

Building Information - Worthington City (45138) - Worthington Park Elementary School

Program Type	Assessment Only
Setting	Suburban
Assessment Name	Worthington Park Elementary School
Assessment Date (on-site; non-EEA)	2015-09-23
Kitchen Type	Full Kitchen
Cost Set:	2015
Building Name	Worthington Park Elementary School
Building IRN	98087
Building Address	500 Park Rd
Building City	Westerville
Building Zipcode	43081
Building Phone	614-450-5500
Acreage	17.90
Current Grades:	K-6
Teaching Stations	17
Number of Floors	1
Student Capacity	648
Current Enrollment	447
Enrollment Date	2015-09-14
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	24
Historical Register	NO
Building's Principal	Joy Tremmel
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

59,004 Total Existing Square Footage

1988 Building Dates

K-6 Grades

447 Current Enrollment

17 Teaching Stations

17.90 Site Acreage

Worthington Park Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1988, is a 1 story, 59,004 square foot brick school building located in an suburban residential setting. The existing facility features a conventionally partitioned and open concept design, and does not utilize modular buildings. The structure of the overall facility contains brick on concrete masonry unit type exterior wall construction, with gypsum board on metal stud, exposed CMU, and demountable partition type wall construction in the interior. The floor system consists of concrete slab on grade. The roof structure is metal deck on steel joists and beams. The roofing system of the overall facility is fiberglass shingles and ballasted EPDM roofing installed in 1988. The building is not reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on an 17.9 acre site adjacent to residential properties. The property, playgrounds and play areas are not fenced for security. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

Significant findings in the overall facility include insufficient interior light levels, inadequate classroom casework, and inadequate student storage. The roof over the overall facility is in poor condition and needs to be replaced. There were multiple observed holes in the roof membrane. These should be patched immediately to prevent any water damage issues. In order to meet all ADA requirements, modifications and upgrades need to be made for Restrooms, Stage access and signage. There are few windows incorporated into the design and as a result, limited daylighting.



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Building Construction Information - Worthington City (45138) - Worthington Park Elementary School (98087)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Original Construction	1988	yes	1	59,004	no

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Building Component Information - Worthington City (45138) - Worthington Park Elementary School (98087)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1988)		8216		4088	2638		1861	1164						
Total	0	8,216	0	4,088	2,638	0	1,861	1,164	0	0	0	0	0	0
Master Planning Considerations		The site is bordered by a creek to the north-east. Residential homes border the site on the north, west, and south. The site is adequately sized based on OSDM standards. Future building additions are feasible in place of the existing parking lot and play areas.												

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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 Park Elementary School (98087)

District: Worthington City				County: Franklin		Area: Central Ohio (0)	
Name: Worthington Park Elementary School				Contact: Joy Tremmel			
Address: 500 Park Rd Westerville,OH 43081				Phone: 614-450-5500			
Bldg. IRN: 98087				Date Prepared: 2015-09-23		By: Christina Schmitz	
				Date Revised: 2015-12-23		By: Holly Grambort	
Current Grades		K-6	Acreage:		17.90		
Proposed Grades		N/A	Teaching Stations:		17		
Current Enrollment		447	Classrooms:		24		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Construction</u>		1988	yes	1	59,004		
Total				59,004			
		*HA	=	Handicapped Access			
		*Rating	=1	Satisfactory			
			=2	Needs Repair			
			=3	Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			
FACILITY ASSESSMENT Cost Set: 2015				Rating	Dollar Assessment		
	A.	<u>Heating System</u>		3	\$2,013,216.48 -		
	B.	<u>Roofing</u>		3	\$480,287.50 -		
	C.	<u>Ventilation / Air Conditioning</u>		1	\$0.00 -		
	D.	<u>Electrical Systems</u>		3	\$957,634.92 -		
	E.	<u>Plumbing and Fixtures</u>		3	\$104,100.00 -		
	F.	<u>Windows</u>		3	\$90,000.00 -		
	G.	<u>Structure: Foundation</u>		1	\$0.00 -		
	H.	<u>Structure: Walls and Chimneys</u>		2	\$65,575.00 -		
	I.	<u>Structure: Floors and Roofs</u>		1	\$0.00 -		
	J.	<u>General Finishes</u>		3	\$1,200,382.10 -		
	K.	<u>Interior Lighting</u>		3	\$295,020.00 -		
	L.	<u>Security Systems</u>		3	\$168,161.40 -		
	M.	<u>Emergency/Egress Lighting</u>		3	\$59,004.00 -		
	N.	<u>Fire Alarm</u>		3	\$88,506.00 -		
	O.	<u>Handicapped Access</u>		3	\$59,465.80 -		
	P.	<u>Site Condition</u>		2	\$570,492.00 -		
	Q.	<u>Sewage System</u>		1	\$0.00 -		
	R.	<u>Water Supply</u>		1	\$0.00 -		
	S.	<u>Exterior Doors</u>		2	\$22,200.00 -		
	T.	<u>Hazardous Material</u>		3	\$6,100.40 -		
	U.	<u>Life Safety</u>		2	\$5,000.00 -		
	V.	<u>Loose Furnishings</u>		2	\$118,008.00 -		
	W.	<u>Technology</u>		3	\$679,136.04 -		
-	X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$1,705,794.31 -		
Total					\$8,688,083.95		
CEFPI Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
<u>Cover Sheet</u>		—		—		—	
1.0 <u>The School Site</u>		100		81		81% Satisfactory	
2.0 <u>Structural and Mechanical Features</u>		200		143		72% Satisfactory	
3.0 <u>Plant Maintainability</u>		100		69		69% Borderline	
4.0 <u>Building Safety and Security</u>		200		134		67% Borderline	
5.0 <u>Educational Adequacy</u>		200		152		76% Satisfactory	
6.0 <u>Environment for Education</u>		200		138		69% Borderline	
<u>LEED Observations</u>		—		—		—	
<u>Commentary</u>		—		—		—	
Total		1000		717		72% Satisfactory	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<u>C=Under Contract</u>							
Renovation Cost Factor				100.00%			
Cost to Renovate (Cost Factor applied)				\$8,688,083.95			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>	—	—	—	—	—
1.0 <u>The School Site</u>	100	81	81%	Satisfactory	
2.0 <u>Structural and Mechanical Features</u>	200	143	72%	Satisfactory	
3.0 <u>Plant Maintainability</u>	100	69	69%	Borderline	
4.0 <u>Building Safety and Security</u>	200	134	67%	Borderline	
5.0 <u>Educational Adequacy</u>	200	152	76%	Satisfactory	
6.0 <u>Environment for Education</u>	200	138	69%	Borderline	
<u>LEED Observations</u>	—	—	—	—	—
<u>Commentary</u>	—	—	—	—	—
Total	1000	717	72%	Satisfactory	

<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>			
C=Under Contract			
Renovation Cost Factor			100.00%
Cost to Renovate (Cost Factor applied)			\$8,688,083.95
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>			

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Original Construction (1988) Summary

District: Worthington City				County: Franklin		Area: Central Ohio (0)	
Name: Worthington Park Elementary School				Contact: Joy Tremmel			
Address: 500 Park Rd Westerville, OH 43081				Phone: 614-450-5500			
Bldg. IRN: 98087				Date Prepared: 2015-09-23		By: Christina Schmitz	
				Date Revised: 2015-12-23		By: Holly Grambort	

Current Grades	K-6	Acreage:	17.90	CEFPI Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	17				
Current Enrollment	447	Classrooms:	24				
Projected Enrollment	N/A						

Section	Points Possible	Points Earned	Percentage	Rating	Category
Cover Sheet	—	—	—	—	—
1.0 <u>The School Site</u>	100	81	81%	Satisfactory	
2.0 <u>Structural and Mechanical Features</u>	200	143	72%	Satisfactory	
3.0 <u>Plant Maintainability</u>	100	69	69%	Borderline	
4.0 <u>Building Safety and Security</u>	200	134	67%	Borderline	
5.0 <u>Educational Adequacy</u>	200	152	76%	Satisfactory	
6.0 <u>Environment for Education</u>	200	138	69%	Borderline	
<u>LEED Observations</u>	—	—	—	—	—
<u>Commentary</u>	—	—	—	—	—
Total	1000	717	72%	Satisfactory	

Enhanced Environmental Hazards Assessment Cost Estimates			
C=Under Contract			
Renovation Cost Factor			
Cost to Renovate (Cost Factor applied)			
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			

FACILITY ASSESSMENT		Rating	Dollar Assessment	C
Cost Set: 2015				
A.	<u>Heating System</u>	3	\$2,013,216.48	-
B.	<u>Roofing</u>	3	\$480,287.50	-
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00	-
D.	<u>Electrical Systems</u>	3	\$957,634.92	-
E.	<u>Plumbing and Fixtures</u>	3	\$104,100.00	-
F.	<u>Windows</u>	3	\$90,000.00	-
G.	<u>Structure: Foundation</u>	1	\$0.00	-
H.	<u>Structure: Walls and Chimneys</u>	2	\$65,575.00	-
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-
J.	<u>General Finishes</u>	3	\$1,200,382.10	-
K.	<u>Interior Lighting</u>	3	\$295,020.00	-
L.	<u>Security Systems</u>	3	\$168,161.40	-
M.	<u>Emergency/Egress Lighting</u>	3	\$59,004.00	-
N.	<u>Fire Alarm</u>	3	\$88,506.00	-
O.	<u>Handicapped Access</u>	3	\$59,465.80	-
P.	<u>Site Condition</u>	2	\$570,492.00	-
Q.	<u>Sewage System</u>	1	\$0.00	-
R.	<u>Water Supply</u>	1	\$0.00	-
S.	<u>Exterior Doors</u>	2	\$22,200.00	-
T.	<u>Hazardous Material</u>	3	\$6,100.40	-
U.	<u>Life Safety</u>	2	\$5,000.00	-
V.	<u>Loose Furnishings</u>	2	\$118,008.00	-
W.	<u>Technology</u>	3	\$679,136.04	-
- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$1,705,794.31	-
Total			\$8,688,083.95	

A. Heating System

Description:

The existing system for the overall facility is a gas fired heating hot water system, installed in 1988, and is in fair condition. The heating and chilled water system in the overall facility is a 2-pipe system, without a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type. The 3 gas fired boilers, manufactured by PK and Thermal Solutions, were installed in 1988 and 2015 and are in fair-to good condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and air handlers. The terminal equipment was installed in 1988 and is in fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The DDC type system temperature controls were installed in 1999 and are in fair condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with interior doors. The existing system is ducted in the Library, Gymnasium, Cafeteria, and Main Office, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system is not ducted in the Classrooms, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating:

3 Needs Replacement

Recommendations:

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

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	\$1,541,184.48	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	\$472,032.00	(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:			\$2,013,216.48	\$2,013,216.48		



Gas Fired Boilers



System Pumps

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B. Roofing

Description: The roof over the overall facility is a ballasted EPDM roof system and fiberglass shingle system that was installed in 1988 and is in poor condition. There are District reports of current leaking in the music room, classrooms, and library. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access door and ladder that are in fair condition. Fall safety protection cages are not required, and are not provided. There were no observations of standing water on the roof. Metal cap flashings and metal copings are in poor condition. Roof storm drainage is addressed through a system of gutters and downspouts, and roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they will be required in areas of roof replacement. 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 overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition, age of system and projected lifecycle. The flashing and / or coping on the overall facility require replacement due to condition. Replace all downspouts due to condition.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft²		
Asphalt Shingle:	\$3.00	sq.ft. (Qty)		15,904 Required	\$47,712.00	
Membrane (all types):	\$8.70	sq.ft. (Qty)		43,100 Required	\$374,970.00	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		1,740 Required	\$32,016.00	
Gutters/Downspouts	\$13.10	ln.ft.		45 Required	\$589.50	
Overflow Roof Drains and Piping:	\$2,500.00	each		10 Required	\$25,000.00	
Sum:			\$480,287.50	\$480,287.50		



Ballasted EPDM Roofing



Fiberglass Shingle Roof

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C. Ventilation / Air Conditioning

Description: The overall facility is equipped with a chilled water type central air conditioning system, which is in poor condition. An air cooled chiller creates chilled water and pumps distribute chilled water to the terminal units. The equipment is in poor condition. The ventilation system in the overall facility consists of unit ventilators, installed in 1988 and in fair condition, providing fresh air to Classrooms, and air handlers, installed in 1988 and in fair condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. Relief air venting is provided by ceiling plenums. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln, and existing kiln ventilation is adequate, and in fair condition. General building exhaust systems for Restrooms, Storage Rooms, and Art Rooms are adequately placed, and in fair condition.

Rating: 1 Satisfactory

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. Pricing included in Item A.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft ²		
Sum:			\$0.00	\$0.00		



Air Cooled Chiller



Air Handler

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 480Y/277-volt, 3-phase, 4-wire, 800-amp main fused switch system installed in 1988, and is in good condition. Power is provided to the school by a single utility owned, pad-mounted transformer located in exterior of building near main utility room, and in good condition. The panel system, installed in 1988, is in good condition, and can be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 16 general purpose outlets, 4 dedicated outlets for each Classroom computer, and 2 dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as 18 general purpose outlets, while others are equipped with as few as 12 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is equipped with an unsuitable emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for Classroom capacity, due to age, lack of OSDM-required features, and to facilitate the scope of work outlined in Item U. Equipment is 27 years old. Emergency generator is not working.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		59,004 ft² Required	\$957,634.92	(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:			\$957,634.92	\$957,634.92		



MDP/Transformer/Distribution Equipment



Electrical Panels

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E. Plumbing and Fixtures

Description:

The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is not provided. The domestic water supply piping in the overall facility is copper, was installed in 1988, and is in good condition. The waste piping in the overall facility is cast iron and PVC, was installed in 1988, and is in good condition. The facility is equipped with a 100-gallon gas water heater in good condition. The school contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 3 Restrooms associated with specialty Classrooms, and 5 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 6 non-ADA wall mounted flush valve toilets, 4 ADA and 8 non-ADA wall mounted flush valve urinals, as well as 1 ADA wall mounted lavatories and 1 non-ADA floor mounted, trough- lavatories. Girls' Large Group Restrooms contain 0 ADA and 14 non-ADA wall mounted flush valve toilets, as well as 1 ADA wall mounted lavatories and 1 non-ADA floor mounted, trough-lavatories. Additionally, there is 1 ADA wall mounted lavatory, that does not have the require pipe protection, and 1 non-ADA floor mounted, multi-station lavatories that are shared between boys and girls restrooms. Note: the ADA wall mounted lavatories are sized for adults at 34" and not children, at 31" Staff Restrooms contain 0 ADA and 7 non-ADA wall mounted flush valve toilets, 0 ADA and 1 non-ADA wall mounted urinals, as well as 0 ADA and 4 non-ADA wall mounted and 2 non-ADA countertop lavatories. Condition of fixtures is fair. The facility is equipped with 0 ADA and 1 non-ADA drinking fountains, as well as 2 ADA and 6 non-ADA electric water coolers, in fair condition. The 21 Elementary Classrooms are equipped with 0 ADA and 21 non-ADA sink mounted type drinking fountains, in good condition. Special Education Classroom is equipped with a toilet but not the OSDM required ADA Restroom facility, and fixtures are in fair condition. Kitchen is equipped with the required Restroom, and fixtures are in fair condition. Heath Clinic is equipped with the required Restroom, which is not ADA compliant, and fixtures are in fair condition. Kindergarten / Pre-K Classrooms are equipped with Restroom facilities, and fixtures are in fair condition. Kitchen fixtures consist of 1 hand sink, 1 single-compartment sink, 1 double-compartment sink, and 1 triple-compartment sink, which are in good condition. The Kitchen is equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a mixing valve, which is in good condition. The school does not meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with 39 toilets, 12 urinals, 27 lavatories, 21 Classroom sink mounted drinking fountains, and 13 electric water coolers. Observations revealed that the school is currently equipped with 27 toilets, 13 urinals, 11 lavatories, 20 Classroom sink mounted drinking fountains, and 9 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 fair 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. Adequate exterior wall hydrants are provided.

Rating:

3 Needs Replacement

Recommendations:

To facilitate the school's compliance with OBC and OSFC fixture requirements, provide 12 new toilets, 16 new lavatories, 4 new electric water coolers. See Item O for replacement of fixtures related to ADA requirements. Provide reduced pressure backflow preventer. Set ADA sinks at appropriate mounting height for existing grade configuration.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft ²		
Back Flow Preventer:	\$5,000.00	unit		1 Required	\$5,000.00	
Toilet:	\$3,800.00	unit		12 Required	\$45,600.00	(new)
Sink:	\$2,500.00	unit		16 Required	\$40,000.00	(new)
Electric water cooler:	\$3,000.00	unit		4 Required	\$12,000.00	(double ADA)
Other: Lower Restroom Sinks	\$500.00	unit		3 Required	\$1,500.00	(lower sinks to appropriate height for existing grade)
Sum:			\$104,100.00	\$104,100.00		



Boys Restroom



Typical Classroom Sink

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F. Windows

Description: The overall facility is equipped with aluminum clad wood windows with double glazed type window system, which was installed in 1988, 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 not equipped with insect screens. Window system seals are in poor condition, with moderate air and water infiltration being experienced. Window system hardware is in fair condition. The window system features integral blinds, which are in fair condition. Aluminum frame curtain wall systems are found in the original construction, in good condition. This facility does not feature any glass block windows. The exterior doors at the main entrance are equipped with aluminum sidelights and transoms with tempered double glazed insulated glazing in good condition. Exterior door vision panels are tempered double glazed insulated glazing. The school does not contain skylights. The school does not contain clerestories. Interior glass is OSDM-compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements throughout the facility due to condition.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft²		
Insulated Glass/Panels:	\$60.00	sq. ft. (Qty)		1,500 Required	\$90,000.00	(includes blinds)
Sum:			\$90,000.00	\$90,000.00		



Typical Exterior Window



Curtain Wall System at Main Entry

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G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and 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	Original Construction (1988)	Sum	Comments
				59,004 ft²		
Sum:			\$0.00	\$0.00		



Building Perimeter



Building Perimeter

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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 poor condition. Control joints are provided at lintel locations, at doors and windows, building corners, and wall offsets and are in poor condition. The school does have sufficient expansion joints, and they are in fair condition. Exterior walls in the overall facility are adequately insulated. Brick veneer masonry walls are cavity walls. Weep holes and vents are provided at lintels, below sills, and the base of masonry cavity walls, and are in good condition. Weep holes are not rope type weeps. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration below windows and at window sills, and has locations of efflorescence and mold. Architectural exterior accent materials consist of stone trim, which is in good condition. Exterior building fenestration in the overall facility represents 7.5% of the exterior surfaces. Interior Corridor and demising walls are concrete masonry units, and 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 drywall on metal stud type construction, and in good condition. The window sills are brick and are in fair condition. The exterior lintels are steel, and are in good condition. There are no chimneys. Canopies over entrances are exterior drywall on metal stud type construction, and are in poor condition. Exterior soffits are of exterior drywall on metal stud type construction, and in poor condition. Some exterior soffits have been faced with aluminum soffits and are in good condition. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide masonry cleaning, caulking, and sealing as required through the overall facility. Recaulk all existing control joints. Repoint masonry window sills through the overall facility. Repair exterior drywall on exterior canopies and soffits.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft²		
Tuckpointing:	\$5.25	sq.ft. (Qty)		100 Required	\$525.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		22,500 Required	\$33,750.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		22,500 Required	\$22,500.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		400 Required	\$2,200.00	(removing and replacing)
Other: Repair and Paint Exterior Soffits and Canopies	\$6.00	sq.ft. (Qty)		1,100 Required	\$6,600.00	Repair and Repaint Exterior Drywall Soffits and Canopies
Sum:			\$65,575.00	\$65,575.00		



Typical Control Joint



Typical Exterior Soffit

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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. The floor construction of the mezzanine over the restrooms is precast concrete planks with concrete topping type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is metal decking on steel joist and beam type construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft²		
Sum:			\$0.00	\$0.00		



Roof Deck



Exposed Structure

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J. General Finishes

Description:

The overall facility features conventionally partitioned, operable partitioned, and demountable metal partitioned Classrooms with rubber and carpet tile type flooring in good condition, 2x4 ACT type ceilings in good to fair condition, as well as painted CMU and metal partition type wall finishes, and they are in good condition. The overall facility has Corridors with rubber type flooring, 2x4 type ceilings, as well as painted CMU and metal partition type wall finishes, and they are in good condition. The overall facility has Restrooms with epoxy non-slip type flooring, gypsum board type ceilings, as well as painted CMU type wall finishes, and they are in good condition. Toilet partitions are plastic, and are in good condition. Kindergarten restrooms feature resilient sheet flooring that is in poor condition. Classroom casework in the overall facility is wood type construction with plastic laminate finish, is inadequately provided, and in good to fair condition. The typical Classroom contains 7'-7" lineal feet of casework, and elementary Classroom casework is consistently 7'-7". Classrooms are provided adequate chalkboards, markerboards, smartboards, and tackboards, which are in good condition. There are no storage cubbies in this facility. The Art program is equipped with a kiln. The facility is equipped with wood non-louvered interior doors that are both flush mounted and recessed with proper ADA hardware and clearances, and in good condition. The Gymnasium space has VCT type flooring, open exposed type ceilings, as well as painted CMU type wall finishes, and they are in good condition. There are no bleachers in this Gymnasium. Gymnasium basketball backboards are electrically operated type, and are in good condition. The Media Center has carpet tile type flooring, 2x4 ACT type ceilings, as well as metal partition type wall finishes, and they are in good condition. Student Dining has rubber type flooring, 2x4 ACT type ceilings, as well as painted CMU type wall finishes, and they are in good condition. Existing Gymnasium, Student Dining, Media Center, and Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed between 1988-2001, is in fair condition. The required 6" overhang from the Kitchen Hood on all three exposed sides of the cooking equipment is provided. Walk-in cooler and freezers are located within the Kitchen spaces and are in fair condition.

Rating:

3 Needs Replacement

Recommendations:

Provide for the complete replacement of finishes, casework, and kitchen equipment.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$15.90	sq.ft. (of entire building addition)		59,004 ft²		
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		1,164 Required	\$221,160.00	(elementary, per building area, with removal of existing)
Other: Provide appropriate sound attenuation acoustical surface treatments	\$10.00	sq.ft. (Qty)		4,088 Required	\$40,880.00	(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: Resinous Epoxy Flooring	\$3.50	sq.ft. (Qty)		51 Required	\$178.50	Provide for acoustical treatments on the wall and or ceiling
Sum:			\$1,200,382.10	\$1,200,382.10		Remove existing flooring, add resinous epoxy flooring



Provide New Flooring for Kindergarten Restrooms



Typical Classroom Finishes

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K. Interior Lighting

Description:

The typical Classrooms in the overall facility are equipped with T-8 lay-in 2x4 fluorescent fixtures with multi-level switching. Classroom fixtures are in good condition, providing an average illumination of 44 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 lay-in 2x4 fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 12 FC, which is less than the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with T-8 2x4 pendant mount fluorescent fixture type lighting, in good condition, providing an average illumination of 50 FC, thus complying with the 50 ES FC recommended by the OSDM. The Media Center is equipped with lay-in 2x4, 6" recessed downlights, T-8 fluorescent fixture type lighting in good condition, providing an average illumination of 35 FC, which is less than the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with lay-in 2x4 T-8 fluorescent fixture type lighting with multi-level switching. Student Dining fixtures are in good condition, providing an average illumination of 61 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 1x4 surface mount T-8 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 62 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 1x4 suspended T-8 fluorescent fixture type lighting in good condition. The typical Administrative spaces in the overall facility are equipped with lay-in 2x4 surface mount T-8 fluorescent fixture type lighting in good condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to inadequate lighting levels and lack of multi-level switching.

Rating:

3 Needs Replacement

Recommendations:

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

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft²		
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		Required	\$295,020.00	Includes demo of existing fixtures
Sum:			\$295,020.00	\$295,020.00		



Student Dining Lighting



Gym Lighting

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L. Security Systems

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft²		
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	\$109,157.40	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	\$59,004.00	(complete, area of building)
Sum:			\$168,161.40	\$168,161.40		



Parking Lot/Bus Drop-Off Lighting



Card Reader

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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, cast aluminum construction, LED illuminated exit signs, and the system is in good condition. The facility is not equipped with emergency egress floodlighting, but is equipped with recessed fluorescent lighting used as emergency egress lighting, and the system is in poor condition. The system is not provided with appropriate emergency generator power. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft²		
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	\$59,004.00	(complete, area of building)
Sum:			\$59,004.00	\$59,004.00		



Exit Sign



Exit Sign/Security Contacts

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N. Fire Alarm

Description: The overall facility is equipped with a Simplex type fire alarm system, installed in 1988, and in good condition, consisting of manual pull stations, bells, and horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns, strobe indicating devices, flow switches, tamper switches, smoke detectors, and heat sensors. The system thus supports existing fire suppression systems. The system is adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft²		
Fire Alarm System:	\$1.50	sq.ft. (of entire building addition)		Required	\$88,506.00	(complete new system, including removal of existing)
Sum:			\$88,506.00	\$88,506.00		



Fire Alarm Control Panel



Ceiling Mounted Horn/Strobe

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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 all 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 1 ADA power assist doors 1 is provided, which is in good condition. Playground layout and equipping are compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. There are no ramps and stairs. Special provisions for floor level changes in this single story structure are not required. Access to the Stage is not facilitated by a Corridor at Stage level, chair lift, or ramp. Interior doors are recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. 5 ADA-compliant toilets are required, and 0 are currently provided. 5 ADA-compliant Restroom lavatories are required, and 3 are currently provided. 3 ADA-compliant urinals are required, and 4 are currently provided. 1 ADA-compliant showers are required, and 0 are currently provided. 3 ADA-compliant electric water coolers are required, and 2 are currently provided. Toilet partitions are plastic, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. There are 5 restrooms that contain mirrors that do not meet ADA requirements for mounting heights. Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to required clearances. ADA signage is not provided on both the interior and the exterior of the building.

Rating:

3 Needs Replacement

Recommendations:

Provide ADA-compliant signage, stage access, electric water coolers, toilets, sinks, toilet partitions, toilet accessories in the overall facility to facilitate the school's meeting of ADA requirements.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		59,004 ft² Required	\$11,800.80	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)		1 Required	\$40.00	(per ramp/interior-exterior complete)
Electric Water Coolers:	\$1,800.00	unit		2 Required	\$3,600.00	(replacement double ADA)
Electric Water Coolers:	\$3,000.00	unit		1 Required	\$3,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		7 Required	\$26,600.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall		5 Required	\$5,000.00	(ADA - grab bars, accessories included)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		5 Required	\$1,425.00	
Provide ADA Shower:	\$3,000.00	each		1 Required	\$3,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,000.00	per restroom		5 Required	\$5,000.00	
Sum:			\$59,465.80	\$59,465.80		



Non-ADA Toilet



Non-ADA Water Cooler

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P. Site Condition

Description:

The 17.9 acre flat site is located in an suburban residential setting with moderate tree and shrub type landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets. A single entrance onto the site facilitates proper separation of bus and other vehicular traffic, and one-way bus traffic is provided. There is a curbside bus loading and unloading zone in front of the school, which is separated from other vehicular traffic. Staff, and visitor parking is facilitated by a multiple asphalt parking lots in good condition, containing 114 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage and catch basins, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in good condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition. Trash pick-up and service drive pavement is not heavy duty and is in fair condition, and is equipped with a concrete pad area for dumpsters, which is in fair condition. This site does not contain exterior steps, stairwells, ramps, guardrails, or handrails. Chain link fencing is located around mechanical equipment and is in poor condition. There is no fencing around playground or play fields. There is no separation between play areas and vehicular traffic. The playground equipment is primarily constructed of high density plastic and metal and is in good condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch of sufficient dept. An asphalt play area is provided with multiple half-court basketball courts, a painted track, and four square games, and the asphalt is in fair condition. The site is not equipped with sufficient tables or benches. The athletic facilities are comprised of a multipurpose play fields, and are in good condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so. The site is bordered by a creek to the north-east. Residential homes border the site on the north, west, and south. The site is adequately sized based on OSDM standards. Future building additions are feasible in place of the existing parking lot and play areas.

Rating:

2 Needs Repair

Recommendations:

Provide fencing to separate asphalt play area from vehicular traffic. Provide fencing around dumpsters. Resurface asphalt parking lots and play area. Replace concrete dumpster pad due to condition. Replace broken and cracked sidewalks. Provide new playground equipment in order to provide more ADA-compliant play structures.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
Playground Equipment:	\$1.50	sq.ft. (Qty)		59,004 ft ² Required	\$88,506.00	(up to \$100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,000.00	lump sum		Required	\$2,000.00	
Asphalt Paving / New Wearing Course:	\$19.00	sq. yard		17,100 Required	\$324,900.00	(includes minor crack repair in less than 5% of paved area)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		2,000 Required	\$9,380.00	(5 inch exterior slab)
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	\$88,506.00	Include this one or the next. (Each addition should have this item)
Other: Chain Link Fencing with Gates	\$16.00	ln.ft.		300 Required	\$4,800.00	Provide Chain Link Fencing
Sum:				\$570,492.00	\$570,492.00	



Play Areas



Dumpsters and Service Drive

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Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft ²		
Sum:			\$0.00	\$0.00		



Kitchen Sink Waste



Exposed Waste in Boiler Room

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R. Water Supply

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft²		
Sum:			\$0.00	\$0.00		



Water Main



Sprinkler Riser

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow type construction, installed on hollow metal frames, and in good condition. Typical exterior doors feature no vision panels, and appropriate hardware. A few exterior doors did not have appropriate hardware. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature double glazed tempered glass vision panels, and sidelights, and appropriate hardware, however hardware is in poor condition. The facility is equipped with 1 roof access door, which is in fair condition. There are no overhead doors in the facility.

Rating: 2 Needs Repair

Recommendations: Replace all entrance door hardware due to poor condition. Replace exterior door hardware as needed to meet ADA guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
Fire Door Replacement	\$1,100.00	each		59,004 ft²		
Other: Replace Door Hardware	\$1,000.00	leaf		2 Required	\$2,200.00	(Hazardous Material Replacement Cost - See T.)
Sum:			\$22,200.00	20 Required	\$20,000.00	Replace Door Hardware



Typical Exterior Door with Inappropriate Hardware



Entry Door Hardware

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T. Hazardous Material

Description: The School District provided the AHERA Three Year Reinspection Reports, prepared by Gandee & Associates, Inc. and dated May 2014, documenting known and assumed locations of asbestos and other hazardous materials. The district did not provide documentation of any abatement projects since that time. In the 1988 Original Construction, two fire doors containing hazardous materials are reported and with no indication of condition. These materials were described in the report to be in non-friable condition with no reported damage. Due to the construction date, there is a no 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 AHERA Three Year Reinspection Report. Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft ²		
<i>Environmental Hazards Form</i>				EEHA Form	—	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		59,004 Required	\$5,900.40	
Fire Door Removal	\$100.00	each		2 Required	\$200.00	See S
Sum:			\$6,100.40	\$6,100.40		



Boiler Room Fire Door



Kiln Room Fire Door

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U. Life Safety

Description:

The overall facility is equipped with a compliant automated fire suppression system in good condition. Exit Corridors are situated such that dead-end Corridors are not present. Stair towers and guardrails are not present in this single story structure. There are steps to the platform in Student Dining where handrails are not present. The facility does not have any exterior stairways from intermediate floors. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. The Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. The facility is equipped with an emergency generator. The emergency generator is a diesel type unit, and is located outside the building. The emergency generator is in poor condition, and does not provide adequate capacity for the future needs of the school. The existing water supply is provided by a tie-in to the city system, and is sufficient to meet the future fire suppression needs of the school.

Rating:

2 Needs Repair

Recommendations:

Add handrails to steps up to stage platform in Student Dining. Provide emergency generator, with funding provided via complete replacement of electrical system in Item D.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft²		
Handrails:	\$5,000.00	level		1 Required	\$5,000.00	
Sum:			\$5,000.00	\$5,000.00		



No Handrails Present



Adequate Fire Extinguisher Count

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V. Loose Furnishings

Description: The typical Classroom furniture is of consistent design, and in generally good condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, small group 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 7 due to observed conditions.

Rating: 2 Needs Repair

Recommendations: Existing conditions require no renovation or replacement at the present time, but furniture is beginning to show wear and will need to be replaced within 4-7 years.

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
CEFPI Rating 7	\$2.00	sq.ft. (of entire building addition)		59,004 ft²		
				Required	\$118,008.00	
Sum:			\$118,008.00	\$118,008.00		



Furniture is Consistent Throughout the Facility



Furniture is Beginning to Show Wear

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W. Technology

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1988)	Sum	Comments
				59,004 ft²		
ES portion of building with total SF 50,000 to 69,360	\$11.51	sq.ft. (Qty)		59,004 Required	\$679,136.04	
Sum:			\$679,136.04	\$679,136.04		



Computer Lab



Projector / Smartboard

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$6,982,289.64
7.00%	Construction Contingency	\$488,760.27
Subtotal		\$7,471,049.91
16.29%	Non-Construction Costs	\$1,217,034.03
Total Project		\$8,688,083.95

Construction Contingency	\$488,760.27
Non-Construction Costs	\$1,217,034.03
Total for X.	\$1,705,794.31

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,241.31
Soil Borings / Phase I Envir. Report	0.10%	\$7,471.05
Agency Approval Fees (Bldg. Code)	0.25%	\$18,677.62
Construction Testing	0.40%	\$29,884.20
Printing - Bid Documents	0.15%	\$11,206.57
Advertising for Bids	0.02%	\$1,494.21
Builder's Risk Insurance	0.12%	\$8,965.26
Design Professional's Compensation	7.50%	\$560,328.74
CM Compensation	6.00%	\$448,262.99
Commissioning	0.60%	\$44,826.30
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$83,675.76
Total Non-Construction Costs	16.29%	\$1,217,034.03

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Name of Appraiser	Holly Grambort	Date of Appraisal	2015-09-23
Building Name	Worthington Park Elementary School		
Street Address	500 Park Rd		
City/Town, State, Zip Code	Westerville, OH 43081		
Telephone Number(s)	614-450-5500		
School District	Worthington City		

Setting: Suburban

Site-Acreage	17.90	Building Square Footage	59,004
Grades Housed	K-6	Student Capacity	648
Number of Teaching Stations	17	Number of Floors	1
Student Enrollment	447		
Dates of Construction	1988		

Energy Sources:	<input type="checkbox"/> Fuel Oil	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Solar
Air Conditioning:	<input type="checkbox"/> Roof Top	<input type="checkbox"/> Windows Units	<input checked="" type="checkbox"/> Central	<input type="checkbox"/> Room Units
Heating:	<input checked="" type="checkbox"/> Central	<input type="checkbox"/> Roof Top	<input type="checkbox"/> Individual Unit	<input type="checkbox"/> Forced Air
	<input checked="" type="checkbox"/> Hot Water	<input type="checkbox"/> Steam		

Type of Construction

- ☐ Load bearing masonry
- ☐ Steel frame
- ☐ Concrete frame
- ☐ Wood
- ☐ Steel Joists

Exterior Surfacing

- ☐ Brick
- ☐ Stucco
- ☐ Metal
- ☐ Wood
- ☐ Stone

Floor Construction

- ☐ Wood Joists
- ☐ Steel Joists
- ☐ Slab on grade
- ☐ Structural slab

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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 <i>The site is 17.9 acres compared to 14.5 acres required by the OSDM.</i>	25	25
1.2		Site is easily accessible and conveniently located for the present and future population <i>The School is centrally located within the School District, and is easily accessible.</i>	20	16
1.3		Location is removed from undesirable business, industry, traffic, and natural hazards <i>The site is adjacent to residential uses, which are suitable for educational instruction.</i>	10	10
1.4		Site is well landscaped and developed to meet educational needs <i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i>	10	7
1.5	ES	Well equipped playgrounds are separated from streets and parking areas	10	5
	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		
	<i>Playground areas consist of metal type play equipment, which is in fair condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is not ADA accessible, and includes an accessible route to equipment. Fencing is not provided to separate vehicular traffic from pedestrians.</i>			
1.6		Topography is varied enough to provide desirable appearance and without steep inclines <i>The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.</i>	5	4
1.7		Site has stable, well drained soil free of erosion <i>Soils appear to be stable and well drained, and no erosion was observed.</i>	5	4
1.8		Site is suitable for special instructional needs , e.g., outdoor learning <i>The site has not been developed to accommodate outdoor learning.</i>	5	2
1.9		Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.</i>	5	4
1.10	ES/MS	Sufficient on-site, solid surface parking for faculty and staff is provided	5	4
	HS	Sufficient on-site, solid surface parking is provided for faculty, students, staff and community		
	<i>Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in fair condition.</i>			
TOTAL - The School Site			100	81

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 <i>The building meets some ADA requirements except, Restrooms, Stage access & signage.</i>	15	10
2.2	Roofs appear sound, have positive drainage, and are weather tight <i>The roofs over the entire building are in poor condition but require replacement due to age of systems.</i>	15	4
2.3	Foundations are strong and stable with no observable cracks <i>Foundations are in good condition with no observable cracks.</i>	10	9
2.4	Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in fair condition, have sufficient control and expansion joints which are starting to show signs of deterioration.</i>	10	7
2.5	Entrances and exits are located so as to permit efficient student traffic flow <i>Exits are properly located to allow safe egress from the building.</i>	10	8
2.6	Building "envelope" generally provides for energy conservation (see criteria) <i>Building Envelope meets minimum requirements.</i>	10	7
2.7	Structure is free of friable asbestos and toxic materials <i>The building was constructed in 1988 and is reported to be free of asbestos, with the exception of 2 fire doors assumed to contain asbestos.</i>	10	8
2.8	Interior walls permit sufficient flexibility for a variety of class sizes <i>Flexible partition walls have been provided between Classrooms and allow for a variety of class sizes.</i>	10	8
Mechanical/Electrical		Points Allocated	Points
2.9	Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Light sources are well maintained and properly place, fixtures are not subject to over heating.</i>	15	12
2.10	Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>The water pressure was measured at 75 PSI.</i>	15	14
2.11	Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>There is an inadequate amount of wall outlets in the teaching/learning spaces. There is an adequate level of technology outlets throughout the school.</i>	15	10
2.12	Electrical controls are safely protected with disconnect switches easily accessible	10	8

Electrical controls are safely protected and easily accessible.

2.13	Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	6
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Drinking fountains are not adequate in number and placement, but some meet ADA requirements. Drinking fountains are properly maintained.

2.14	Number and size of restrooms meet requirements	10	4
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The number and size of Restrooms do not meet requirements.

2.15	Drainage systems are properly maintained and meet requirements	10	8
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The roof drains are adequate in number and placement.

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

2.17	Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	8
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A dependable two way communication system is provided throughout the school.

2.18	Exterior water supply is sufficient and available for normal usage	5	4
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Hose bibbs are provided on all sides of the building.

TOTAL - Structural and Mechanical Features

200

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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 <i>Exterior materials for walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.</i>	15	10
3.2	Floor surfaces throughout the building require minimum care <i>Flooring throughout the facility consists of VCT, Rubber, Carpet Tiles, which is well maintained throughout the facility.</i>	15	12
3.3	Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily cleaned and resistant to stain. Plaster walls are not easily cleaned and resistant to stain. Drywall type wall finishes are not easily cleaned and resistant to stain.</i>	10	8
3.4	Built-in equipment is designed and constructed for ease of maintenance <i>Casework is wood type construction with plastic laminate tops, is well constructed and in good condition.</i>	10	8
3.5	Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware is consistent throughout the facility, but some requires replacement.</i>	10	5
3.6	Restroom fixtures are wall mounted and of quality finish <i>Fixtures are wall mounted and are of good quality.</i>	10	9
3.7	Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial storage space is adequately located throughout the facility, including provisions for water and drains.</i>	10	8
3.8	Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Adequate electrical outlets are not provided in every area. Classrooms and corridors have an inadequate amount of receptacles.</i>	10	4
3.9	Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are easily maintainable. Electrical outlets are sparsely placed.</i>	10	5
TOTAL - Plant Maintainability		100	69

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety		Points Allocated	Points
4.1	Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>Student loading is separated from vehicular traffic and pedestrian walkways.</i>	15	12
4.2	Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided both on and off-site for pedestrian safety.</i>	10	8
4.3	Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs and signals are located as required on adjacent access streets.</i>	5	4
4.4	Vehicular entrances and exits permit safe traffic flow <i>Buses and other vehicular traffic use the same entrance and exit points to the site, which do not provide safe vehicular traffic flow.</i>	5	4
4.5	ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>Playground equipment consists of plastic coated steel & high density plastic type equipment in fair condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.</i>	5	4

Building Safety		Points Allocated	Points
4.6	The heating unit(s) is located away from student occupied areas <i>The building has unit ventilators in the classrooms.</i>	20	7
4.7	Multi-story buildings have at least two stairways for student egress <i>The overall facility is one story without stairways.</i>	15	0
4.8	Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i>	10	8
4.9	Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency lighting is provided throughout.</i>	10	8
4.10	Classroom doors are recessed and open outward <i>Classroom doors are adequately recessed with proper ADA clearances, and open outward.</i>	10	8
4.11	Building security systems are provided to assure uninterrupted operation of the educational program	10	5

Building security system comprising of door contacts and intrusion detection is provided throughout. Cameras are not located in areas where there are 6 or more computers, in gathering areas or corridors.

4.12	Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Rubber and VCT flooring have been well maintained throughout the facility.</i>	5	4
4.13	Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>The overall facility is one story without stairways.</i>	5	0
4.14	Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass at door transoms and sidelights is tempered for safety.</i>	5	4
4.15	Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Water coolers have been recessed in the Corridor wall.</i>	5	4
4.16	Traffic areas terminate at an exit or a stairway leading to an egress <i>Exits are properly located to allow safe egress from the building. Entry and exit points to the building have been adequately provided. There are no dead-end Corridors in the building.</i>	5	4
<hr/>			
Emergency Safety		Points Allocated	Points
4.17	Adequate fire safety equipment is properly located <i>Fire extinguishers are adequately provided.</i>	15	14
4.18	There are at least two independent exits from any point in the building <i>Multiple exits are provided from Corridors throughout the facility.</i>	15	12
4.19	Fire-resistant materials are used throughout the structure <i>The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are masonry, drywall and metal operable partitions.</i>	15	12
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>Automatic and manual fire alarm systems are in place.</i>	15	12
<hr/>			
TOTAL - Building Safety and Security		200	134

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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 <i>The average Classroom is 895 SF compared to 900 SF required by the OSDM.</i>	25	20
5.2	Classroom space permits arrangements for small group activity <i>Classrooms are large enough to allow effective small group activity spaces.</i>	15	12
5.3	Location of academic learning areas is near related educational activities and away from disruptive noise <i>The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.</i>	10	8
5.4	Personal space in the classroom away from group instruction allows privacy time for individual students <i>Classrooms are large enough to allow privacy time for individual students.</i>	10	8
5.5	Storage for student materials is adequate <i>Coat hooks and shelving, located in the Classroom, are inadequately provided for student storage.</i>	10	4
5.6	Storage for teacher materials is adequate <i>A dedicated storage room is adequately provided.</i>	10	8

Special Learning Space		Points Allocated	Points
5.7	Size of special learning area(s) meets standards <i>The Special Education Classroom is 895 SF compared to 900 SF recommended in the OSDM.</i>	15	12
5.8	Design of specialized learning area(s) is compatible with instructional need <i>Special Education spaces are properly designed to meet instructional needs. There are no specific support spaces such as a Resource Center or a Restroom.</i>	10	6
5.9	Library/Resource/Media Center provides appropriate and attractive space <i>The Media Center is 2,638 SF compared to 1,944 SF recommended in the OSDM. The Media Center is an attractive space, including natural light and sufficient book storage space.</i>	10	10
5.10	Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The Gymnasium is 4,088 SF compared to 4,000 SF recommended in the OSDM.</i>	5	5
5.11	ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Pre-K and Kindergarten spaces are properly sized, and provide adequate instruction space.</i>	10	10

5.12	Music Program is provided adequate sound treated space <i>The Music Room is 1,196 SF compared to 1,800-3,000 recommended in the OSDM.</i>	5	3
5.13	Space for art is appropriate for special instruction, supplies, and equipment <i>The Art Room is 1,310 SF compared to 1,200 SF recommended in the OSDM.</i>	5	5

School Facility Appraisal

Points Allocated

Points

5.14	Space for technology education permits use of state-of-the-art equipment <i>The facility is provided with Computer Labs for student use.</i>	5	4
5.15	Space for small groups and remedial instruction is provided adjacent to classrooms <i>Work Rooms are provided adjacent to the Classrooms for small groups and remedial instruction.</i>	5	4
5.16	Storage for student and teacher material is adequate <i>Lockers have not been adequately provided for storage of student materials. Casework is not adequately provided for storage of teacher materials.</i>	5	2

Support Space

Points Allocated

Points

5.17	Teacher's lounge and work areas reflect teachers as professionals <i>The Teacher's Lounge is 423 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM.</i>	10	8
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>The Student Dining space is 1,861 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1,164 SF compared to 2,268 SF recommended in the OSDM.</i>	10	5
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students served <i>Administrative Offices are adequately provided for Elementary School students.</i>	5	4
5.20	Counselor's office insures privacy and sufficient storage <i>The Counselor's Office is 116 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM.</i>	5	3
5.21	Clinic is near administrative offices and is equipped to meet requirements <i>The Clinic is 289 SF compared to 370 SF recommended in the OSDM. The Clinic is located within the Administrative Offices and is provided with required equipment.</i>	5	3
5.22	Suitable reception space is available for students, teachers, and visitors <i>There is an adequate area for reception in the front office.</i>	5	4
5.23	Administrative personnel are provided sufficient work space and privacy <i>Administrative personnel are provided sufficient work space and privacy</i>	5	4

TOTAL - Educational Adequacy

200

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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 <i>The building is a modern design with modern detailing consistent with facilities designed in the 1980's, which is aesthetically pleasing.</i>	15	12
6.2	Site and building are well landscaped <i>The site has limited landscaping, which does not enhance the property or emphasize the building entrance.</i>	10	6
6.3	Exterior noise and poor environment do not disrupt learning <i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.</i>	10	10
6.4	Entrances and walkways are sheltered from sun and inclement weather <i>The main entrance to the School is partially sheltered. Exits are not sheltered from sun and inclement weather. On-site walkways to accessory buildings are not covered.</i>	10	4
6.5	Building materials provide attractive color and texture <i>Exterior building materials consist of brick, stone, which do provide an attractive color and texture. Interior building materials consist of painted block and drywall which does provide an attractive color and texture. The mixture of materials is attractive or sensitive to an overall design aesthetic.</i>	5	4
Interior Environment		Points Allocated	Points
6.6	Color schemes, building materials, and decor provide an impetus to learning <i>The color palette is comprised of achromatic hues. School colors are not reflected in the athletic areas. The use of muted colors and materials gives the building some unity and a sense of consistency.</i>	20	14
6.7	Year around comfortable temperature and humidity are provided throughout the building <i>The building has a central air conditioning system.</i>	15	14
6.8	Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>It does not provide the minimum 15 CFM ventilation as required by the OBCMC.</i>	15	7
6.9	Lighting system provides proper intensity, diffusion, and distribution of illumination <i>Lighting systems do not provide adequate lighting levels throughout the school.</i>	15	9
6.10	Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains and Restroom facilities are conveniently located.</i>	15	11
6.11	Communication among students is enhanced by commons area(s) for socialization <i>There are areas for students to gather in the Student Dining area, Media Center and Gymnasium, as well as a small gathering area at the entrance to the school.</i>	10	7

6.12	Traffic flow is aided by appropriate foyers and corridors <i>Corridors and Foyers are adequately designed for efficient traffic flow. Classroom doorways are recessed and do not impede traffic flow.</i>	10	8
6.13	Areas for students to interact are suitable to the age group <i>There are areas for students to gather in the Student Dining area, Media Center and Gymnasium, as well as a small gathering area at the entrance to the school.</i>	10	7
6.14	Large group areas are designed for effective management of students <i>The Gymnasium is adequately designed to manage large groups of students.</i>	10	7
6.15	Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>Some consideration has been given to acoustical treatment of Classrooms.</i>	10	7
6.16	Window design contributes to a pleasant environment <i>There are few windows incorporated into the overall design.</i>	10	4
6.17	Furniture and equipment provide a pleasing atmosphere <i>Classroom furniture is consistent in design and in good condition but is beginning to show signs of wear and will need to be replaced within 4-7 years.</i>	10	7
TOTAL - Environment for Education		200	138

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LEED Observation Notes

School District: Worthington City
County: Franklin
School District IRN: 45138
Building: Worthington Park Elementary School
Building IRN: 98087

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)

Worthington Park Elementary is located in a relatively suburban setting central to the school district it serves. It provides transportation for its students living two miles from the school. LEED for Existing Buildings Operations and Maintenance for Schools may be considered. By implementing certain maintenance strategies, the school could qualify for the prerequisite and other credits in this category. Additional trees and landscaping and a white roof would likely be required to achieve the Heat Island Reduction credits. The 18.14 acre site is larger than required by OSDM standards so there is sufficient room for added vegetation to protect and restore habitat. The site lighting would need to be addressed to make the Light Pollution Reduction credit attainable.

Water Efficiency

In the US ca. 340 billion gallons of fresh water are withdrawn daily from surface sources, 65% of which is discharged later after use. Water is also withdrawn from underground aquifers. The excessive usage of water results in the current water deficit, estimated at 3,700 billion gallons. Water efficiency measures in commercial buildings can reduce water usage by at least 30%. Low-flow fixtures, sensors or using non potable water for landscape irrigation, toilet flushing and building systems are just some of available strategies. Not only do they result in environmental savings, but also bring about financial benefits, related to lower water use fees, lower sewage volumes to treat and energy use reductions.

(source: LEED Reference Guide, 2001:65)

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

Energy & Atmosphere

Buildings in the US account for more than 30% of the total energy use and for approximately 60% of electricity. 75% of energy is derived from the burning of fossil fuels, which releases CO2 into the Atmosphere and contributes to global warming. Moreover, coal fired electric utilities release nitrogen oxides and sulfur dioxide, where the former contribute to smog and the latter to acid rain. Other types of energy production are not less harmful. Burning of natural gas produces nitrogen oxides and greenhouse gases as well, nuclear power creates nuclear wastes, while hydroelectric generating plants disrupt natural water flows. Luckily there are several practices that can reduce energy consumption and are environmentally and economically beneficial. Not only will they reduce the air pollution and mitigate global warming thanks to being less dependent on power plants, but also they will reduce operational costs and will quickly pay back. In order to make the most of those practices, it's important to adopt a holistic approach to the building's energy load and integrate different energy saving strategies.

(source: LEED Reference Guide, 2001:93)

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

Material & Resources

The steps related to process building materials, such as extraction, processing and transportation are not environmentally natural, as they pollute the air, water and use natural resources. Construction and demolition wastes account for 40% of the solid waste stream in the US. Reusing existing documents is one of the best strategies to reduce solid wastes volumes and prevents them from ending up at landfills. It also reduces habitat disturbance and minimizes the need for the surrounding infrastructure. While using new materials one should take into account different material sources. Salvaged materials provide savings on material costs, recycled content material minimizes waste products and local materials reduce the environmental impact of transportation. Finally, using rapidly renewable materials and certified wood decreases the consumption of natural resources. Recycling and reusing construction waste is another strategy to be taken into consideration in sustainable design.

(source: LEED Reference Guide, 2001:167)

LEED for Existing Buildings Operations and Maintenance for Schools prerequisites require the school to adapt an ongoing purchasing and waste policy, a facility maintenance, and renovation policy that the school can adapt if they haven't already. The credits in this category encourage future purchases of goods made with recycled content, low emissions, energy efficient, locally sourced, etc. If the school already participates in a recycling program, the waste policy may be just a matter of tracking it.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

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

Innovation & Design Process

This category is aimed at recognizing projects that implemented innovative building features and sustainable building knowledge, and whose strategy or measure results exceeded those which are required by the LEED Rating System. Expertise in sustainable design is the key element of the innovative design and construction process.

(source: LEED Reference Guide, 2001:271)

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

Justification for Allocation of Points

Building Name and Level: **Worthington Park Elementary School**

K-6

Building features that clearly exceed criteria:

1. The School is centrally located within the district that it serves, and is easily accessible.
2. The site is adjacent to residential uses, which are suitable for educational instruction.
3. The building was constructed in 1988 and is reported to be free of asbestos.
4. Flexible partition walls have been provided between Classrooms and allow for a variety of class sizes.
5. The facility does meet barrier free requirements throughout.
6. The 17.9 acres site exceeds OSDM required 14.5 acres.

Building features that are non-existent or very inadequate:

1. There are few windows incorporated into the overall design.
2. The number and size of Restrooms do not meet OSDM, OCM or ADA requirements.
3. Entrances, exits and pedestrian walkways are uncovered.
- 4.
- 5.
- 6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Worthington City
Facility:	Worthington Park Elementary School
Date of Initial Assessment:	Sep 23, 2015
Date of Assessment Update:	Dec 23, 2015
Cost Set:	2015

District IRN:	45138
Building IRN:	98087
Firm:	Van Auken Akins Architects

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1988 Original Construction	59,004	\$6,100.40	\$6,100.40
Total	59,004	\$6,100.40	\$6,100.40
Total with Regional Cost Factor (100.00%)	—	\$6,100.40	\$6,100.40
Regional Total with Soft Costs & Contingency	—	\$7,590.75	\$7,590.75

Environmental Hazards(Enhanced) - Worthington City (45138) - Worthington Park Elementary School (98087) - Original Construction

Owner: Worthington City

Bidg. IRN: 98087

Facility: Worthington Park Elementary School

BuildingAdd: Original Construction

Date On-Site:

Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	2	\$100.00	\$200.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	\$0.00
30. Carpet Mastic Removal	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			\$200.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$200.00

B. Removal Of Underground Storage Tanks					<input type="checkbox"/> 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		<input type="checkbox"/> 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				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 59004	59004	\$0.10	\$5,900.40	

E. Other Environmental Hazards/Remarks			<input type="checkbox"/> 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		\$6,100.40
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition		\$6,100.40

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

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- 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"x12" floor tile and mastic.
- 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.

