Program Type	Assessment Only
Setting	Suburban
Assessment Name	Brookside Elementary (003822) DRAFT
Assessment Date (on-site; non-EEA)	2015-09-28
Kitchen Type	Full Kitchen
Cost Set:	2015
Building Name	Brookside Elementary
Building IRN	3822
Building Address	6700 McVey Boulevard
Building City	Columbus
Building Zipcode	43235
Building Phone	(614) 450-5300
Acreage	13.43
Current Grades:	K-6
Teaching Stations	27
Number of Floors	1
Student Capacity	587
Current Enrollment	345
Enrollment Date	2015-09-01

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

Number of Classrooms	25
Historical Register	**NO**
Building's Principal	Ms. Jenny Wielinski
Building Type	Elementary

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North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

50,147 Total Existing Square Footage
1964,1967,1988 Building Dates
K-6 Grades
345 Current Enrollment
27 Teaching Stations
13.43 Site Acreage

Brookside Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1964, is a one story, 50,147 square foot brick and stone school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick veneer on masonry load bearing type exterior wall construction, with masonry load bearing type wall construction in the interior. The floor system consists of slab on grade. The roof structure of the 1964 Original Construction and the 1967 Addition is preformed composite structural metal deck. The roof structure of the 1988 Addition is steel joist and trusses with metal deck. The roofing system of the overall facility is a gravel ballasted membrane or standing seam metal, and is currently under replacement. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are adequately in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building has a non-compliant automatic and manual fire alarm system. The facility is not equipped with a compliant automated fire suppression system. The building contains asbestos and other hazardous materials. The overall building is compliant with ADA accessibility requirements. The school is located on a 13.43 acre site adjacent to residential properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Original Construction	1964	yes	1	32,601	no
Classroom Addition	1967	yes	1	9,456	no
Gymnasium Addition	1988	yes	1	8,090	no

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Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1964)		5197			1615		2821	1668						
Classroom Addition (1967)		1644												
Gymnasium Addition (1988)		897		4804										
Total	0	7,738	0	4,804	1,615	0	2,821	1,668	0	0	0	0	0	0

Master Planning Considerations	The site located within a quiet suburban residential neighborhood, and is bordered by lightly traveled city streets and a railroad to the east end of the site. There is a small pond located on the east side of the site. Due to the size of the site, building expansion is not recommended.

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Brookside Elementary (3822)

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Brookside Elementary	**Contact:**	Ms. Jenny Wielinski
Address:	6700 McVey Boulevard	**Phone:**	(614) 450-5300
	Columbus,OH 43235	**Date Prepared:**	2015-09-28 **By:** Julie Apt
Bldg. IRN:	3822	**Date Revised:**	2015-12-20 **By:** Julie Apt

Current Grades	K-6	Acreage:	13.43
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	345	Classrooms:	25
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1964	yes	1	32,601
Classroom Addition	1967	yes	1	9,456
Gymnasium Addition	1988	yes	1	8,090
Total				**50,147**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	75	75%	Satisfactory
2.0 Structural and Mechanical Features	200	132	66%	Borderline
3.0 Plant Maintainability	100	62	62%	Borderline
4.0 Building Safety and Security	200	133	67%	Borderline
5.0 Educational Adequacy	200	153	77%	Satisfactory
6.0 Environment for Education	200	133	67%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	688	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$1,711,015.64	-
B.	Roofing	2	$42,500.00	-
C.	Ventilation / Air Conditioning	2	$5,000.00	-
D.	Electrical Systems	3	$813,885.81	-
E.	Plumbing and Fixtures	3	$532,829.00	-
F.	Windows	3	$215,700.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$66,833.50	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$1,346,605.50	-
K.	Interior Lighting	3	$250,735.00	-
L.	Security Systems	3	$142,918.95	-
M.	Emergency/Egress Lighting	3	$50,147.00	-
N.	Fire Alarm	3	$75,220.50	-
O.	Handicapped Access	3	$119,714.40	-
P.	Site Condition	2	$961,541.66	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$58,200.00	-
T.	Hazardous Material	2	$240,521.60	-
U.	Life Safety	3	$160,470.40	-
V.	Loose Furnishings	3	$150,441.00	-
W.	Technology	3	$577,191.97	-
X.	Construction Contingency / Non-Construction Cost	-	$1,837,518.16	-
Total			$9,358,990.09	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$9,358,990.09

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

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Original Construction (1964) Summary

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Brookside Elementary	**Contact:**	Ms. Jenny Wielinski
Address:	6700 McVey Boulevard	**Phone:**	(614) 450-5300
	Columbus,OH 43235	**Date Prepared:**	2015-09-28 **By:** Julie Apt
Bldg. IRN:	3822	**Date Revised:**	2015-12-20 **By:** Julie Apt

Current Grades	K-6	Acreage:	13.43
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	345	Classrooms:	25
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1964**	**yes**	**1**	**32,601**
Classroom Addition	1967	yes	1	9,456
Gymnasium Addition	1988	yes	1	8,090
Total				**50,147**

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

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$1,112,346.12	-
B.	Roofing	2	$20,000.00	-
C.	Ventilation / Air Conditioning	2	$5,000.00	-
D.	Electrical Systems	3	$529,114.23	-
E.	Plumbing and Fixtures	3	$376,407.00	-
F.	Windows	3	$136,050.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$24,593.50	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$976,267.10	-
K.	Interior Lighting	3	$163,005.00	-
L.	Security Systems	3	$92,912.85	-
M.	Emergency/Egress Lighting	3	$32,601.00	-
N.	Fire Alarm	3	$48,901.50	-
O.	Handicapped Access	3	$105,310.20	-
P.	Site Condition	2	$601,064.90	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$26,200.00	-
T.	Hazardous Material	2	$214,749.10	-
U.	Life Safety	3	$104,323.20	-
V.	Loose Furnishings	3	$97,803.00	-
W.	Technology	3	$375,237.51	-
X.	Construction Contingency / Non-Construction Cost	-	$1,231,747.93	-
Total			$6,273,634.14	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	75	75%	Satisfactory
2.0 Structural and Mechanical Features	200	132	66%	Borderline
3.0 Plant Maintainability	100	62	62%	Borderline
4.0 Building Safety and Security	200	133	67%	Borderline
5.0 Educational Adequacy	200	153	77%	Satisfactory
6.0 Environment for Education	200	133	67%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	688	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$6,273,634.14

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

Classroom Addition (1967) Summary

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Brookside Elementary	**Contact:**	Ms. Jenny Wielinski
Address:	6700 McVey Boulevard	**Phone:**	(614) 450-5300
	Columbus,OH 43235	**Date Prepared:**	2015-09-28 **By:** Julie Apt
Bldg. IRN:	3822	**Date Revised:**	2015-12-20 **By:** Julie Apt

Current Grades	K-6	Acreage:	13.43
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	345	Classrooms:	25
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1964	yes	1	32,601
Classroom Addition	**1967**	**yes**	**1**	**9,456**
Gymnasium Addition	1988	yes	1	8,090
Total				**50,147**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	75	75%	Satisfactory
2.0 Structural and Mechanical Features	200	132	66%	Borderline
3.0 Plant Maintainability	100	62	62%	Borderline
4.0 Building Safety and Security	200	133	67%	Borderline
5.0 Educational Adequacy	200	153	77%	Satisfactory
6.0 Environment for Education	200	133	67%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	688	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$322,638.72	-
B.	Roofing	2	$15,000.00	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$153,470.88	-
E.	Plumbing and Fixtures	3	$91,392.00	-
F.	Windows	3	$77,190.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$17,196.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$169,320.40	-
K.	Interior Lighting	3	$47,280.00	-
L.	Security Systems	3	$26,949.60	-
M.	Emergency/Egress Lighting	3	$9,456.00	-
N.	Fire Alarm	3	$14,184.00	-
O.	Handicapped Access	3	$7,741.20	-
P.	Site Condition	2	$225,279.65	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$12,000.00	-
T.	Hazardous Material	2	$25,772.50	-
U.	Life Safety	3	$30,259.20	-
V.	Loose Furnishings	3	$28,368.00	-
W.	Technology	3	$108,838.56	-
X.	Construction Contingency / Non-Construction Cost	-	$337,709.01	-
Total			$1,720,045.72	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$1,720,045.72

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

Gymnasium Addition (1988) Summary

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Brookside Elementary	**Contact:**	Ms. Jenny Wielinski
Address:	6700 McVey Boulevard	**Phone:**	(614) 450-5300
	Columbus,OH 43235	**Date Prepared:**	2015-09-28 **By:** Julie Apt
Bldg. IRN:	3822	**Date Revised:**	2015-12-20 **By:** Julie Apt

Current Grades	K-6	Acreage:	13.43
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	345	Classrooms:	25
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1964	yes	1	32,601
Classroom Addition	1967	yes	1	9,456
Gymnasium Addition	**1988**	**yes**	**1**	**8,090**
Total				**50,147**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	75	75%	Satisfactory
2.0 Structural and Mechanical Features	200	132	66%	Borderline
3.0 Plant Maintainability	100	62	62%	Borderline
4.0 Building Safety and Security	200	133	67%	Borderline
5.0 Educational Adequacy	200	153	77%	Satisfactory
6.0 Environment for Education	200	133	67%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	688	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

	FACILITY ASSESSMENT Cost Set: 2015	Rating	Dollar Assessment	C
A.	Heating System	3	$276,030.80	-
B.	Roofing	2	$7,500.00	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$131,300.70	-
E.	Plumbing and Fixtures	3	$65,030.00	-
F.	Windows	3	$2,460.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$25,044.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$201,018.00	-
K.	Interior Lighting	3	$40,450.00	-
L.	Security Systems	3	$23,056.50	-
M.	Emergency/Egress Lighting	3	$8,090.00	-
N.	Fire Alarm	3	$12,135.00	-
O.	Handicapped Access	3	$6,663.00	-
P.	Site Condition	2	$135,197.11	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$20,000.00	-
T.	**Hazardous Material**	**2**	**$0.00**	-
U.	Life Safety	3	$25,888.00	-
V.	Loose Furnishings	3	$24,270.00	-
W.	Technology	3	$93,115.90	-
X.	Construction Contingency / Non-Construction Cost	-	$268,061.22	-
Total			$1,365,310.23	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$1,365,310.23

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

A. Heating System

Description: The existing system for the 1964 Original Construction is a natural gas fired heated water boiler type system, installed in 1964, with upgrades in 2009, and is in fair condition. The systems in the 1967 and 1988 Additions are an extension of that found in the 1964 Original Construction. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The facility is equipped with two (2) boilers. One was manufactured by Frank Prox Company, was installed in 1964, and is in fair to poor condition. The other was manufactured by Bryan Boilers, was installed in 2009, and is in good condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, fin tubes, fan coil units, and air handlers. The terminal equipment is original to each addition and is in fair condition. The system does not appear to comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The Automated Logic DDC type system temperature controls were installed in 2009 and are in good condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing systems are ducted in the Gymnasium and Administrative Offices, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing systems for the remainder of the overall facility, are not ducted, but floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not equipped with central air conditioning. The site does not contain an underground fuel tank.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Replace existing ductwork in the Gymnasium and Administrative Offices to facilitate efficient exchange of conditioned air. Convert the remainder of the overall facility to ducted system to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	Required	$1,309,839.64	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft. (of entire building addition)		Required	Required	Required	$401,176.00	(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:			$1,711,015.64	$1,112,346.12	$322,638.72	$276,030.80		

Natural Gas Fired Heated Water Boiler

Heating Water Cabinet Heater

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is a ballasted membrane system and standing seam metal roof that were being replaced and repaired and under contract at time of the on-site assessment. Access to the roof was gained by access hatches that are in good condition. Fall safety protection cages are not required. There were no observations of standing water on the roof. Metal cap flashings and copings are under contract. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in good condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 2 Needs Repair

Recommendations: Provide overflow roof drains as required per OBC.

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Overflow Roof Drains and Piping:	$2,500.00	each		8 Required	6 Required	3 Required	$42,500.00	
Sum:			$42,500.00	$20,000.00	$15,000.00	$7,500.00		

Overall Roof

Roof Drain

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. The overall facility is not equipped with any window units. An isolated room system consisting of a ducted split HVAC system, with the condensing units located on pads outside on the Mechanical Room and fan coil units / air handlers located in the ceilings, is provided in Administrative Offices. An isolated room system consisting of a ductless split AC system, with the condensing unit on the roof, is provided in the Music spaces. The ventilation system in the overall facility consists of unit ventilators, original each addition and in fair condition, providing fresh air to Classrooms, and air handlers, original to each addition and in fair condition, providing fresh air to other miscellaneous spaces such as the Gymnasium. Relief air venting is provided by ceiling plenums, central relief fans, and air handlers. The ventilation system does not appear to meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln, and the existing exhaust system is inadequate. General building exhaust systems for Restrooms, Storage Rooms, Art Rooms, and Custodial Closets are inadequately placed, and in fair condition.

Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required			$5,000.00	
Sum:			$5,000.00	$5,000.00	$0.00	$0.00		

Split AC Condensing Unit

Unit Ventilator

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the 1964 Original Construction is a 120/208 volts, 600 amp, 3 phase and 4 wire system installed in 1964, and is in fair condition. The systems in the 1967 and 1988 Additions are an extension of that found in the 1964 Original Construction. Power is provided to the school by multiple utility owned, pole-mounted transformers located outside the Mechanical Room, and are in good to fair condition. The panel systems, original to each addition, are in fair condition, and for the most part cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains five (5) general purpose outlets, one (1) dedicated outlet for each Classroom computer, and zero (0) dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as six (6) general purpose outlets, while others are equipped with as few as three (3) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. GFI protected exterior outlets are adequately provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are provided. The facility is not equipped with a Stage. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required	$813,885.81	(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:			$813,885.81	$529,114.23	$153,470.88	$131,300.70		

Main Electrical Distribution Panel

Pole Mounted Transformers

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E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure back flow preventer. A water treatment system is not provided though none is needed. The Kitchen has point of use water treatment, which is in good condition. The domestic water supply piping in the 1964 Original Construction and 1967 Addition is galvanized, is original to each addition, and is in fair condition. The domestic water supply in 1988 Addition is copper, is original to each addition, and is in good condition. The facility is replacing the galvanized with copper as needed. The waste piping in the overall facility is cast iron, is original to each addition and is in good to fair condition. The facility is replacing the cast iron with PVC as needed. The facility is equipped with 1 gas water heater in good condition, with 1 separate 119 gallon storage tank in good condition. The school contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 4 Restrooms associated with Specialty Classrooms, 2 Unisex Restrooms and 6 Restrooms for Staff. Boys' Large Group Restrooms contain 0 ADA and 4 non-ADA wall mounted flush valve toilets, 4 ADA and 5 non-ADA wall mounted flush valve urinals, as well as 0 ADA and 6 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 1 ADA and 7 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 8 non-ADA wall mounted lavatories. Specialty Restrooms contain 2 ADA, 0 non-ADA wall mounted flush valve toilets and 2 ADA floor mounted tank type toilets, 2 ADA and 0 non-ADA wall mounted lavatories, as well as 0 ADA and 0 non-ADA showers. Unisex Restrooms contain 2 ADA and 0 non-ADA wall mounted flush valve toilets and 2 ADA and 0 non-ADA wall mounted lavatories. Staff Restrooms contain 1 ADA and 7 non-ADA wall mounted flush valve toilets, 0 ADA and 1 non-ADA wall mounted urinal, as well as 2 ADA and 3 non-ADA wall mounted lavatories, 1 non-ADA counter top lavatory and 1 non-ADA shower. Condition of fixtures is good to fair. The facility is equipped with 0 ADA and 1 non-ADA drinking fountain, as well as 4 ADA and 1 non-ADA electric water coolers, in good to fair condition. 9 Elementary Classrooms are not equipped with ADA or non-ADA sink mounted type drinking fountains. 15 Elementary Classrooms are equipped with non-ADA sink mounted type drinking fountains in fair condition. Special Education Classrooms are equipped with the required Restroom facilities and the fixtures are in good to fair condition. Special Education Classroom Restroom is not equipped with required shower. Kitchen is equipped with the required Restroom and the fixtures are in fair condition. Heath Clinic is equipped with the required Restroom and fixtures are in fair condition. Kindergarten Classrooms are equipped with Restroom facilities and fixtures are in good condition. Kitchen fixtures consist of 1 wall mounted hand wash sink, (1) double compartment sink, 1 rinse sink with disposal, and (1) triple compartment sink, which are in fair condition due to age. The Kitchen is not equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via the gas water heater and storage tank, which is in good condition The school meets the OBC requirements for fixtures with the exception of Classroom sink mounted drinking fountains. 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 20 toilets, 8 urinals, 20 lavatories, 24 Classroom sink mounted drinking fountains, and 8 electric water coolers. Observations revealed that the school is currently equipped with 26 toilets, 10 urinals, 24 lavatories, 15 Classroom sink mounted drinking fountains, and 5 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks which are in good to 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. The Art Room is equipped with 1 double compartment sink with a solids interceptor, which is in good condition. Adequate exterior wall hydrants are not provided.

Rating: 3 Needs Replacement

Recommendations: In the overall facility, replace the remaining cast iron waste piping with PVC. In the 1964 Original Construction and the 1967 Addition, replace the remaining galvanized with copper. Provide a reduced pressure backflow preventer. To facilitate the school's compliance with OBC and OSFC fixture requirements throughout the overall facility, provide 23 new Classroom sinks with deck mounted bubblers. Due to age and condition, replace 15 toilets, 10 urinals and 16 lavatories throughout the facility. Due to age, condition, LEED, OBC and OSFC, replace 60 faucets and valves throughout the overall facility. Provide a new Emergency Shower in the Special Needs/Education Restroom. Provide a new grease interceptor/trap in the Kitchen. Provide 3 additional single electric water coolers. All fixtures, whether new or replaced, to be mounted at ADA compliant heights. Provide 3 additional exterior wall hydrants. See Item O for replacement, remounting of fixtures related to ADA requirements as well as toilet rooms for 1 Kitchen, 1 Clinic, 1 Coach's Office and 2 Staff Restrooms. Funding for replacement of Kitchen equipment and fixtures is provided for in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit		1 Required			$5,000.00	
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	$175,514.50	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	$175,514.50	(remove / replace)
Toilet:	$1,500.00	unit		15 Required			$22,500.00	(remove / replace) See Item O
Urinal:	$1,500.00	unit		10 Required			$15,000.00	(remove / replace)
Sink:	$1,500.00	unit		16 Required			$24,000.00	(remove / replace)
Replace faucets and flush valves	$500.00	per unit		54 Required		6 Required	$30,000.00	(average cost to remove/replace)
Other: ADA Compliant Single Electric Water Cooler	$1,200.00	each		1 Required	1 Required	1 Required	$3,600.00	Provide single ADA electric water cooler.
Other: Classroom sink with deck mounted bubbler	$3,000.00	per unit		15 Required	8 Required		$69,000.00	Provide new classroom sink with deck mounted bubbler.
Other: Emergency Safety Shower	$2,500.00	each		1 Required			$2,500.00	Provide new emergency safety shower. Includes shower, supply lines and drain.
Other: Exterior Wall Hydrant	$1,400.00	each				3 Required	$4,200.00	Provide additional exterior wall hydrants.
Other: Grease Interceptor or Trap	$6,000.00	each		1 Required			$6,000.00	Provide a grease interceptor or trap in the Kitchen
Sum:			$532,829.00	$376,407.00	$91,392.00	$65,030.00		

Large Group Boys' Restroom

Electric Water Cooler

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F. Windows

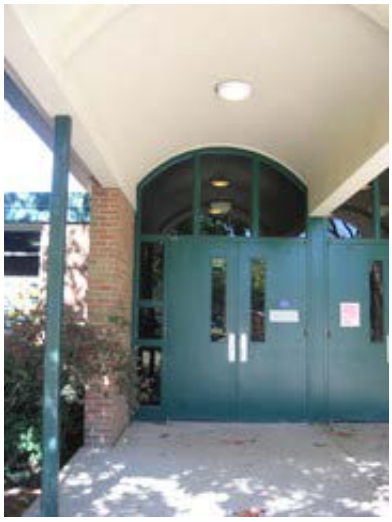
Description: The 1964 Original Construction and the 1967 Addition are equipped with thermally broken aluminum frame windows with single glazing that was installed at an unknown date, and is in fair condition. The 1964 Original Construction and the 1967 Addition is also equipped with fixed hollow metal frame windows with single glazing that was installed at the time of construction, and is in fair condition. The window system features operable windows in most of the building, and operable windows are equipped with opening limiters in fair condition and insect screens in fair condition. Window system seals are in fair condition, with no air or water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in good condition. The 1988 Addition is equipped with thermally broken aluminum frame windows with single glazed type window system, which was installed in 1988, and is in fair condition. The window system features operable windows throughout the addition, and operable windows are equipped with opening limiters in fair condition and insect screens in fair condition. Window system seals are in fair condition, with no air or water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in fair condition. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the 1964 Original Construction and the 1967 Addition are equipped with hollow metal frame sidelights and transoms with tempered single pane glazing, in fair condition. Exterior door vision panels are tempered single pane. The exterior doors in the 1988 Addition are equipped with thermally broken aluminum frame sidelights and transoms with tempered single pane glazing, in fair condition. The school does not contain skylights. The school does not contain clerestories. Interior glass is not OSDM-compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace window transoms and sidelights at exterior doors of the 1964 Original Construction and the 1966 Addition. Funding included in the total insulated glass/panel areas. Provide for the replacement of exterior door vision panel replacement.

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Insulated Glass/Panels:	$60.00	sq.ft. (Qty)		2,264 Required	1,285 Required	41 Required	$215,400.00	(includes blinds)
Other: Replace exterior door vision panels	$30.00	sq.ft. (Qty)		7 Required	3 Required		$300.00	Replace Exterior Door Vision Panels
Sum:			$215,700.00	$136,050.00	$77,190.00	$2,460.00		

Aluminum Frame Windows



Transom and Sidelight

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G. Structure: Foundation

Description: The 1964 Original Construction 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. The 1966 Addition and the 1988 Addition is equipped with concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. No significant issues related to foundation cracking or spalling were encountered. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1964)	Classroom Addition (1967)	Gymnasium Addition (1988)	Sum	Comments
				32,601 ft²	9,456 ft²	8,090 ft²		
Sum:			$0.00	$0.00	$0.00	$0.00		

Concrete Masonry Foundation Wall

Concrete Foundation Wall at Brick Veneer

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system, which displayed no locations of deterioration, and is in good condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in good condition. Control joints are not provided at lintel locations, at doors and windows, building corners, and wall offsets, though are not needed. The school does have sufficient expansion joints, and they are in poor condition. Exterior walls in the overall facility are inadequately insulated. Brick veneer masonry walls are not cavity walls. Weep holes and vents are not provided or required. The exterior masonry has not been cleaned and sealed in recent years, showing no evidence of mortar deterioration. Architectural exterior accent materials consist of stone and glazed brick, which are in good condition. Exterior building fenestration in the overall facility represents 19% of the exterior surfaces. Installation of new HVAC systems will result in removal of existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids. Interior Corridor and demising walls are concrete masonry units and glazed block, project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Interior soffits are of gypsum board type construction, and in good condition. The window sills are an element of the aluminum window system, and are in fair condition. The exterior lintels are steel, and are rusting, and in fair to poor condition. Chimneys are in fair condition. Canopies over entrances are steel frame with plaster type construction, and are in fair condition. Exterior soffits are of metal type construction, and in poor condition. The school is provided with a covered concrete conventional loading dock to facilitate the receipt of product, supplies, and foodstuffs, 100 square feet in size. The dock itself is in poor condition, and is equipped with bumper pads in poor condition.

Rating: 2 Needs Repair

Recommendations: Provide masonry cleaning and sealing as required through the overall facility. Recaulk existing expansion joints between the 1964 Original Construction and the 1967 Addition. Prep and paint exposed steel lintels through the overall facility. Exterior wall insulation deficiencies are addressed in Item J. Provide masonry infill at voids left by removal of exterior unit ventilator louvers in the 1964 Original Construction and the 1966 Addition. Repair chimney as required. Replace exterior soffits due to condition. Repair concrete loading dock as required.

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		5,312 Required	2,553 Required	8,578 Required	$24,664.50	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		5,312 Required	2,553 Required	8,578 Required	$16,443.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		25 Required	25 Required		$275.00	(removing and replacing)
Other: Chimney Repair	$15.00	sq.ft. (Qty)		120 Required			$1,800.00	Repair chimney as required.
Other: Loading Dock Repairs	$32.00	sq.ft. (Qty)		12 Required			$384.00	Repair concrete loading dock as required.
Other: Masonry Infill	$27.00	sq.ft. (Qty)		168 Required	310 Required		$12,906.00	Provide masonry infill where unit ventilator louvers are removed
Other: Scrape and Paint Lintels	$5.00	sq.ft. (Qty)		200 Required	90 Required	35 Required	$1,625.00	Prep and paint existing steel lintels
Other: Soffit Replacement	$8.00	sq.ft. (Qty)		432 Required	232 Required	428 Required	$8,736.00	Replace exterior soffits due to condition.
Sum:			$66,833.50	$24,593.50	$17,196.00	$25,044.00		

Expansion Joint

Loading Dock

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There is no crawl space. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1964 Original Construction and the 1967 Addition is preformed composite structural metal deck type construction, and is in good condition. The roof construction of the 1988 Addition is steel joist and trusses with metal deck.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Preformed Composite Structural Metal Deck

Steel Joist Structure

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with LVT and carpet type flooring, perforated metal panel type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair condition. The 1964 Original Construction and 1967 Addition has Corridors with terrazzo type flooring, acoustical tile or painted gypsum type ceilings, as well as painted block, glazed block, ceramic tile, brick, and stone type wall finishes, and they are in fair condition. The 1987 Addition has Corridors with terrazzo type flooring, acoustical tile or painted gypsum type ceilings, as well as painted block and plaster type wall finishes, and they are in fair condition. The overall facility has Restrooms with terrazzo type flooring, painted gypsum type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair condition. Toilet partitions are plastic and metal, and are in good condition. Flexible partition walls have been provided in Classrooms between the two Courtyards, as well as between two Classrooms adjacent to the west Courtyard. Classroom casework in the overall facility is wood type construction with plastic laminate tops, is adequately provided, and in fair to poor condition. The typical Classroom contains 12 lineal feet of casework, and Classroom casework provided ranges from 10 to 15 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. The student coat hooks and storage cubbies, located in the Classrooms are adequately provided, and in fair condition. The Art program is equipped with a kiln in fair condition, and existing kiln ventilation is inadequate. The kiln is located in the Boiler Room. The facility is equipped with wood non-louvered interior doors that are recessed with without proper ADA hardware, and in good to fair condition. The Gymnasium space has VCT type flooring, exposed type ceilings, as well as painted block type wall finishes, and they are in fair condition. There are no Gymnasium stands. Gymnasium basketball backboards are an electrically operated type, and are in fair condition. The Media Center, located in the 1964 Original Construction, has carpet type flooring, perforated metal panel type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair condition. Student Dining, located in the 1964 Original Construction, has VCT type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair condition. There is no Stage in the overall facility. Stage related equipment is demountable and was located in a storage room adjacent to the Gymnasium during the assessment. Existing Gymnasium and Student Dining spaces are adequately provided with appropriate sound attenuation acoustical surface treatments. Existing Media Center and Music spaces are not provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is adequately sized based on current enrollment, and the existing Kitchen equipment, installed over 20 years ago, and is in fair to poor condition. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. A walk-in cooler is located within the Kitchen spaces, and is in fair condition.

Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$15.90	sq.ft. (of entire building addition)		Required	Required	Required	$797,337.30	(elementary, per building area, with removal of existing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required		Required	$8,138.20	(per building area)
Terrazzo Floor Repair	$25.00	sq.ft. (Qty)		100 Required	100 Required	100 Required	$7,500.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	$6,500.00	each				2 Required	$13,000.00	(electric)
Art Program Kiln:	$2,750.00	each		1 Required			$2,750.00	
Additional Wall Insulation	$6.00	sq.ft. (Qty)		5,312 Required	2,553 Required	8,578 Required	$98,658.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Hard Plaster Replacement	$9.00	sq.ft. (Qty)		3,800 Required			$34,200.00	(Hazardous Material Replacement Cost - See T.)
Kitchen Exhaust Hood:	$56,000.00	per unit		1 Required			$56,000.00	(includes fans, exhaust & ductwork)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)		1,668 Required			$316,920.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Sound Control	$3.00	sq.ft. (Qty)		1,615 Required		1,267 Required	$8,646.00	Provide for appropriate acoustical sound attenuation surface treatments in the Music spaces and Media Center.
Other: Transfer Grilles	$48.00	sq.ft. (Qty)		48 Required	24 Required		$3,456.00	Remove Corridor transfer grilles, fill voids, and coordinate with adjacent finishes.
Sum:			$1,346,605.50	$976,267.10	$169,320.40	$201,018.00		

Gymnasium Finishes

Kitchen Hood

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with 2-lamp T-8 1x4 surface mount continuous strip fluorescent fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 65 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with 2- and 4-lamp T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 30 FC, thus complying with the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with 6-lamp T-5 2x8 suspended fluorescent fixtures type lighting, in good to fair condition, providing an average illumination of 30 FC, which is less than the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with 4-lamp T-8 2x4 lay-in direct fluorescent fixtures type lighting, in fair condition, providing an average illumination of 30 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with 4-lamp T-8 surface mount fluorescent fixture type lighting in good to fair condition, providing an average illumination of 55 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 surface mount continuous strip fluorescent fixture type lighting with dual level switching. Kitchen fixtures are in fair condition, providing an average illumination of 65 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 2-lamp T-8 1x4 suspended fluorescent fixture type lighting in fair condition, providing inadequate illumination based on OSDM requirements. The typical Administrative spaces in the overall facility are equipped with 3-lamp T-8 2x4 lay-in direct fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age, condition, inadequate lighting levels, and lack of multi-level switching.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	Required	$250,735.00	Includes demo of existing fixtures
Sum:			$250,735.00	$163,005.00	$47,280.00	$40,450.00		

Gymnasium Fluorescent Light Fixtures

Corridor Fluorescent Light Fixtures

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L. Security Systems

Description: The overall facility contains a motion sensor and door contact type security system in fair condition. Motion detectors are not adequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is provided. Compliant color CCTV cameras are provided at the main entry area only and is not provided at parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a LCD TV / monitor. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There are playground fencing issues requiring attention, as the site and playground areas are not fully fenced to meet OSDM guidelines. The exterior site lighting system is equipped with surface mounted HID high pressure sodium entry lights in fair condition. Pedestrian walkways are illuminated with surface and pole mounted HID high pressure sodium light fixtures in fair to poor condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID high pressure sodium light fixtures in fair condition. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity, sparse placement of fixtures, age, and condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Provide playground fencing as required to meet OSDM guidelines, with funding included in the security system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	Required	$92,771.95	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	$50,147.00	(complete, area of building)
Sum:			$142,918.95	$92,912.85	$26,949.60	$23,056.50		

Security System Door Contacts

Pole Mounted Light Fixture

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant plastic construction exit signs, as well as OSDM compliant red lettered and LED illuminated exit signs, and the system is in fair condition. The facility is inadequately equipped with emergency egress floodlighting and recessed fluorescent lighting used as emergency egress lighting, and the system is in fair condition. The system is not provided with appropriate battery backup or emergency generator on separate circuits. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	$50,147.00	(complete, area of building)
Sum:			$50,147.00	$32,601.00	$9,456.00	$8,090.00		

Exit Sign with Emergency Egress Lighting

Emergency Egress Light Fixture

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N. Fire Alarm

Description: The overall facility is equipped with an addressable Simplex 4002 type fire alarm system, installed in 1964 with upgrades in 1967 and 1988, and in fair condition, consisting of manual pull stations and audible horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system appears to be equipped with sufficient audible horns and strobe indicating devices, however is not adequately equipped with smoke and duct detectors, and is not equipped with any flow switches, tamper switches, and heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Fire Alarm System:	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	$75,220.50	(complete new system, including removal of existing)
Sum:			$75,220.50	$48,901.50	$14,184.00	$12,135.00		

Fire Alarm System Duct Detector

Fire Alarm System Control Panel

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors 2 are provided, which are in good condition. Playground layout and equipping are compliant; access to playground located near 1987 Addition is mostly compliant. On the interior of the building, space allowances and reach ranges are compliant. There is an accessible route through the building which does include protruding objects (floor heat vents at Courtyard). The entrance to the Courtyard located in the 1967 Addition is not accessible. Ground and floor surfaces are compliant. Ramps do meet all ADA requirements. Elevation changes within the overall facility are facilitated by 5 compliant ramps in good condition. Special provisions for floor level changes in this single story structure are not required. No Stage is provided. Interior doors are mostly recessed in the 1964 Original Construction and the 1967 Addition and are not recessed in the 1988 Addition, are provided with mostly adequate clearances, with the exception of 2 doors in the 1964 Original Construction, and are not provided with ADA-compliant hardware. 13 ADA-compliant toilets are required, and 8 are currently provided. 13 ADA-compliant Restroom lavatories are required, and 6 are currently provided. 4 ADA-compliant urinals are required, and 4 are currently provided. 2 ADA-compliant showers are required, and 0 are currently provided. 2 ADA-compliant electric water coolers are required, and 4 are currently provided. Toilet partitions are metal and plastic and do not provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors do meet ADA requirements for mounting heights Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic and Special Education Restrooms are not compliant with ADA requirements. The Health Clinic does not have ADA compliant fixtures and the Special Needs/Education Restroom does not have an ADA compliant shower. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: To facilitate the school's meeting of ADA requirements, provide ADA-compliant signage throughout the site both on the interior and exterior spaces. Provide an accessible ramp at the Courtyard. Replace 60 sets of door hardware on all interior doors with ADA compliant hardware. Rework 2 door openings to facilitate ADA compliance for clearances. Provide 2 sets of grab bars for the Kindergarten Restrooms to meet full compliance. Provide a set of grab bars in the Coach's Restroom to facilitate full ADA compliance. Reconfigure the existing shower in the Coach's Restroom to ADA compliance. Reconfigure 4 toilet compartments, 1 per Girls and Boys Restrooms to provide an ADA compliant stall, to include, 4 toilets, 4 sets of accessories, grab bars and partitions. Replace 4 lavatories, 1 per Girls and Boys Restroom with ADA compliant fixtures. Reconfigure and enlarge toilet room in Clinic, Kitchen and Mechanical Room including 3 toilets, 3 lavatories and 3 sets of ADA/Toilet accessories including grab bars. Reconfigure existing Men's and Women's Staff Restrooms including 2 toilets, 1 urinal, 2 lavatories and 2 sets of ADA/Toilet accessories including grab bars. All fixtures to be mounted at ADA compliant heights. Provide 23 ADA compliant pipe wrap throughout the overall facility. Rework the access to the play area located near the 1988 Addition to incorporate smooth transition into area. Funding for ADA compliant shower in Special Needs/Education Restroom and Classroom sinks with deck mounted bubblers provided for in Item E. Funding for replacement of fixtures due to age and condition not covered in this section is provided for in Item E.

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Handicapped Hardware:	$350.00	set		46 Required	11 Required	3 Required	$21,000.00	(includes installation / hardware only)
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	$10,029.40	(per building area)
Toilet/Urinals/Sinks:	$1,500.00	unit		4 Required			$6,000.00	(replacement ADA)
Replace Doors:	$5,000.00	leaf		2 Required			$10,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Other: ADA Access to Playground Area	$1,000.00	allowance		Required	Required	Required	$3,000.00	Rework access to play area to incorporate smooth transition.
Other: ADA Compliant Modular Access Ramp	$1,000.00	allowance			Required		$1,000.00	Provide an ADA compliant modular access ramp for the Courtyard.
Other: ADA pipe wrap insulation	$50.00	each		20 Required		3 Required	$1,150.00	Provide pipe wrap insulation on all wall mounted lavatories.
Other: Convert Existing Shower to ADA Compliant Shower	$2,500.00	per restroom				1 Required	$2,500.00	Reconfigure shower enclosure. Includes demolition, floors, walls, fixtures and accessories.
Other: Grab bars	$345.00	each		2 Required		1 Required	$1,035.00	Provide set of grab bars. Includes mounting, blocking walls, and grab bars.
Other: Reconfigure Toilet Room for ADA Compliance	$10,000.00	per restroom		5 Required			$50,000.00	Reconfigure existing toilet room to meet ADA requirements. Includes demolition, fixtures, walls, door and hardware, supply lines and full set of accessories including grab bars.
Other: Reconfigure Toilet Stall to meet ADA Compliance	$3,500.00	per restroom		4 Required			$14,000.00	Reconfigure toilet compartment to create ADA compliant stall. Includes demolition, fixtures, accessories, grab bars, partitions, floor and wall repair.
Sum:			$119,714.40	$105,310.20	$7,741.20	$6,663.00		

ADA Compliant Toilet Room-1988 Addition

ADA Compliant Power Assisted Door-1964 Original Construction

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P. Site Condition

Description: The 13.43 acre flat site is located in a suburban residential setting with generous tree, shrub, and floral type landscaping. Outbuildings include one brick utility building which houses a gas meter, one storage shed, and one small ''hut'' for gardening purposes. There are no apparent problems with ponding, but slight erosion is evident at edges of sidewalks and parking lots. The site is bordered by lightly traveled city streets. A single entrance onto the site impedes proper separation of bus and other vehicular traffic, and one way bus traffic is provided. A bus loop is provided for student loading and unloading. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair condition, containing 73 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and a small pond acting as a retention basin, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair to poor condition are appropriately placed. Concrete and asphalt sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair to poor condition. Trash pick-up and service drive pavement is heavy duty and is in fair condition, and is equipped with a concrete pad area for dumpsters, which is in fair condition. A small set of concrete steps are provided near the 1987 Addition, and they are in good to fair condition. Steel handrails are inadequately provided, and in good to fair condition. Site fencing is partially provided around the play areas. Kindergarten play areas are completely fenced for security. The playground equipment is primarily constructed of metal and high density plastic, and is in good condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch of sufficient depth. Painted surface games, a basketball court, and two hockey courts are provided on an asphalt surface in good to fair condition. The site and playground areas are equipped with sufficient tables and benches in good to fair condition. The athletic facilities are comprised of a four-way volleyball net and a practice field, and are in good to fair condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of tables, benches, garden areas, and a pond with a deck. There are no readily evident conditions that might significantly effect master planning with regard to the site other than a small pond located on the east side of the site. Due to the size of the site, building expansion is not recommended.

Rating: 2 Needs Repair

Recommendations: Provide for the replacement of light duty asphalt due to condition. Provide for the replacement of heavy duty asphalt due to condition. Provide for the replacement of concrete curbs due to condition. Provide for the replacement of concrete sidewalks due to condition. Provide for the replacement of steel handrails due to condition. Provide for stabilization of soil erosion around edges of parking lots and walkways. Provide for the replacement of a concrete pad area for dumpsters. Provide for security fencing around the playground areas with funding provided in Item L under complete replacement of security systems. Provide site contingency allowances for unforeseen conditions.

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard		11,354 Required	3,319 Required	2,796 Required	$534,551.40	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	$28.60	sq. yard		3,577 Required	3,319 Required	882 Required	$222,450.80	(including drainage / tear out for light duty asphalt)
Concrete Curb:	$18.00	ln.ft.		618 Required	181 Required	151 Required	$17,100.00	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		7,920 Required	2,315 Required	1,949 Required	$57,142.96	(5 inch exterior slab)
Stabilize soil erosion:	$2.50	sq.ft. (Qty)		618 Required	181 Required	151 Required	$2,375.00	(includes stripping and re-grading)
Exterior Hand / Guard Rails:	$43.00	ln.ft.		5 Required	1 Required	1 Required	$301.00	
Provide Concrete Dumpster Pad:	$2,400.00	each		1 Required			$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required			$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	$75,220.50	Include this one **or** the next. (Each addition should have this item)
Sum:			$961,541.66	$601,064.90	$225,279.65	$135,197.11		

Playground Equipment

Concrete Sidewalk

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Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Sanitary Manhole

Floor Drain

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R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 3'' service and water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, except for the Boiler Room in the 1964 Original Construction, and the existing water supply will not provide adequate support for a future system. The 1964 Original Construction Boiler Room is equipped with an limited area automated fire suppression system, and the existing water supply provides adequate support. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Incoming Domestic Water Meter

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S. Exterior Doors

Description: Typical exterior doors in the 1964 Original Construction and 1967 Addition are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors feature single glazed tempered glass vision panels, and appropriate hardware. Typical exterior doors in the 1988 Addition are aluminum type construction, installed on aluminum frames, and in fair condition. Typical exterior doors feature single glazed tempered glass vision panels, and appropriate hardware. Entrance doors in the 1964 Original Construction and 1967 Addition are hollow metal type construction, installed on hollow metal frames, and in fair condition. Entrance doors feature single glazed tempered glass vision panels, transoms, sidelights, and appropriate hardware. Entrance doors in the 1988 Addition are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed tempered glass vision panels, transoms, sidelights, and appropriate hardware. The facility is not equipped with roof access doors. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior and entrance doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replacement of single glazed door vision panels, transoms, and sidelights is addressed in Item F. Provide funding for replacement of 2 exterior fire doors in the 1964 Original Construction. Funding for removal of doors due to hazardous materials is provided for in Item T.

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		12 Required	6 Required	10 Required	$56,000.00	(includes removal of existing)
Fire Door Replacement	$1,100.00	each		2 Required			$2,200.00	(Hazardous Material Replacement Cost - See T.)
Sum:			$58,200.00	$26,200.00	$12,000.00	$20,000.00		

Aluminum Exterior Door

Hollow Metal Door

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T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Gandee and Associates Incorporated, and dated April 2014, documenting known and assumed locations of asbestos and other hazardous materials. The AHERA Reports referenced assumed asbestos containing materials, and documented quantities and locations. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets. The inspection report did not mention any presence of pipe insulation and fittings, and duct insulation, but it was open to observation and is assumed to contain hazardous materials. This mud type pipe and duct insulation is located in the 1964 Original Construction and the 1967 Addition. Vinyl asbestos floor tile and mastic, carpet mastic, wall and ceiling hard plaster, fire doors, boiler insulation, pipe insulation and fittings, and duct insulation containing hazardous materials are located in the 1964 Original Construction and 1967 Addition, in fair to poor condition. These materials were described in the report and open to observation and found to be in both friable and non-friable condition with significant to moderate damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	EHA Form		—	
Breeching Insulation Removal	$10.00	sq.ft. (Qty)		150 Required	0 Required		$1,500.00	
Duct Insulation Removal	$8.00	sq.ft. (Qty)		916 Required	202 Required		$8,944.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		5,000 Required	0 Required		$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		5,000 Required	0 Required		$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		26,081 Required	7,565 Required		$3,364.60	
Pipe Insulation Removal	$10.00	ln.ft.		1,374 Required	302 Required		$16,760.00	
Pipe Fitting Insulation Removal	$20.00	each		5,000 Required	11 Required		$100,220.00	
Hard Plaster Removal	$7.00	sq.ft. (Qty)		3,800 Required	0 Required		$26,600.00	See J
Fire Door Removal	$100.00	each		2 Required	0 Required		$200.00	See S
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		17,591 Required	6,720 Required		$72,933.00	See J
Sum:			$240,521.60	$214,749.10	$25,772.50	$0.00		

Boiler Insulation

Duct Insulation

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U. Life Safety

Description: The overall facility, with the exception of the Boiler Room in the 1964 Original Construction and the Storage rooms located in the Main Gymnasium in the 1988 Addition, is not equipped with a compliant automated fire suppression system. The suppression system in the Boiler Room and Storage Rooms is in good condition. Exit Corridors are situated such that dead-end Corridors are not present. Stair towers and guardrails are not present in this single story structure. The facility does not have any exterior stairways from intermediate floors. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material and insulation and is installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Existing equipment not required to be interlocked. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the city system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		32,601 Required	9,456 Required	8,090 Required	$160,470.40	(includes increase of service piping, if required)
Sum:			$160,470.40	$104,323.20	$30,259.20	$25,888.00		

Compliant Wet Chemical Fire Suppression System-1964 Original Construction

Compliant Fire Extinguisher

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V. Loose Furnishings

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

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
CEFPI Rating 6	$3.00	sq.ft. (of entire building addition)		Required	Required	Required	$150,441.00	
Sum:			$150,441.00	$97,803.00	$28,368.00	$24,270.00		

Typical Student Desk and Chair in the 1967 Addition

Typical Teacher Desk

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W. Technology

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 32,601 ft²	Classroom Addition (1967) 9,456 ft²	Gymnasium Addition (1988) 8,090 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	$11.51	sq.ft. (Qty)		32,601 Required	9,456 Required	8,090 Required	$577,191.97	
Sum:			$577,191.97	$375,237.51	$108,838.56	$93,115.90		

Centralized Clock System

Classroom Interactive Smartboard

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$7,521,471.93
7.00%	Construction Contingency	$526,503.04
Subtotal		$8,047,974.97
16.29%	Non-Construction Costs	$1,311,015.12
Total Project		**$9,358,990.09**

Construction Contingency	$526,503.04
Non-Construction Costs	$1,311,015.12
Total for X.	**$1,837,518.16**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$2,414.39
Soil Borings / Phase I Envir. Report	0.10%	$8,047.97
Agency Approval Fees (Bldg. Code)	0.25%	$20,119.94
Construction Testing	0.40%	$32,191.90
Printing - Bid Documents	0.15%	$12,071.96
Advertising for Bids	0.02%	$1,609.59
Builder’s Risk Insurance	0.12%	$9,657.57
Design Professional’s Compensation	7.50%	$603,598.12
CM Compensation	6.00%	$482,878.50
Commissioning	0.60%	$48,287.85
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$90,137.32
Total Non-Construction Costs	**16.29%**	**$1,311,015.12**

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Name of Appraiser	Julie Apt	**Date of Appraisal**	2015-09-28
Building Name	Brookside Elementary		
Street Address	6700 McVey Boulevard		
City/Town, State, Zip Code	Columbus, OH 43235		
Telephone Number(s)	(614) 450-5300		
School District	Worthington City		

Setting: Suburban

Site-Acreage	13.43	Building Square Footage	50,147
Grades Housed	K-6	Student Capacity	587
Number of Teaching Stations	27	Number of Floors	1
Student Enrollment	345		
Dates of Construction	1964,1967,1988		

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

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

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1.0 The School Site

School Facility Appraisal

			Points Allocated	Points
1.1		**Site is large enough** to meet educational needs as defined by state and local requirements	25	12
		The site is 13.43 acres compared to 24 acres required by the OSDM.		
1.2		**Site is easily accessible** and conveniently located for the present and future population	20	20
		The School is centrally located within the School District, and is easily accessible. The site is accessible from city streets that are suitable for buses, cars, and service vehicles. One entry point is provided into the site, without appropriate separation of car and bus traffic.		
1.3		**Location** is removed from undesirable business, industry, traffic, and natural hazards	10	6
		The site is adjacent to residential uses, and there is railroad track that borders the east end of the site.		
1.4		Site is **well landscaped and developed** to meet educational needs	10	10
		The site is generously landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5	ES	Well equipped **playgrounds are separated** from streets and parking areas	10	7
	MS	Well equipped **athletic and intermural areas are separated** from streets and parking		
	HS	Well equipped **athletic areas** are adequate with sufficient solid-surface parking		
		Playground areas consist of metal and plastic type play equipment, which is in good condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is partially provided to separate vehicular traffic from pedestrians.		
1.6		**Topography** is varied enough to provide desirable appearance and without steep inclines	5	4
		The site is gently sloped to provided positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7		Site has stable, well drained **soil free of erosion**	5	3
		Soils appear to be stable and well drained, although erosion was evident at edges of sidewalks and pavement.		
1.8		Site is suitable for **special instructional needs**, e.g., outdoor learning	5	5
		The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction. There is a pond on the east end of the site with a wooden deck.		
1.9		**Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	4
		Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10	ES/MS	Sufficient **on-site, solid surface parking** for faculty and staff is provided	5	4
	HS	Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community		
		Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt pavement in fair condition.		
		TOTAL - The School Site	**100**	**75**

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2.0 Structural and Mechanical Features

School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all **barrier-free** requirements both externally and internally	15	12
	Entire building meets all ADA requirements except Restrooms, signage and doors.		
2.2	**Roofs** appear sound, have positive drainage, and are weather tight	15	15
	Roof was being replaced during the on-site assessment.		
2.3	**Foundations** are strong and stable with no observable cracks	10	9
	Foundations are in good condition with no observable cracks.		
2.4	**Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	8
	Exterior and interior walls are in good condition, have sufficient control and expansion joints, and are free from deterioration.		
2.5	**Entrances and exits** are located so as to permit efficient student traffic flow	10	8
	Exits are properly located to allow safe egress from the building.		
2.6	**Building ''envelope''** generally provides for energy conservation (see criteria)	10	4
	Building envelope does not meet minimum energy conservation requirements.		
2.7	Structure is **free of friable asbestos** and **toxic materials**	10	5
	The building is reported to contain asbestos and other hazardous materials.		
2.8	Interior walls permit sufficient **flexibility** for a variety of class sizes	10	8
	Flexible partition walls have been provided between Classrooms and allow for a variety of class sizes.		

Mechanical/Electrical		Points Allocated	Points
2.9	**Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	6
	Light sources are improperly placed and provide inadequate lighting in some areas. Fixtures are well maintained in most areas. Light fixtures do not appear to be subject to overheating.		
2.10	**Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	6
	Internal water supply will not support a future fire suppression system, but is adequate for current requirements.		
2.11	Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	2
	Classrooms have an inadequate number of outlets and data jacks for technology applications.		

2.12	**Electrical controls** are safely protected with **disconnect switches** easily accessible	10	8
	Disconnect switches are provided in required easily accessible locations to allow for safe servicing of equipment.		
2.13	**Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	10
	Drinking fountains are adequate in number and placement, and meet ADA requirements. Drinking fountains are properly maintained.		
2.14	Number and size of **restrooms meet requirements**	10	10
	The number and size of Restrooms meet requirements.		
2.15	**Drainage systems** are properly maintained and meet requirements	10	8
	Drainage systems exhibit some signs of past leakage and repairs.		
2.16	**Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	2
	The fire alarm system does not meet requirements. Smoke detectors are not adequately provided. The facility is not fully sprinkled.		
2.17	**Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	8
	The central intercommunication system appears to provide reliable two way communication between the Administration area and all the teaching/learning areas.		
2.18	**Exterior water supply** is sufficient and available for normal usage	5	3
	Exterior wall hydrants are inadequately provided around the exterior of the facility.		
	TOTAL - Structural and Mechanical Features	**200**	**132**

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3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	**Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	9
	Exterior materials for walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.		
3.2	**Floor surfaces** throughout the building require minimum care	15	9
	Flooring throughout the facility consists of LVT, carpet, VCT, terrazzo, and sealed concrete, which is fairly well maintained throughout the facility.		
3.3	**Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	6
	Lay-in type ceilings are not easily cleaned or resistant to stain. Perforated metal panel ceilings are easily cleaned and resistant to stain. Painted block and 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.		
3.4	**Built-in equipment** is designed and constructed for ease of maintenance	10	5
	Casework consists of wood type construction with plastic laminate tops, and is in fair to poor condition.		
3.5	**Finishes and hardware**, with compatible keying system, are of durable quality	10	6
	Due to multiple additions throughout the facility, keying systems are not compatible and are worn.		
3.6	**Restroom fixtures** are wall mounted and of quality finish	10	5
	Fixtures are floor and wall mounted and are of good to fair quality.		
3.7	Adequate **custodial storage space** with water and drain is accessible throughout the building	10	10
	Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8	Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	8
	Electrical outlets are adequately provided in Corridors and allow for convenient routine cleaning.		
3.9	**Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	4
	Outdoor light fixtures are provided inadequately, but are accessible for repair and replacement. Electrical outlets are adequately provided around the exterior of the facility.		
	TOTAL - Plant Maintainability	**100**	**62**

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety			Points Allocated	Points
4.1		**Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	9
		One entrance on to the site does not provide proper separation between bus and car traffic but the student loading area is separated from vehicular traffic and pedestrian walkways.		
4.2		**Walkways**, both on and offsite, are available for safety of pedestrians	10	8
		Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3		**Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	5
		School signs and signals are located as required on adjacent access streets.		
4.4		**Vehicular entrances and exits** permit safe traffic flow	5	2
		Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.		
4.5	ES	**Playground equipment** is free from hazard	5	5
	MS	Location and types of **intramural equipment** are free from hazard		
	HS	**Athletic field equipment** is properly located and is free from hazard		
		Playground equipment consists of metal and high density plastic type equipment in good condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.		

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

4.11	**Building security systems** are provided to assure uninterrupted operation of the educational program	10	2

Security systems are inadequately provided and are in fair condition.

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

Terrazzo and VCT flooring has been well maintained throughout the facility. Ramps are maintained in a non-slip condition.

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

The overall facility is one story without stairways. Ramps are maintained in a non-slip condition.

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

Glass at door transoms and sidelights is tempered for safety.

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

Electric water coolers have been recessed from the Corridor wall. Fixed projections in the Corridor exceed 8 inches, but do not impede path of travel.

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

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

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

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

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

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

4.19	**Fire-resistant materials** are used throughout the structure	15	12

The structure is a masonry load bearing system with steel joist, concrete deck, and preformed composite structural metal deck. Interior walls are brick, masonry, and glazed block.

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

The fire alarm is provided with manual and automatic actuation, but is provided with adequate visual indicating devices.

	TOTAL - Building Safety and Security	**200**	**133**

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5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space			Points Allocated	Points
5.1		**Size of academic learning areas** meets desirable standards	25	20
	The average Classroom is 900 SF compared to 900 SF required by the OSDM.			
5.2		**Classroom space** permits arrangements for small group activity	15	12
	Classrooms are large enough to allow effective small group activity spaces.			
5.3		**Location of academic learning areas** is near related educational activities and away from disruptive noise	10	10
	The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.			
5.4		**Personal space** in the classroom away from group instruction allows privacy time for individual students	10	8
	Classrooms are large enough to allow privacy time for individual students.			
5.5		**Storage for student materials** is adequate	10	8
	Storage cubbies, located in the Classroom, are adequately provided for student storage.			
5.6		**Storage for teacher materials** is adequate	10	8
	Casework is adequately provided for storage of teacher materials.			

Special Learning Space			Points Allocated	Points
5.7		**Size of special learning area(s)** meets standards	15	12
	The Special Education Classrooms total 1,876 SF compared to 900 SF recommended in the OSDM. Special Education Classrooms are appropriately sized, and meet standards.			
5.8		**Design of specialized learning area(s)** is compatible with instructional need	10	8
	Special Education spaces are properly designed to meet instructional needs.			
5.9		**Library/Resource/Media Center** provides appropriate and attractive space	10	7
	The Media Center is 1,615 SF compared to 1,208 SF recommended in the OSDM. The Library is somewhat visually appealing and does provide natural light.			
5.10		**Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	2
	The Gymnasium is 4,804 SF compared to 7,000 - 8,500 SF recommended in the OSDM.			
5.11	ES	**Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction	10	8
	MS/HS	**Science** program is provided sufficient space and equipment		
	Pre-K and Kindergarten spaces are adequate for age of students served.			

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

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

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

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

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

The facility is provided with Computer Labs for student use.

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

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

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

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

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

The Teacher's Lounge is 604 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM. The Teacher's Lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials.

5.18	**Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	7

The Student Dining space is 2,821 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1,668 SF compared to 1,208 SF recommended in the OSDM.

5.19	**Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	4

Administrative Offices are adequately provided for Elementary and Middle School students.

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

The Counselor's Office is 168 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM. The space provided for the Counselor does insure privacy, but lacks sufficient storage space.

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

The Clinic is 211 SF compared to 370 SF recommended in the OSDM. The Clinic is located within the Administrative Offices and is provided with required equipment.

5.22	**Suitable reception space** is available for students, teachers, and visitors	5	4

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

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

The Administrative area consists of approximately 1,636 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.

TOTAL - Educational Adequacy	**200**	**153**

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment		Points Allocated	Points
6.1	Overall **design is aesthetically pleasing** to age of students	15	12
	The building is a traditional design with classical detailing, which is aesthetically pleasing.		
6.2	Site and building are **well landscaped**	10	10
	The site is generously landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
6.3	**Exterior noise and poor environment** do not disrupt learning	10	6
	The site is adjacent to residential uses, and there is a railroad track that borders the east end of the site.		
6.4	**Entrances and walkways** are **sheltered** from sun and inclement weather	10	8
	The main entrance and immediate surrounding walkways around the School are completely sheltered.		
6.5	**Building materials** provide attractive color and texture	5	4
	Exterior building materials consist of brick and stone which does provide an attractive color and texture.		

Interior Environment		Points Allocated	Points
6.6	**Color schemes, building materials, and decor** provide an impetus to learning	20	16
	The color palette is comprised of warm base with accent color of more saturated hues. School colors are not reflected in the athletic areas.		
6.7	**Year around comfortable temperature and humidity** are provided throughout the building	15	2
	The facility is not air conditioned to provide year-round temperature and humidity control.		
6.8	**Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	4
	The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9	**Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	6
	The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses.		
6.10	**Drinking fountains and restroom facilities** are conveniently located	15	15
	Drinking fountains and Restroom facilities are conveniently located.		
6.11	**Communication among students** is enhanced by commons area(s) for socialization	10	10
	There are areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school. Outdoor courtyards have been provided to encourage socialization and communication among students.		

6.12	**Traffic flow** is aided by appropriate foyers and corridors	10	8

Classroom doorways are recessed and do not impede traffic flow. Classroom doors that are not recessed either open inward or lay flat against the wall and do not impede traffic flow.

6.13	**Areas for students to interact** are suitable to the age group	10	8

There are areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school.

6.14	**Large group areas are designed** for effective management of students	10	4

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

6.15	**Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	6

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

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

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

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

Classroom furniture is mismatched and in fair to poor condition.

	TOTAL - Environment for Education	**200**	**133**

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LEED Observation Notes

School District:	Worthington City
County:	Franklin
School District IRN:	45138
Building:	Brookside Elementary
Building IRN:	3822

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are build on productive agricultural, wildlife or open areas. Several measures can be take however to prevent the impact on undeveloped lands or to improve previously contaminated sites. Appropriate location reduces the need for private transportation and helps to prevent an increase in air pollution. Developing buildings in urban areas and on brownfield sites instead of greenfield locations has economical and environmental benefits. Controlling stormwater runoff and erosion can prevent the worsening of water quality in receiving bodies of water and the impact on aquatic life. Once the building is constructed, it's important to decrease heat island effects and reduce the light pollution on the site.

(source: LEED Reference Guide, 2001:9)

The amount of asphalt contributes to a heat island effect for non-roofs (see SS Credit 7.1) and does not effectively maximize open space (see SS Credit 5.2). The size of the parking area exceeds the amount required with 73 spaces provided and 28 spaces required (see SS Credit 4.4). Reducing the amount of asphalt surrounding the playground area and providing softer landscape would contribute to a reduction in the heat island effect. Two Courtyards also provide soft landscape features that contribute to the heat island reduction. Roof surfaces have low reflectance and high thermal emittance, which contributes to the heat island effect. Utilizing cool roofs with a lower thermal emittance would contribute to the reduction of the heat island effect (see SS Credit 7.2).

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

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

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

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

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

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

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

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

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

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

Justification for Allocation of Points

Building Name and Level: **Brookside Elementary**

K-6

Building features that clearly exceed criteria:

1. Special Education Classroom is oversized and properly equipped.
2. The Media Center is oversized.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

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

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Environmental Hazards Assessment Cost Estimates

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

District IRN:	45138
Building IRN:	3822
Firm:	SBDP

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1964 Original Construction	32,601	$214,749.10	$204,749.10
1967 Classroom Addition	9,456	$25,772.50	$25,772.50
1988 Gymnasium Addition	8,090	$0.00	$0.00
Total	50,147	$240,521.60	$230,521.60
Total with Regional Cost Factor (100.00%)	—	$240,521.60	$230,521.60
Regional Total with Soft Costs & Contingency	—	$299,281.75	$286,838.72

Environmental Hazards - Worthington City (45138) - Brookside Elementary (3822) - Original Construction

Owner: Worthington City **Bldg. IRN:** 3822

Facility: Brookside Elementary **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	Reported Asbestos-Containing Material	150	$10.00	$1,500.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Assumed Asbestos-Containing Material	916	$8.00	$7,328.00
5.	Pipe Insulation Removal	Assumed Asbestos-Containing Material	1374	$10.00	$13,740.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	5000	$20.00	$100,000.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Reported Asbestos-Containing Material	3800	$7.00	$26,600.00
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	Reported Asbestos-Containing Material	2	$100.00	$200.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	17591	$3.00	$52,773.00
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**			$202,141.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$202,141.00

B. Removal Of Underground Storage Tanks ☑ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)	**Total Cost For Removal Of Underground Storage Tanks**				$0.00

C. Lead-Based Paint (LBP) - Renovation Only ☐ Addition Constructed after 1980

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	32601	26081	$0.10	$2,608.10

E. Other Environmental Hazards/Remarks ☑ None Reported

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

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$214,749.10
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$204,749.10

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

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

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

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

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

Environmental Hazards - Worthington City (45138) - Brookside Elementary (3822) - Classroom Addition

Owner:	Worthington City	**Bldg. IRN:**	3822
Facility:	Brookside Elementary	**BuildingAdd:**	Classroom Addition
Date On-Site:		**Consultant Name:**	

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Assumed Asbestos-Containing Material	202	$8.00	$1,616.00
5.	Pipe Insulation Removal	Assumed Asbestos-Containing Material	302	$10.00	$3,020.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	11	$20.00	$220.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	6720	$3.00	$20,160.00
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**			$25,016.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$25,016.00

B. Removal Of Underground Storage Tanks — ☑ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)			**Total Cost For Removal Of Underground Storage Tanks**		$0.00

C. Lead-Based Paint (LBP) - Renovation Only — ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration — ☑ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	9456	7565	$0.10	$756.50

E. Other Environmental Hazards/Remarks — ☑ None Reported

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

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$25,772.50
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$25,772.50

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

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

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

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

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