backboard Replacement	$3,200.00	each				2 Required	$6,400.00	(non-electric)
Basketball Backboard Replacement	$6,500.00	each				2 Required	$13,000.00	(electric)
Bleacher Replacement	$110.00	per seat				677 Required	$74,470.00	(based on current enrollment)
Art Program Kiln:	$2,750.00	each		2 Required			$5,500.00	
Additional Wall Insulation	$6.00	sq.ft. (Qty)		8,216 Required	7,670 Required	8,537 Required	$146,538.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)		1,272 Required			$241,680.00	(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)		4,436 Required		6,056 Required	$31,476.00	Provide for appropriate acoustical sound attenuation surface treatments in the Music spaces, Gymnasium, Student Dining, and Media Center.
Other: Transfer Grilles	$48.00	sq.ft. (Qty)		75 Required			$3,600.00	Remove Corridor transfer grilles, fill voids, and coordinate with adjacent finishes.
Sum:			$1,576,213.20	$1,005,334.30	$273,984.40	$296,894.50		

Art Kilns



Typical Classroom Casework

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K. Interior Lighting

Description: The 1968 Original Construction Classrooms are equipped with 2-lamp T-8 1x4 surface mount continuous strip fluorescent fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 65 FC, thus complying with the 40 FC recommended by the OSDM. The 1971 and 1988 Additions Classrooms are equipped with 4-lamp T-8 2x4 lay-in direct fluorescent fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 78 FC, thus complying with the 40 FC recommended by the OSDM. The 1968 Original Construction Corridors are equipped with some pendant incandescent fixtures, along with 2-lamp T-8 1x4 surface mount fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 8 FC, which is less than the 15 FC recommended by the OSDM. The 1971 and 1988 Additions Corridors are equipped with 2- and 4-lamp T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 20 FC, thus complying with the 15 FC recommended by the OSDM. The Gymnasium spaces are equipped with caged 6-lamp T-5 2x4 suspended fluorescent fixtures type lighting, in good to fair condition, providing an average illumination of 33 FC, thus complying the 30 FC recommended by the OSDM. The Student Dining spaces are equipped with caged 6-lamp T-5 2x4 suspended fluorescent fixtures type lighting, in good to fair condition, providing an average illumination of 45 FC, thus complying with the 40 FC recommended by the OSDM. The Media Center is equipped with 4-lamp T-8 2x4 surface mount fluorescent fixture type lighting in fair condition, providing an average illumination of 45 FC, thus complying with the 30 FC recommended by the OSDM. The Kitchen spaces are equipped with 2-lamp T-8 1x4 continuous strip surface mount fluorescent fixture type lighting with dual level switching. Kitchen fixtures are in fair condition, providing an average illumination of 45 FC, which is less than the 50 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 and T-12 1x4 suspended fluorescent fixture type lighting in fair condition, providing inadequate illumination based on OSDM requirements. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting fixtures. Administrative fixtures are in fair condition, providing an average illumination of 25 FC, which is less than the 40 FC recommended by the OSDM. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age, condition, inadequate lighting levels, utilization of incandescent fixtures, utilization of T-12 fixture, 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, utilization of incandescent fixtures, utilization of T-12 fixture, and installation of systems outlined in Items A, C, J, and U.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	Required	$324,860.00	Includes demo of existing fixtures
Sum:			$324,860.00	$214,115.00	$70,020.00	$40,725.00		

Media Center Fluorescent Light Fixtures

Corridor Fluorescent Light Fixtures

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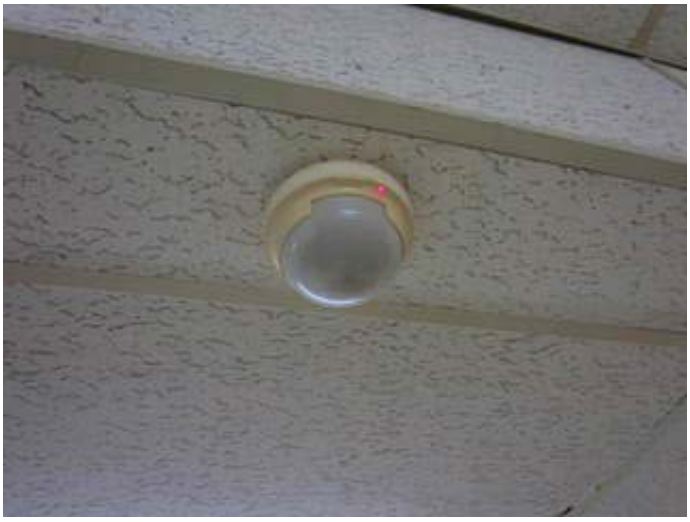
L. Security Systems

Description: The overall facility contains a motion sensor and CCTV camera 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 provided at the Main Entry area only and is not provided at parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a LCD TV / monitor. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not 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 playground fencing issues requiring attention, as the site and playground areas are not fenced to meet OSDM guidelines. The exterior site lighting system is equipped with recessed and 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 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	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	Required	$120,198.20	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	$64,972.00	(complete, area of building)
Sum:			$185,170.20	$122,045.55	$39,911.40	$23,213.25		



Security System Motion Sensor

Surface Mounted Entry Light Fixture

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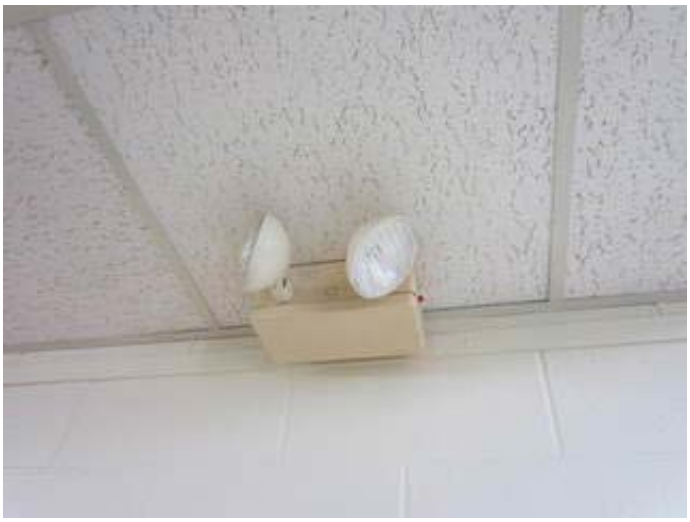
M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant plastic construction 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 is not provided with appropriate battery backup or emergency generator on separate circuits. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of emergency / egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	$64,972.00	(complete, area of building)
Sum:			$64,972.00	$42,823.00	$14,004.00	$8,145.00		



Emergency Egress Light Fixture

Exit Sign

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N. Fire Alarm

Description: The overall facility is equipped with an addressable Simplex 4002 type fire alarm system, installed in 1968 with recent upgrades, and in fair condition, consisting of bells, manual pull stations, and audible horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system for the 1968 Original Construction and 1988 Addition appears to be equipped with sufficient audible horns and strobe indicating devices, however is not adequately equipped with smoke and duct detectors, and is not equipped with any flow switches, tamper switches, and heat sensors. The system for the 1971 Addition appears to be equipped with sufficient audible horns and strobe indicating devices, flow switches, tamper switches, and heat sensors, however is not adequately equipped with smoke and duct detectors. The overall facility system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Fire Alarm System:	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	$97,458.00	(complete new system, including removal of existing)
Sum:			$97,458.00	$64,234.50	$21,006.00	$12,217.50		

Fire Alarm System Control Panel

Fire Alarm System Audible Horn 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 2 ADA power assist doors and 1 is provided, which is in good condition. Playground layout and equipping are compliant; access to swing set located near 1988 Addition is mostly compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does include protruding objects (floor heat vents at Courtyard). Ground and floor surfaces are mostly compliant. Ramps do meet all ADA requirements, with the exception of 4 ramp surfaces. Elevation changes within the overall facility are facilitated by 4 mostly compliant ramps in the 1968 Original Construction and 1 fully compliant ramp in the 1988 Addition. Condition of ramps is good to fair. Special provisions for floor level changes in this single story structure are not required. No Stage is provided. Interior doors are mostly recessed in the 1968 Original Construction and are not recessed in the 1971 Addition and 1988 Addition, are provided with mostly adequate clearances, with the exception of 2 doors in the 1968 Original Construction, and are mostly provided with ADA-compliant hardware. Doors in the 1971 Addition open into the rooms. 12 ADA-compliant toilets are required, and 7 are currently provided. 12 ADA-compliant Restroom lavatories are required, and 7 are currently provided. 4 ADA-compliant urinals are required, and 7 are currently provided. 1 ADA-compliant shower is required, and 0 are currently provided. 4 ADA-compliant electric water coolers are required, and 3 are currently provided. Toilet partitions are metal and plastic and do not provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors do meet ADA requirements for mounting heights Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic and Special Education Restrooms are not compliant with ADA requirements. The Health Clinic does not have ADA compliant fixtures and 1 Special Education Classroom does not have an in Classroom Restroom. ADA signage is not 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, provide ADA-compliant signage throughout the site both on the interior and exterior spaces. Provide 1 power assist door at Main Entrance. Provide 4 sets of non-slip strips on ramps. Replace 4 sets of door hardware on interior doors with ADA compliant hardware. Rework 2 doors to facilitate ADA compliance for clearances. Provide 2 sets of grab bars for Kindergarten Restrooms, 2 sets of grab bars for Unisex Restrooms and 1 set of grab bars in the Coach's Restroom to facilitate full ADA compliance. Reconfigure the existing shower in the Coach's Restroom. Reconfigure 6 toilet compartments, 1 per Girls and Boys Restroom to provide a fully compliant ADA stall, to include, 6 toilets, 6 sets of accessories, grab bars and partitions. Replace 2 lavatories, 1 per Girls and Boys Restroom with ADA compliant fixtures. Reconfigure and enlarge toilet room in Clinic, Kitchen and Mechanical Room including 3 toilets, 3 lavatories and 3 sets of ADA/Toilet accessories including grab bars. Reconfigure existing Men's and Women's Staff Restrooms including 2 toilets, 1 urinal, 2 lavatories and 2 sets of ADA/Toilet accessories including grab bars. Provide a fully compliant ADA toilet room in Special Education Classroom to include, 1 toilet, 1 lavatory and 1 full set of ADA/Toilet accessories including grab bars. All fixtures to be mounted at ADA compliant heights. Provide 23 ADA compliant pipe wrap throughout the overall facility. Rework the access to the swing set area located near the 1988 Addition to incorporate smooth transition into area. Funding for Classroom sinks with deck mounted bubblers provided for in Item E. Funding for electric water coolers is provided for in Item E. Funding for replacement of fixtures not covered in this section is provided for in Item E.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Handicapped Hardware:	$350.00	set			1 Required	3 Required	$1,400.00	(includes installation / hardware only)
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	$12,994.40	(per building area)
Toilet/Urinals/Sinks:	$3,800.00	unit		5 Required	5 Required		$38,000.00	(new ADA)
Toilet/Urinals/Sinks:	$1,500.00	unit		2 Required			$3,000.00	(replacement ADA)
ADA Assist Door & Frame:	$7,500.00	unit		1 Required			$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	$5,000.00	leaf		2 Required			$10,000.00	(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 Access to Playground Equipment	$1,000.00	allowance				Required	$1,000.00	Rework access to swing set to incorporate smooth transition.
Other: ADA pipe wrap insulation	$50.00	each		14 Required	6 Required	3 Required	$1,150.00	Provide pipe wrap insulation on all wall mounted lavatories.
Other: Add Accessible Unisex Toilet Room	$10,000.00	per restroom		1 Required			$10,000.00	Add a new Unisex toilet room. Includes demolition, fixtures, walls, door and hardware, supply lines and full set of accessories including grab bars.
Other: Convert Existing Shower to ADA Compliant Shower	$2,500.00	per restroom				1 Required	$2,500.00	Reconfigure shower enclosure. Includes demolition, floors, walls, fixtures and accessories.
Other: Grab bars	$345.00	each		2 Required		3 Required	$1,725.00	Provide a set of grab bars. Includes mounting, blocking, wall repair and grab bars.
Other: Non-Slip Tread Strips	$400.00	each		4 Required			$1,600.00	Provide non slip tread strips on ramps. Funding is per ramp.
Other: Reconfigure Toilet Room for ADA Compliance	$10,000.00	per restroom		5 Required			$50,000.00	Reconfigure existing toilet room to meet ADA requirements. Includes demolition, fixtures, walls, door and hardware, supply lines and full set of accessories including grab bars.
Other: Reconfigure Toilet Stall to meet ADA Compliance	$3,500.00	per restroom		4 Required	2 Required		$21,000.00	Reconfigure toilet compartment to create fully compliant ADA stall. Includes demolition, fixtures, accessories, grab bars, partitions, floor and wall repair.
Sum:			$161,869.40	$125,054.60	$29,450.80	$7,364.00		

ADA Compliant Ramp

Compliant Toilet Stall

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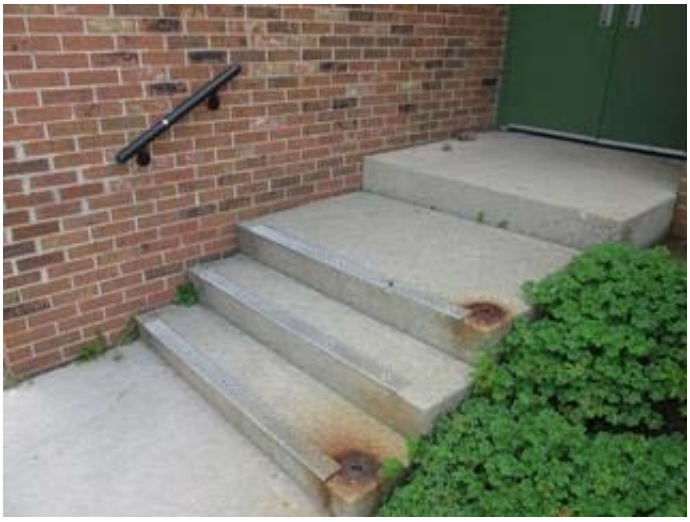
P. Site Condition

Description: The 10 acre flat site is located in a suburban residential setting with generous tree, shrub, and floral type landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets. There are multiple entrances onto the site. There is a curbside bus loading and unloading zone to the north, south, and west of the school, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 62 parking places, which does not provide adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of catch basins, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition. Trash pick-up and service drive pavement is heavy duty and is in fair to poor condition, and is not equipped with a concrete pad area for dumpsters. Several small sets of exterior concrete steps are provided around the service, Kitchen, and Gymnasium entries, and they are in fair condition. Steel handrails are inadequately provided and in fair condition. Site fencing is not provided. The playground equipment is primarily constructed of metal and high density plastic, and is in good condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch of sufficient depth. Painted surface games, funnel ball, basketball courts with four backboards, tether ball, and a GaGa-ball pit are provided on an asphalt surface, in fair to poor condition. The site is equipped with sufficient, tables and benches in good to fair condition. The athletic facilities are comprised of two baseball fields and a practice field with soccer and lacrosse goals, and are in fair condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of tables and benches. There are no readily evident conditions that might significantly effect master planning with regard to the site. Due to the size of the site, building expansion is not recommended. The building occupies the west end of the site, and athletic fields occupy the east end of the site.

Rating: 2 Needs Repair

Recommendations: Provide additional parking spaces to meet OSDM guidelines, including adequate provisions for the disabled. Provide for the replacement of light duty asphalt due to condition. Provide for the replacement of heavy duty asphalt due to condition. Provide for 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 the replacement of steel handrails due to condition. Provide for a concrete pad area for dumpsters. Provide for security fencing around the playground areas with funding provided in Item L under complete replacement of security systems. Add a bus loop to facilitate separation of pedestrian and vehicular traffic. Provide site contingency allowances for unforeseen conditions.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard		2,165 Required	722 Required	393 Required	$100,368.00	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	$28.60	sq. yard		6,222 Required	2,074 Required	1,131 Required	$269,612.20	(including drainage / tear out for light duty asphalt)
Bus Drop-Off for Elementary	$110.00	per student		600 Required			$66,000.00	**(Number of students should be rounded up to the nearest 100.** $5500 per bus; 40 students per bus; 80% of elementary school students riding)
Concrete Curb:	$18.00	ln.ft.		858 Required	286 Required	156 Required	$23,400.00	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		3,133 Required	1,044 Required	571 Required	$22,268.12	(5 inch exterior slab)
Exterior Hand / Guard Rails:	$43.00	ln.ft.		12 Required	4 Required	2 Required	$774.00	
Replace Concrete Steps:	$32.00	sq.ft. (Qty)		13 Required	5 Required	2 Required	$640.00	
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 between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	$97,458.00	Include this one **or** the next. (Each addition should have this item)
Other: Additional Parking Spaces Required for Elementary	$1,100.00	each		8 Required	3 Required	2 Required	$14,300.00	($1,100 per parking space; 0.11 space per elementary student. Parking space includes parking lot drive space.)
Sum:			$647,220.32	$466,702.47	$116,091.96	$64,425.89		



Concrete Steps and Steel Handrail

Parking Lot Catch Basin

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Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Kitchen Garbage Disposal

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R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 3'' service and water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The 1968 Original Condition, except for the Boiler Room, and the 1988 Addition, except for the Gymnasium Storage Rooms, are not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The Boiler Room and Storage Rooms are equipped with limited area automated fire suppression systems, and the existing water supply provides adequate support. The 1971 Addition is equipped with an automated fire suppression system, fed by a separate 3'' fire water supply, which appears to provide 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.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Incoming Domestic Water Service Meter

Incoming Domestic Water Service Backflow Preventers

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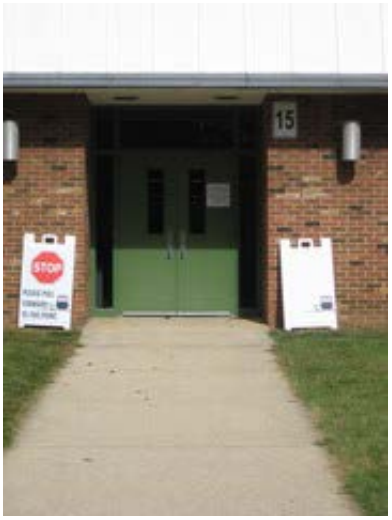
S. Exterior Doors

Description: Typical exterior doors in the 1968 Original Construction and 1971 Addition are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors feature single glazed tempered glass vision panels, and appropriate hardware. Typical exterior doors in the 1988 Addition are aluminum type construction, installed on aluminum frames, and in fair condition. Typical exterior doors feature single glazed tempered glass vision panels, and appropriate hardware. Entrance doors in the 1968 Original Construction and 1971 Addition are hollow metal type construction, installed on hollow metal frames, and in fair condition. Entrance doors feature single glazed tempered glass vision panels, transoms, sidelights, and appropriate hardware. Entrance doors in the 1988 Addition 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. The facility is not equipped with roof access doors. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior and entrance doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replacement of single glazed door vision panels, transoms, and sidelights is addressed in Item F.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		13 Required	14 Required	12 Required	$78,000.00	(includes removal of existing)
Sum:			$78,000.00	$26,000.00	$28,000.00	$24,000.00		



Hollow Metal Door with Transom and Sidelight

Aluminum Exterior Doors

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T. Hazardous Material

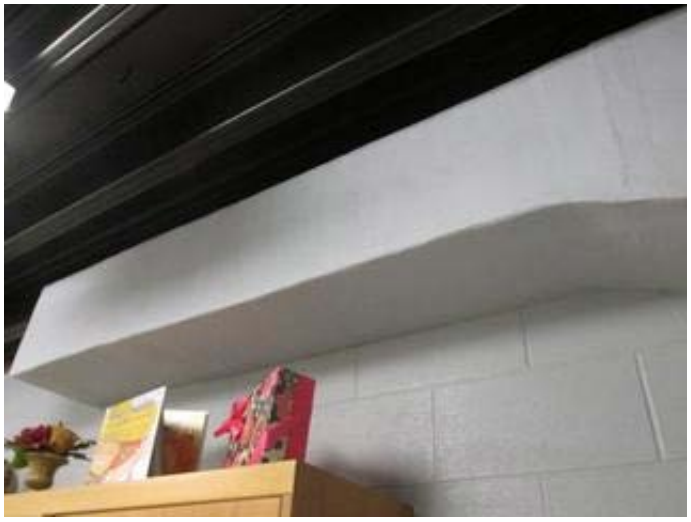
Description: The School District provided the AHERA three year reinspection reports, prepared by Gandee and Associates Incorporated, and dated April 2014, documenting known and assumed locations of asbestos and other hazardous materials. The AHERA Reports referenced assumed asbestos containing materials, and documented quantities and locations. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets. The inspection report did not mention any presence of pipe insulation, but it was open to observation and is assumed to contain hazardous materials. This mud type pipe insulation is located in the 1968 Original Construction and the 1971 Addition. Vinyl asbestos floor tile and mastic, pipe insulation and fittings, and duct insulation containing hazardous materials are located in the overall facility in fair to poor condition. These materials were described in the report and open to observation and found to be in friable non-friable condition moderate damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	EHA Form		—	
Duct Insulation Removal	$8.00	sq.ft. (Qty)		123 Required	0 Required		$984.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		5,000 Required	0 Required		$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		5,000 Required	0 Required		$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		34,259 Required	11,204 Required		$4,546.30	
Pipe Fitting Insulation Removal	$20.00	each		307 Required	159 Required		$9,320.00	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		35,909 Required	11,549 Required		$142,374.00	See J
Sum:			$167,224.30	$128,276.90	$38,947.40	$0.00		

Mud Elbow Pipe Fittings



Duct Insulation

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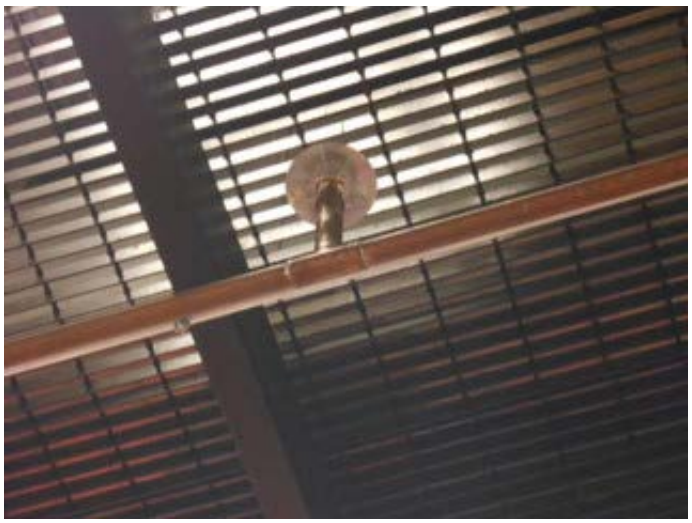
U. Life Safety

Description: The 1968 Original Construction (with the exception of the Boiler Room) and 1988 Addition (with the exception of the Storage Rooms located in the Main Gymnasium), is not equipped with a compliant automated fire suppression system. The suppression system in the Boiler Room and Storage rooms are in good condition. The 1971 Addition is 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. Stair towers and guardrails are not present in this single story structure. The facility does not have any exterior stairways from intermediate floors. The Kitchen hood is in fair condition, 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 not interlocked to shut down in the event of discharge of the fire suppression system. Existing equipment not required to be interlocked. 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, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Funding for Kitchen hood replacement is provided for in Item J.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		42,823 Required		8,145 Required	$163,097.60	(includes increase of service piping, if required)
Sum:			$163,097.60	$137,033.60	$0.00	$26,064.00		



Automated Fire Suppression System-1988 Addition

Compliant Fire Extinguisher

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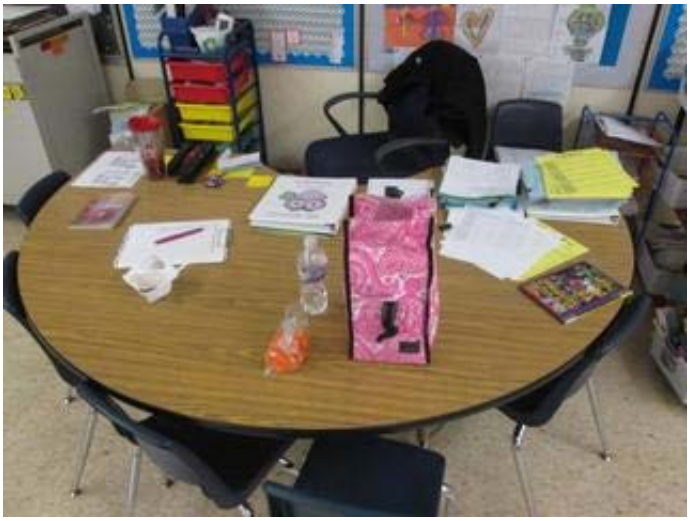
V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair to poor condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

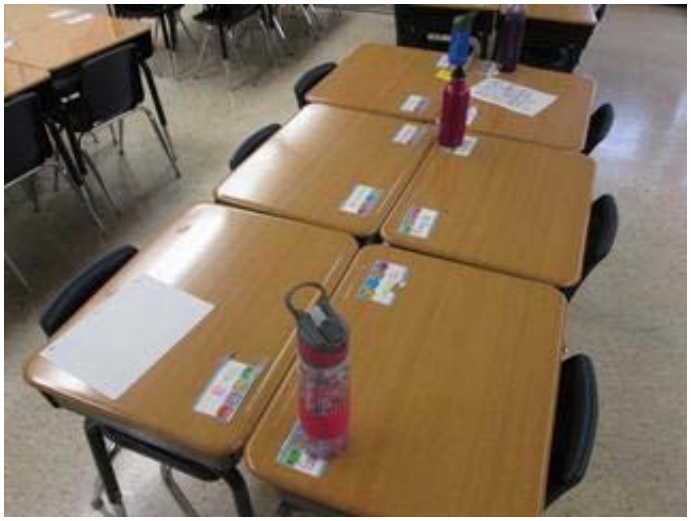
Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
CEFPI Rating 6	$3.00	sq.ft. (of entire building addition)		Required	Required	Required	$194,916.00	
Sum:			$194,916.00	$128,469.00	$42,012.00	$24,435.00		



Teacher Desk and Chair



Student Desks and Chairs

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W. Technology

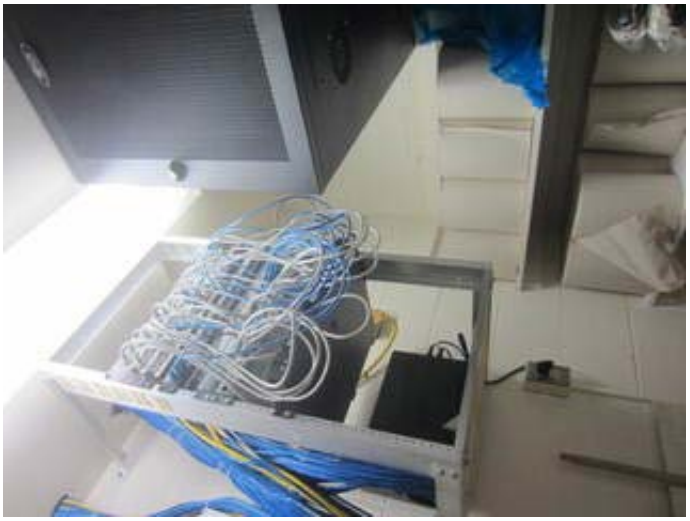
Description: The typical Classroom is equipped with the required one data port for teacher use and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with the required four technology data ports for student use, one voice port with a digitally based phone system, and one cable port and monitor 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 are inadequately provided, and in fair condition. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a media distribution center, and does not provide Computer Labs for use by students. The facility is not equipped with any elevators.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Orginal Construction (1968) 42,823 ft²	Classroom Addition (1971) 14,004 ft²	Gymnasium Addition (1988) 8,145 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	$11.51	sq.ft. (Qty)		42,823 Required	14,004 Required	8,145 Required	$747,827.72	
Sum:			$747,827.72	$492,892.73	$161,186.04	$93,748.95		

Centralized Clock System



Data Rack

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$9,405,788.99
7.00%	Construction Contingency	$658,405.23
Subtotal		$10,064,194.22
16.29%	Non-Construction Costs	$1,639,457.24
Total Project		**$11,703,651.46**

Construction Contingency	$658,405.23
Non-Construction Costs	$1,639,457.24
Total for X.	**$2,297,862.47**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$3,019.26
Soil Borings / Phase I Envir. Report	0.10%	$10,064.19
Agency Approval Fees (Bldg. Code)	0.25%	$25,160.49
Construction Testing	0.40%	$40,256.78
Printing - Bid Documents	0.15%	$15,096.29
Advertising for Bids	0.02%	$2,012.84
Builder’s Risk Insurance	0.12%	$12,077.03
Design Professional’s Compensation	7.50%	$754,814.57
CM Compensation	6.00%	$603,851.65
Commissioning	0.60%	$60,385.17
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$112,718.98
Total Non-Construction Costs	**16.29%**	**$1,639,457.24**

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Name of Appraiser	Julie Apt	**Date of Appraisal**	2015-09-28
Building Name	Worthington Estates Elementary		
Street Address	6760 Rieber Street		
City/Town, State, Zip Code	Worthington, OH 43085		
Telephone Number(s)	(614) 450-4600		
School District	Worthington City		

Setting: Suburban

Site-Acreage	24.01	Building Square Footage	64,972
Grades Housed	K-6	Student Capacity	818
Number of Teaching Stations	36	Number of Floors	1
Student Enrollment	677		
Dates of Construction	1968,1971,1988		

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

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

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1.0 The School Site

School Facility Appraisal

			Points Allocated	Points
1.1		**Site is large enough** to meet educational needs as defined by state and local requirements	25	15
		The site is 10 acres compared to 25 acres required by the OSDM.		
1.2		**Site is easily accessible** and conveniently located for the present and future population	20	16
		The School is centrally located within the School District, and is easily accessible. The site is accessible from city streets that are suitable for buses, cars, and service vehicles. Two entry points are provided into the site, with curbside bus loading.		
1.3		**Location** is removed from undesirable business, industry, traffic, and natural hazards	10	10
		The site is adjacent to residential uses, and there are no undesirable features adjacent to the School site.		
1.4		Site is **well landscaped and developed** to meet educational needs	10	10
		The site is generously landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5	ES	Well equipped **playgrounds are separated** from streets and parking areas	10	6
	MS	Well equipped **athletic and intermural areas are separated** from streets and parking		
	HS	Well equipped **athletic areas** are adequate with sufficient solid-surface parking		
		Playground areas consist of metal and high density plastic type play equipment, which is in good condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is not provided to separate vehicular traffic from pedestrians.		
1.6		**Topography** is varied enough to provide desirable appearance and without steep inclines	5	5
		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	5
		Soils appear to be stable and well drained, and no erosion was observed.		
1.8		Site is suitable for **special instructional needs**, e.g., outdoor learning	5	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	2
	HS	Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community		
		Parking for faculty, staff, and community parking is not adequately provided, and is located on an asphalt surface in fair to poor condition.		
		TOTAL - The School Site	**100**	**79**

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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	13
	Entire building meets all ADA requirements except Restrooms and signage .		
2.2	**Roofs** appear sound, have positive drainage, and are weather tight	15	8
	The roofs over the entire building are in good and fair condition but require replacement due to age of systems.		
2.3	**Foundations** are strong and stable with no observable cracks	10	9
	Foundations are in good condition with no observable cracks.		
2.4	**Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	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	8
	Flexible partition walls have been provided between some of the Classrooms and allow for a variety of class sizes.		

Mechanical/Electrical		Points Allocated	Points
2.9	**Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	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	7
	Drinking fountains are not adequate in number and placement, but meet ADA requirements. Drinking fountains are properly maintained.		
2.14	Number and size of **restrooms meet requirements**	10	10
	The number and size of Restrooms meet requirements.		
2.15	**Drainage systems** are properly maintained and meet requirements	10	8
	Drainage systems exhibit some signs of past leakage and repairs.		
2.16	**Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	2
	The fire alarm system does not meet requirements. Smoke detectors are not adequately provided. The facility is not fully sprinkled, except for the 1971 Addition.		
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**	**121**

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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, carpet, terrazzo, sealed concrete, ceramic tile, which is fairly well maintained throughout the facility.		
3.3	**Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	6
	Lay-in and spray on plaster type ceilings are not easily cleaned or resistant to stain. Perforated metal panel ceilings are easily cleaned and resistant to stain. Painted block and ceramic tile walls are easily cleaned and resistant to stain. Drywall type wall finishes are not easily cleaned and resistant to stain.		
3.4	**Built-in equipment** is designed and constructed for ease of maintenance	10	6
	Casework is wood type construction with plastic laminate tops, is well constructed but in fair to poor condition.		
3.5	**Finishes and hardware**, with compatible keying system, are of durable quality	10	6
	Due to multiple additions throughout the facility, keying systems are not compatible and are worn.		
3.6	**Restroom fixtures** are wall mounted and of quality finish	10	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**	**64**

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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	6
		Student loading occurs in the street, and is not separated from other vehicular traffic.		
4.2		**Walkways**, both on and offsite, are available for safety of pedestrians	10	8
		Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3		**Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	5
		School signs and signals are located as required on adjacent access streets.		
4.4		**Vehicular entrances and exits** permit safe traffic flow	5	3
		Buses remain on the street for curbside loading and unloading, which is not separated from other vehicular traffic. Other vehicular traffic entrances permit safe traffic flow.		
4.5	ES	**Playground equipment** is free from hazard	5	5
	MS	Location and types of **intramural equipment** are free from hazard		
	HS	**Athletic field equipment** is properly located and is free from hazard		
		Playground equipment consists of meta and high density plastic type equipment in good condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.		

Building Safety			Points Allocated	Points
4.6		**The heating unit(s)** is located away from student occupied areas	20	10
		Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the Classrooms and other learning areas.		
4.7		Multi-story buildings have at least **two stairways** for student egress	15	15
		The overall facility is one story without stairways.		
4.8		**Exterior doors** open outward and are equipped with panic hardware	10	8
		Exterior doors open in the direction of travel and are equipped with panic hardware.		
4.9		**Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	4
		Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.		
4.10		**Classroom doors** are recessed and open outward	10	8
		Most Classroom doors are adequately recessed with proper ADA clearances, and open outward. Classroom doors that are not recessed either open inward or lay flat against the wall and do not impede traffic flow.		

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 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

The overall facility is one story without stairways. 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	3

Glass at door transoms and sidelights is tempered for safety.

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

Electric water coolers have been recessed from the Corridor wall. 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	5

Exits are properly located to allow safe egress from the building. Facility is one story without stairways. There are no dead-end Corridors in the building.

Emergency Safety		Points Allocated	Points
4.17	Adequate **fire safety equipment** is properly located	15	6

The facility is not fully sprinkled, except for the 1971 Addition. 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	15

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 masonry load bearing system with steel joist and concrete deck. Interior walls are brick / 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 not provided with adequate visual indicating devices.

	TOTAL - Building Safety and Security	**200**	**129**

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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	20
	The average Classroom is 900 SF compared to 900 SF required by the OSDM.			
5.2		**Classroom space** permits arrangements for small group activity	15	12
	Classrooms are large enough to allow effective small group activity spaces.			
5.3		**Location of academic learning areas** is near related educational activities and away from disruptive noise	10	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	8
	Classrooms are large enough to allow privacy time for individual students.			
5.5		**Storage for student materials** is adequate	10	8
	Storage cubbies, located in the Classroom, are adequately provided for student storage.			
5.6		**Storage for teacher materials** is adequate	10	8
	Casework is adequately provided for storage of teacher materials.			

Special Learning Space			Points Allocated	Points
5.7		**Size of special learning area(s)** meets standards	15	9
	The Special Education Classroom is 813 SF compared to 900 SF recommended in the OSDM.			
5.8		**Design of specialized learning area(s)** is compatible with instructional need	10	6
	Special Education spaces are not adequately provided to meet instructional needs.			
5.9		**Library/Resource/Media Center** provides appropriate and attractive space	10	5
	The Media Center is 1,615 SF compared to 2,370 SF recommended in the OSDM. The Media Center is a somewhat attractive space, including natural light and sufficient book storage space.			
5.10		**Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	2
	The Gymnasium is 4,789 SF compared to 7,000 - 8,500 SF recommended in the OSDM.			
5.11	ES	**Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction	10	8
	MS/HS	**Science** program is provided sufficient space and equipment		
	Pre-K and Kindergarten spaces are adequate for age of students served.			

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

The Music Room is 1,267 SF compared to 1,800-3,000 recommended in the OSDM. The Music Room does not include acoustic panels on walls and ceilings.

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

The Art Room is 1,383 SF compared to 1,200 SF recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.

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

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

5.15	Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	3

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

5.16	**Storage for student and teacher material** is adequate	5	4

Storage cubbies have been adequately provided for storage of student materials. Casework has been 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	7

The Teacher's Lounge is 604 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM.

5.18	**Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	6

The Student Dining space is 2,821 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1,272 SF compared to 2,370 SF recommended in the OSDM.

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 Elementary and Middle School students.

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

Two Counselor's Offices total 268 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM. The spaces provided for the Counselors do insure privacy, but lack sufficient storage space.

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

The Clinic is 212 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	4

Reception space consists of approximately 443 SF compared to 200-400 SF recommended by the OSDM.

5.23	**Administrative personnel** are provided **sufficient work space and privacy**	5	3

The Administrative area consists of approximately 1,636 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**	**141**

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment		Points Allocated	Points
6.1	Overall **design is aesthetically pleasing** to age of students	15	12
	The building is a traditional design with classical detailing, which is aesthetically pleasing.		
6.2	Site and building are **well landscaped**	10	8
	The site is generously landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
6.3	**Exterior noise and poor environment** do not disrupt learning	10	10
	The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4	**Entrances and walkways** are **sheltered** from sun and inclement weather	10	8
	The main entrance to the School is completely sheltered.		
6.5	**Building materials** provide attractive color and texture	5	4
	Exterior building materials consist of brick and stone 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 not 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	12
	The facility is 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 the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9	**Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	6
	The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses.		
6.10	**Drinking fountains and restroom facilities** are conveniently located	15	13
	Drinking fountains and Restroom facilities are conveniently located.		
6.11	**Communication among students** is enhanced by commons area(s) for socialization	10	10

There are areas for students to gather in the Student Dining area, Gymnasium, 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	8

Corridors and Foyers are adequately designed for efficient traffic flow. 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, Gymnasium, 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	4

The Gymnasium is undersized to allow effective management of large groups of students.

6.15	**Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	3

No acoustical treatment has been provided in the Music Room, Gymnasium, Student Dining area, or Media Center.

6.16	**Window design** contributes to a pleasant environment	10	8

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

6.17	**Furniture and equipment** provide a pleasing atmosphere	10	6

Classroom furniture is mismatched and in fair to poor condition.

	TOTAL - Environment for Education	**200**	**142**

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LEED Observation Notes

School District:	Worthington City
County:	Franklin
School District IRN:	45138
Building:	Worthington Estates Elementary
Building IRN:	42275

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 is inadequate and does not exceed the amount required with 62 spaces provided and 75 spaces required (see SS Credit 4.4). Providing more asphalt for additional parking would add a moderate amount to the heat island effect. Providing additional softer landscape elements including grasses, shrubs and flora, would help to mitigate the additional heat emmitted. Two Courtyards also provide 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 solar panel installation could be accomplished. A small percentage of the rooms in the school have sensor style light switches. 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 limited storage and collection of recyclables, mainly paper (see MR Prerequisite 1). Providing containers designated for the collection of paper, plastic and glass bottles and cans would reduce 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: **Worthington Estates Elementary**

K-6

Building features that clearly exceed criteria:

1. The Art Room is oversized.
2.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. The building does not contain an automated fire suppression system.
2. The school is not fully compliant with ADA requirements.
3. The facility is reported to contain hazardous materials.
4. The site is undersized.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

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

District IRN:	45138
Building IRN:	42275
Firm:	SBDP

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1968 Orginal Construction	42,823	$128,276.90	$118,276.90
1971 Classroom Addition	14,004	$38,947.40	$38,947.40
1988 Gymnasium Addition	8,145	$0.00	$0.00
Total	64,972	$167,224.30	$157,224.30
Total with Regional Cost Factor (100.00%)	—	$167,224.30	$157,224.30
Regional Total with Soft Costs & Contingency	—	$208,077.70	$195,634.67

Environmental Hazards - Worthington City (45138) - Worthington Estates Elementary (42275) - Orginal Construction

Owner:	Worthington City	**Bldg. IRN:**	42275
Facility:	Worthington Estates Elementary	**BuildingAdd:**	Orginal Construction
Date On-Site:		**Consultant Name:**	

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Reported Asbestos-Containing Material	123	$8.00	$984.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	307	$20.00	$6,140.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	35909	$3.00	$107,727.00
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**			$114,851.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$114,851.00

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.	42823	34259	$0.10	$3,425.90

E. Other Environmental Hazards/Remarks — ☑ None Reported

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

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$128,276.90
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$118,276.90

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

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

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

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

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

Environmental Hazards - Worthington City (45138) - Worthington Estates Elementary (42275) - Classroom Addition

Owner:	Worthington City	**Bldg. IRN:**	42275
Facility:	Worthington Estates Elementary	**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	159	$20.00	$3,180.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	11549	$3.00	$34,647.00
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**			$37,827.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$37,827.00

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.	14004	11204	$0.10	$1,120.40

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**	$38,947.40
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$38,947.40

* 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.