Building Information - Worthington City (45138) - Phoenix Middle School & Worthington Academy

Program Type	Assessment Only
Setting	Suburban
Assessment Name	Phoenix Middle School & Worthington Academy
Assessment Date (on-site; non-EEA)	2015-09-23
Kitchen Type	Full Kitchen
Cost Set:	2015
Building Name	Phoenix Middle School & Worthington Academy
Building IRN	9511
Building Address	2341 Snouffer Rd
Building City	Worthington
Building Zipcode	43085
Building Phone	614-450-4100
Acreage	32.78
Current Grades:	7-12
Teaching Stations	18
Number of Floors	1
Student Capacity	720
Current Enrollment	271
Enrollment Date	2015-09-14

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

Number of Classrooms	33
Historical Register	**NO**
Building's Principal	Adham Schirg
Building Type	Middle/High

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North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

68,400 Total Existing Square Footage
1969,1988 Building Dates
7-12 Grades
271 Current Enrollment
18 Teaching Stations
32.78 Site Acreage

Phoenix Middle School, which not on the National Register of Historic Buildings, and originally constructed in 1969, is a single story, 68,400 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned and open concept design, and does not utilize modular buildings. The structure of the overall facility contains brick type exterior wall construction, with CMU type wall construction in the interior. The floor system consists of slab on grade. The roof structure is metal form deck on steel joist. PES Reinforced Thermoplastic system that was installed in 1995. The classrooms are adequately sized in terms of the current standards established by the state of Ohio. Physical education and student dining spaces consists of one gymnasium and separate student dining. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 32.78 acre site adjacent to residential properties. The property is not fenced in for security. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

Significant findings in the overall facility include a generally confusing layout due to multiple additions and use designations. The roof over the overall facility needs replaced due to age and condition of system. Many classrooms do not have windows. The building is reported to contain asbestos and other hazardous materials. The following building areas do not meet ADA: most restrooms, Stage access, overall signage and door hardware. The most recent interior renovation does meet ADA requirements.

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Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Original Construction	1969	yes	1	61,773	no
Addition I	1988	yes	1	6,627	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 (1969)		7525		6034	4483		1493	1087						
Addition I (1988)		765												
Total	0	8,290	0	6,034	4,483	0	1,493	1,087	0	0	0	0	0	0

Master Planning Considerations

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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 - Phoenix Middle School & Worthington Academy (9511)

District: Worthington City
Name: Phoenix Middle School & Worthington Academy
Address: 2341 Snouffer Rd
Worthington,OH 43085
Bldg. IRN: 9511

County: Franklin **Area:** Central Ohio (0)
Contact: Adham Schirg
Phone: 614-450-4100
Date Prepared: 2015-09-23 **By:** Christina Schmitz
Date Revised: 2015-12-23 **By:** Holly Grambort

Current Grades	7-12	Acreage:	32.78
Proposed Grades	N/A	Teaching Stations:	18
Current Enrollment	271	Classrooms:	33
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1969	yes	1	61,773
Addition I	1988	yes	1	6,627
Total				**68,400**

*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	88	88%	Satisfactory
2.0 Structural and Mechanical Features	200	136	68%	Borderline
3.0 Plant Maintainability	100	62	62%	Borderline
4.0 Building Safety and Security	200	153	77%	Satisfactory
5.0 Educational Adequacy	200	123	62%	Borderline
6.0 Environment for Education	200	145	73%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	707	71%	Satisfactory

FACILITY ASSESSMENT Cost Set: 2015			Rating	Dollar Assessment	C
A.	Heating System		3	$2,333,808.00	-
B.	Roofing		3	$698,680.00	-
C.	Ventilation / Air Conditioning		2	$5,000.00	-
D.	Electrical Systems		3	$1,110,132.00	-
E.	Plumbing and Fixtures		3	$164,000.00	-
F.	Windows		3	$82,625.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$250,729.00	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		2	$545,280.80	-
K.	Interior Lighting		3	$342,000.00	-
L.	Security Systems		3	$194,940.00	-
M.	Emergency/Egress Lighting		3	$68,400.00	-
N.	Fire Alarm		3	$102,600.00	-
O.	Handicapped Access		3	$139,574.60	-
P.	Site Condition		2	$492,597.00	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$42,000.00	-
T.	Hazardous Material		3	$42,120.00	-
U.	Life Safety		2	$223,880.00	-
V.	Loose Furnishings		2	$68,400.00	-
W.	Technology		3	$647,369.20	-
X.	Construction Contingency / Non-Construction Cost		-	$1,845,497.99	-
Total				$9,399,633.59	

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$9,399,633.59

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 (1969) Summary

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Phoenix Middle School & Worthington Academy	**Contact:**	Adham Schirg
Address:	2341 Snouffer Rd	**Phone:**	614-450-4100
	Worthington,OH 43085	**Date Prepared:**	2015-09-23 **By:** Christina Schmitz
Bldg. IRN:	9511	**Date Revised:**	2015-12-23 **By:** Holly Grambort

Current Grades	7-12	Acreage:	32.78
Proposed Grades	N/A	Teaching Stations:	18
Current Enrollment	271	Classrooms:	33
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1969**	**yes**	**1**	**61,773**
Addition I	1988	yes	1	6,627
Total				**68,400**

*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	88	88%	Satisfactory
2.0 Structural and Mechanical Features	200	136	68%	Borderline
3.0 Plant Maintainability	100	62	62%	Borderline
4.0 Building Safety and Security	200	153	77%	Satisfactory
5.0 Educational Adequacy	200	123	62%	Borderline
6.0 Environment for Education	200	145	73%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	707	71%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2015		Rating	Dollar Assessment	C
A.	Heating System	3	$2,107,694.76	-
B.	Roofing	3	$604,025.10	-
C.	Ventilation / Air Conditioning	2	$5,000.00	-
D.	Electrical Systems	3	$1,002,575.79	-
E.	Plumbing and Fixtures	3	$164,000.00	-
F.	Windows	3	$82,625.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$226,554.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$486,300.50	-
K.	Interior Lighting	3	$308,865.00	-
L.	Security Systems	3	$176,053.05	-
M.	Emergency/Egress Lighting	3	$61,773.00	-
N.	Fire Alarm	3	$92,659.50	-
O.	Handicapped Access	3	$133,034.60	-
P.	Site Condition	2	$454,437.50	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$42,000.00	-
T.	Hazardous Material	3	$41,457.30	-
U.	Life Safety	2	$202,673.60	-
V.	Loose Furnishings	2	$61,773.00	-
W.	Technology	3	$584,611.51	-
X.	Construction Contingency / Non-Construction Cost	-	$1,670,571.57	-
Total			$8,508,684.78	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$8,508,684.78

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

Addition I (1988) Summary

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Phoenix Middle School & Worthington Academy	**Contact:**	Adham Schirg
Address:	2341 Snouffer Rd	**Phone:**	614-450-4100
	Worthington,OH 43085	**Date Prepared:**	2015-09-23 **By:** Christina Schmitz
Bldg. IRN:	9511	**Date Revised:**	2015-12-23 **By:** Holly Grambort

Current Grades	7-12	Acreage:	32.78
Proposed Grades	N/A	Teaching Stations:	18
Current Enrollment	271	Classrooms:	33
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1969	yes	1	61,773
Addition I	**1988**	**yes**	**1**	**6,627**
Total				**68,400**

*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	$226,113.24	-
B.	Roofing	3	$94,654.90	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$107,556.21	-
E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
F.	**Windows**	**3**	**$0.00**	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$24,175.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$58,980.30	-
K.	Interior Lighting	3	$33,135.00	-
L.	Security Systems	3	$18,886.95	-
M.	Emergency/Egress Lighting	3	$6,627.00	-
N.	Fire Alarm	3	$9,940.50	-
O.	Handicapped Access	3	$6,540.00	-
P.	Site Condition	2	$38,159.50	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	**Exterior Doors**	**3**	**$0.00**	-
T.	Hazardous Material	3	$662.70	-
U.	Life Safety	2	$21,206.40	-
V.	Loose Furnishings	2	$6,627.00	-
W.	Technology	3	$62,757.69	-
- X.	Construction Contingency / Non-Construction Cost	-	$174,926.42	-
Total			$890,948.81	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	88	88%	Satisfactory
2.0 Structural and Mechanical Features	200	136	68%	Borderline
3.0 Plant Maintainability	100	62	62%	Borderline
4.0 Building Safety and Security	200	153	77%	Satisfactory
5.0 Educational Adequacy	200	123	62%	Borderline
6.0 Environment for Education	200	145	73%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	707	71%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$890,948.81

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 overall facility is a gas fired heating hot water system, installed in 1969, and is in fair condition. The heating and chilled water system in the overall facility is a 2-pipe system, without a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type. The 3 gas fired boilers, manufactured by Bryan and Thermal Solutions, were installed in 2007 and 2015 and are in fair-to-good condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and air handlers. The terminal equipment was installed in 1969 and is in fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The DDC type system temperature controls were installed in 1999 and are in 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 system is ducted in the Gymnasium, Main Office, Library, and Classrooms, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system is not ducted in the Cafeteria, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	$1,786,608.00	(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	$547,200.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$2,333,808.00	$2,107,694.76	$226,113.24		

Gas Fired Boilers

Heating Hot Water Pumps

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B. Roofing

Description: The roof over the Original Construction is a PES Reinforced Thermoplastic system that was installed in 1995 and is in fair condition, and a Built Up Roof system that was installed at an unknown date in and is in fair condition. The roof over the 1988 Addition is a Built Up Roof system that was installed in 1988 and is in fair condition, and a EPDM roof system that was installed in 1988 and is in poor condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch that is in fair condition. Fall safety protection cages are not required, and have not been provided. There were no observations of standing water on the roof. Metal roof edges are in good condition. Roof storm drainage is addressed through a system of roof drains and scupper drains, which are properly located, and in good condition. The roof is not equipped with overflow roof drains though they will be required in areas of roof replacement. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition and age of system. Overflow drains will need to be added on the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Membrane (all types):	$8.70	sq.ft. (Qty)		61,773 Required	6,627 Required	$595,080.00	(unless under 10,000 sq.ft.)
Remove/replace existing roof Drains and Sump:	$1,200.00	each		18 Required	10 Required	$33,600.00	
Overflow Roof Drains and Piping:	$2,500.00	each		18 Required	10 Required	$70,000.00	
Sum:			$698,680.00	$604,025.10	$94,654.90		

Built Up Roof in Foreground and EPDM Roof in Background

Thermoplastic Roof System

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The overall facility is equipped with a water cooled chilled water type central air conditioning system, which is in good condition. A water cooled chiller makes chilled water and a pump distributes chilled water to the terminal units. The equipment is in good condition. The ventilation system in the overall facility consists of unit ventilators and air handlers, installed in 1969 and in fair condition, providing fresh air to Classrooms, and unit ventilators and air handlers, installed in 1969 and in fair condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. Relief air venting is provided by ceiling plenums. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln, and existing kiln ventilation is inadequate, and in fair condition. General building exhaust systems for Restrooms are adequately 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. Pricing included in Item A. Provide a new kiln exhaust system.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required		$5,000.00	
Sum:			$5,000.00	$5,000.00	$0.00		

Cooling Tower

Water Cooled Chiller

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the overall facility is a 120/208-volt, 3-phase, 4-wire, 1,600-amp system installed in 1999, and is in good condition. Power is provided to the school by a single utility owned, pad-mounted transformer located in exterior fenced-in courtyard, and in good condition. The panel system, installed in 1999, is in good condition, and can be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 10 general purpose outlets, 2 dedicated outlets for each Classroom computer, and 2 dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as 20 general purpose outlets, while others are equipped with as few as 10 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Inadequate lightning protection safeguards are provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in good condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for Classroom capacity, lack of OSDM-required features, and to facilitate the scope of work outlined in Item U.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	$1,110,132.00	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$1,110,132.00	$1,002,575.79	$107,556.21		

Main Electrical Distribution Equipment

Corridor Electrical Panels

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is not provided. The domestic water supply piping in the overall facility is copper, was installed in 1969, and is in good condition. The waste piping in the overall facility is cast iron and PVC, was installed in 1969, and is in good condition. The facility is equipped with 1 gas water heater in poor condition, with 1 separate 300-gallon storage tank in poor condition. The school contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 1 Locker Room Restrooms for boys, 1 Locker Room Restrooms for girls, 1 Restrooms associated with specialty Classrooms, and 5 Restrooms for staff. Boys' Large Group Restrooms contain 1 ADA and 4 non-ADA wall mounted flush valve toilets, 1 ADA and 10 non-ADA wall mounted flush valve urinals, as well as 2 ADA and 6 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 1 ADA and 10 non-ADA wall mounted flush valve toilets, as well as 2 ADA and 6 non-ADA wall mounted lavatories. Boys' Locker Room Restrooms contain 0 ADA and 1 non-ADA wall mounted flush valve toilets, 0 ADA and 1 non-ADA wall mounted flush valve urinals, 0 ADA and 1 non-ADA wall mounted lavatories, as well as 0 ADA and 9 non-ADA showers. The showers are used for storage. Girls' Locker Room Restrooms contain 0 ADA and 1 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 1 non-ADA wall mounted) lavatories, as well as 0 ADA and 9 non-ADA showers. Staff Restrooms contain 4 ADA and 5 non-ADA floor mounted tank type toilets, 0 ADA and 0 non-ADA urinals, as well as 0 ADA and 5 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 0 ADA and 1 non-ADA drinking fountains, as well as 4 ADA and 3 non-ADA electric water coolers, in fair condition. (Middle / High) School Special Education Classrooms are not equipped with sink mounted type drinking fountains. Special Education Classroom is equipped with the required Restroom facilities, and fixtures are in fair condition. Kitchen is equipped with the required Restroom, and fixtures are in good condition. Heath Clinic is equipped with the required Restroom, and fixtures are in good condition. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. The school does not meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with 41 toilets, 19 urinals, 36 lavatories, 1 Classroom sink mounted drinking fountains, and 19 electric water coolers. Observations revealed that the school is currently equipped with 25 toilets, 12 urinals, 25 lavatories, 0 Classroom sink mounted drinking fountains, and 8 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in good condition. Kitchen fixtures consist of 1 double-compartment sink and 1 triple-compartment sink, which are in fair condition. The Kitchen is not equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a mixing valve, which is in good condition. Science Classrooms are equipped with required utility sink, gas / compressed air connections, and safety shower / eyewash in poor condition. Adequate exterior wall hydrants are provided.

Rating: 3 Needs Replacement

Recommendations: To facilitate the school's compliance with OBC and OSFC fixture requirements, provide 16 new toilets / 11 new lavatories / 7new urinals / 11 new electric water coolers / 1 new lavatory mounted type drinking fountains. See Item O for replacement of fixtures related to ADA requirements. Provide reduced pressure backflow preventer. Replace the domestic hot water system. Provide a grease interceptor for the kitchen.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit		1 Required		$5,000.00	
Domestic Water Heater:	$5,100.00	per unit		1 Required		$5,100.00	(remove / replace)
Toilet:	$3,800.00	unit		16 Required		$60,800.00	(new)
Urinal:	$3,800.00	unit		7 Required		$26,600.00	(new)
Sink:	$2,500.00	unit		11 Required		$27,500.00	(new)
Electric water cooler:	$3,000.00	unit		11 Required		$33,000.00	(double ADA)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Grease Trap or Oil Interceptor	$6,000.00	each		1 Required		$6,000.00	
Sum:			$164,000.00	$164,000.00	$0.00		

Boys ADA Sink - Needs Pipe Protection

Girls Toilet - Ambulatory, not ADA

Back to Assessment Summary

F. Windows

Description: The original construction is equipped with steel windows with single pane glazing type window system, which was installed in 1969 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. There are no screens on the windows. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system does not feature blinds. Aluminum frame curtain wall systems are found in the original construction and are in fair condition. Aluminum frame curtain wall systems are also found in the 1988 Addition, and are in good condition. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with aluminum and steel frame sidelights and transoms with tempered, double pane glazing in good condition. Exterior door vision panels are tempered, single pane glazing. The school does contain 3 - 3'x3' acrylic bubble type skylights in fair condition. The school does contain clerestories. Interior glass is OSDM-compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace curtain wall system in the original construction due to age and condition. Replace 3 3'x3' skylights in the overall facility. Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Insulated Glass/Panels:	$60.00	sq.ft. (Qty)		400 Required		$24,000.00	(includes blinds)
Skylights:	$125.00	sq.ft. (Qty)		27 Required		$3,375.00	(remove and replace)
Curtain Wall/Storefront System:	$65.00	sq.ft. (Qty)		850 Required		$55,250.00	(remove and replace)
Sum:			$82,625.00	$82,625.00	$0.00		

Curtain Wall System in Original Construction

Typical Window

Back to Assessment Summary

G. Structure: Foundation

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Building Perimeter

Building Perimeter

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system, which displayed no locations of deterioration, and is in good condition. The overall facility also features curtain wall systems with steel frame construction, 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, with the exception 2 two joints that are in poor condition. Control joints are provided at lintel locations, at doors and windows, building corners, and wall offsets and are in good condition. The school does have sufficient expansion joints, and they are in good condition. Exterior walls in the original construction are inadequately insulated. Brick veneer masonry walls in the original construction are not cavity walls. Exterior walls in the 1988 addition are adequately insulated. Brick veneer masonry walls in the 1988 addition are cavity walls. Weep holes and vents are not provided or required in the original construction. Weep holes and vents are not provided but are required in the 1988 addition due to its cavity wall construction. The exterior masonry has not been cleaned and sealed in recent years, and has locations of efflorescence. Architectural exterior accent materials consist of asbestos cement board fascia panels which are in poor condition. Exterior building fenestration in the overall facility represents 4% of the exterior surfaces. Interior Corridor and demising walls are concrete masonry units, project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Interior soffits are of steel stud and gypsum board type construction, and in good condition. The window sills are brick, and are in fair condition. The exterior lintels are steel, and are in good condition. Chimneys are in fair condition. Chimney cap exhibits cracking and spalling. Canopies over entrances are canvas type construction, and are in good condition. Exterior soffits are of asbestos cement board on wood framing type construction, and in poor condition. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, and caulking as required through the overall facility. Recaulk existing control joints. Repoint brick window sills through the overall facility. Exterior wall insulation deficiencies are addressed in Item J. Remove asbestos cement board panels and replace with non-hazardous material. Abatement is addressed in Item T. Replace or repair chimney cap.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		200 Required	100 Required	$1,575.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		31,140 Required	3,460 Required	$51,900.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		31,140 Required	3,460 Required	$34,600.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		28 Required		$154.00	(removing and replacing)
Other: Chimney Cap Replacement	$2,500.00	per unit		1 Required		$2,500.00	Replace precast chimney cap
Other: Replace fascia and soffit board panels	$100.00	ln.ft.		1,450 Required	150 Required	$160,000.00	Replace panels at fascia and soffit.
Sum:			$250,729.00	$226,554.00	$24,175.00		

Brick Exterior Wall with Fascia Panels

Soffit and Fascia Panels at Main Entry

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I. Structure: Floors and Roofs

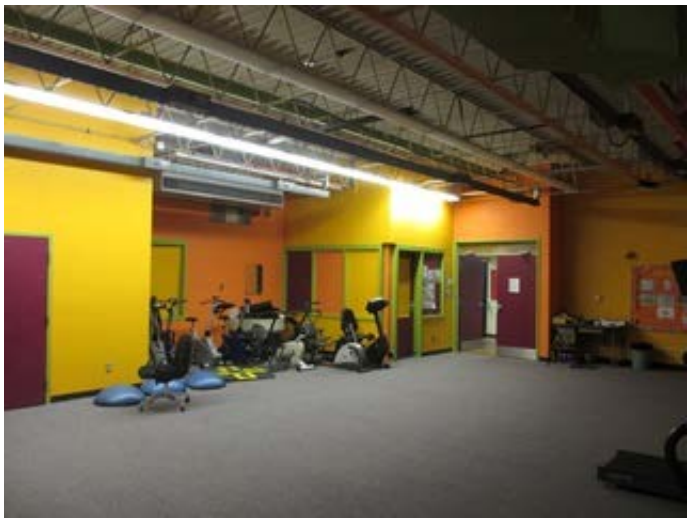
Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There is no crawl space. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are sufficient to accommodate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

Rating: 1 Satisfactory

Recommendations: Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Ceiling to Deck Cavity



Exposed Structure

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J. General Finishes

Description: The overall facility features conventionally partitioned, operable partitioned, and demountable metal partitioned Classrooms with carpet tile type flooring, 2x4 ACT type ceilings, as well as painted CMU type wall finishes, and they are in good condition. The overall facility has Corridors with LVT type flooring, 2x4 ACT type ceilings, as well as painted CMU type wall finishes, and they are in good condition. The overall facility has Restrooms with ceramic tile type flooring, gypsum board type ceilings, as well as painted CMU type wall finishes, and they are in good condition. Toilet partitions are plastic and are in good condition. Casework in the overall facility is wood type construction with plastic laminate face and tops, is adequately provided, and in fair condition. The typical Classroom contains 0 lineal feet of casework. Lab casework is of metal construction with solid surface tops, is adequately provided, and in fair condition. Classrooms are provided adequate chalkboards, markerboards, smartboards, and tackboards which are in good condition. The lockers, located in the Corridors, are adequately provided, and in good condition. The Art program is equipped with a kiln in good condition. The facility is equipped with both wood louvered and non-louvered interior doors that are both flush mounted and recessed without proper ADA hardware and clearances, and in good condition. The Gymnasium space has athletic wood type flooring, open exposed type ceilings, as well as painted CMU type wall finishes, and they are in good condition. Wood Gymnasium flooring has been well maintained, will accommodate multiple future sandings and refinishings, and is rated at an early stage of its product lifecycle. Gymnasium telescoping stands are plastic type construction in good condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. The Media Center, located in the original building, has carpet tile type flooring in good condition, 2x4 ACT type ceilings, as well as painted gypsum board and painted CMU type wall finishes, and they are in good condition. Student Dining, located in the Original Building, has VAT type flooring, 2x4 ACT type ceilings, as well as painted CMU type wall finishes, and they are in good condition. Existing Gymnasium, Student Dining, Media Center,and Music spaces are adequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in 1977-2007, is in fair condition. Walk-in cooler and freezer are located on the building's exterior, and are accessed by an exterior door and are in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide for the replacement of VAT in student dining and Rockbridge with VET. Provide for the replacement of VCT and base in stage area due to worn and rusted condition. Provide for the complete replacement of finishes in the science wing including wall finishes- tear out wainscot. Provide for the complete replacement of casework in the guidance office. Provide for the complete replacement of all kitchen equipment. Provide for the funding of classroom partitions. Provide for the full replacement of acoustical ceiling tile due to the complete replacement of the lighting system outlined in Item K.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Acoustic Ceiling:	$2.90	sq.ft. (Qty)		61,773 Required	6,627 Required	$198,360.00	(partial finish - drop in/standard 2 x 4 ceiling tile per area)
Vinyl Enhanced Tile (VET):	$4.10	sq.ft. (Qty)		5,000 Required		$20,500.00	(tear out and replace per area; to be used in lieu of VCT)
Partial Casework (base and wall):	$450.00	ln.ft.		25 Required		$11,250.00	(refer to OSFC, OSDM for requirements)
Additional Wall Insulation	$6.00	sq.ft. (Qty)			6,627 Required	$39,762.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)		1,087 Required		$206,530.00	(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: Complete replacement of finishes and casework in Science Wing	$15.90	sq.ft. (Qty)		4,166 Required		$66,239.40	Complete replacement of dated finishes and casework per area.
Other: Provide funding for classroom partitions	$15.90	ln.ft.		166 Required		$2,639.40	Provide funding for drywall partitions for unconventionally partitioned classrooms.
Sum:			$545,280.80	$486,300.50	$58,980.30		

Replace Dated Finishes in Science Wing

Replace all VAT with VET.

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 lay-in 2x4 fluorescent fixtures with multi-level switching. Classroom fixtures are in good condition, providing an average illumination of 58 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 1x4 lay-in 2x4 fluorescent fixtures with dual level switching. Corridor fixtures are in good condition, providing an average illumination of 19 FC, which is less than the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with pendant T-8 2x4 mount fluorescent fixture type lighting, in good condition, providing an average illumination of 78 FC, thus complying with the 50 MS FC recommended by the OSDM. The Media Center is equipped with lay-in 2x4 T-8 fluorescent fixture type lighting in good condition, providing an average illumination of 62 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with lay-in 2x4 T-8 fluorescent fixture type lighting with multi-level switching. Student Dining fixtures are in good condition, providing an average illumination of 103 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 1x4 lay-in, drywall mounted T-8 fluorescent fixture type lighting with multi-level switching. Kitchen fixtures are in good condition, providing an average illumination of 58 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 1x4 suspended T-8 fluorescent fixture type lighting in good condition. The typical Administrative spaces in the overall facility are equipped with lay-in 2x4 T-8 fluorescent fixture type lighting in good condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to inadequate lighting levels

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	$342,000.00	Includes demo of existing fixtures
Sum:			$342,000.00	$308,865.00	$33,135.00		

Corridor/Entrance Area Lighting

Media Center Lighting

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L. Security Systems

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

Rating: 3 Needs Replacement

Recommendations: Provide new security system and exterior site lighting to meet OSDM requirements.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	$126,540.00	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$68,400.00	(complete, area of building)
Sum:			$194,940.00	$176,053.05	$18,886.95		

Parking Lot Pole Lighting

Security System Keypad

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non-compliant incandescent, plastic construction exit signs, as well as OSDM compliant red lettered, LED illuminated exit signs, and the system is in good condition. The facility is equipped with emergency egress floodlighting, and the system is in good condition. The system is provided with appropriate battery backup. The system is adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

Recommendations: Provide new emergency / egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines and in conjunction with work in Item U.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$68,400.00	(complete, area of building)
Sum:			$68,400.00	$61,773.00	$6,627.00		

Exit Sign/FA Smoke Detector

Combo. Exit Sign/Remote Heads/FA Horn Strobe

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N. Fire Alarm

Description: The overall facility is equipped with a Simplex type fire alarm system, installed in 1999, and in good condition, consisting of manual pull stations, bells, and horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns, strobe indicating devices, and smoke detectors. The system is not equipped with any flow switches, tamper switches, or heat sensors. The system thus will not support future fire suppression systems. The system is adequately provided throughout, and does not have additional zone capabilities. The system is not compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Fire Alarm System:	$1.50	sq.ft. (of entire building addition)		Required	Required	$102,600.00	(complete new system, including removal of existing)
Sum:			$102,600.00	$92,659.50	$9,940.50		

Fire Alarm Horn Strobe

Fire Alarm Remote Annunciator

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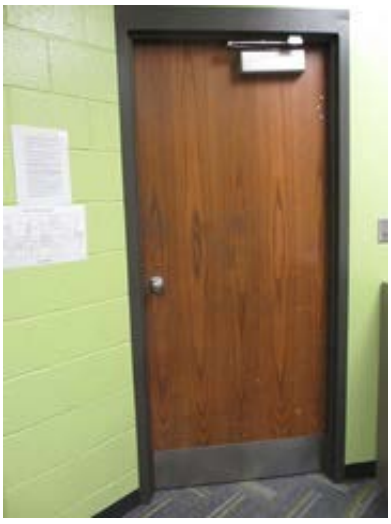
O. Handicapped Access

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 door, and 2 are provided, which are in good condition. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Special provisions for floor level changes in this single story structure are not required. Access to the Stage is not facilitated by a Corridor at Stage level, chair lift or ramp. Most of the interior classroom doors are recessed and provide adequate clearances. Office doors along the corridors swing into the space. Interior doors are mostly not provided with ADA-compliant hardware. The renovation to the west side of the school is fully, ADA compliant. 11 ADA-compliant toilets are required, and 3 are currently provided. 11 ADA-compliant Restroom lavatories are required, and 3 are currently provided. 3 ADA-compliant Science Classroom lab sinks are required, and 0 are currently provided. 4 ADA-compliant urinals are required, and 1 are currently provided. 2 ADA-compliant showers are required, and 0 are currently provided. 19 ADA-compliant electric water coolers are required, and 4 are currently provided. Toilet partitions are plastic, and do not provide appropriate ADA clearances, except for the west side renovation. ADA-compliant accessories are not adequately provided and mounted, except for the west side renovation. Mirrors do not meet ADA requirements for mounting heights, except for the west side renovation. Science Classrooms are not compliant with ADA requirements due to clearances and fixture requirements. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to clearances and fixture requirements. ADA signage is not provided on the interior and the exterior of the building.

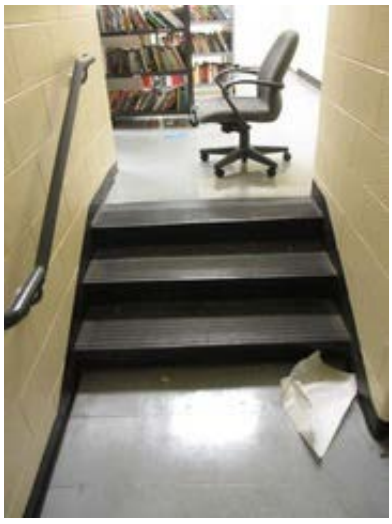
Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant, signage, ramps, electric water coolers, toilets, sinks, urinals, toilet partitions, toilet accessories, remounted mirrors and door hardware in the overall facility and the 1988 addition to facilitate the school's meeting of ADA requirements. Provide ADA showers per OSDM requirement - one for the Special Education space and one each for the locker rooms.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Handicapped Hardware:	$350.00	set		60 Required	10 Required	$24,500.00	(includes installation / hardware only)
Signage:	$0.20	sq.ft. (of entire building addition)		Required		$12,354.60	(per building area)
Ramps:	$40.00	sq.ft. (Qty)			1 Required	$40.00	(per ramp/interior-exterior complete)
Electric Water Coolers:	$3,000.00	unit		14 Required	1 Required	$45,000.00	(new double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit		8 Required		$30,400.00	(new ADA)
Toilet Partitions:	$1,000.00	stall		8 Required		$8,000.00	(ADA - grab bars, accessories included)
Remount Restroom Mirrors to Handicapped Height:	$285.00	per restroom		8 Required		$2,280.00	
Provide ADA Shower:	$3,000.00	each		3 Required		$9,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	$1,000.00	per restroom		8 Required		$8,000.00	
Sum:			$139,574.60	$133,034.60	$6,540.00		



Non-ADA Door Hardware



Non-ADA Stage Access

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P. Site Condition

Description: The 32.78 acre relatively flat site is located in an suburban residential setting with moderate tree and shrub type landscaping. Outbuildings include a Storage Shed, a Utility Building, and a District Garage. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided. There is a curbside bus loading and unloading zone in front of the school, which is not separated from other vehicular traffic. Staff, and visitor parking is facilitated by multiple asphalt parking lots in fair condition, containing 261 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage and catch basins, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in good condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good condition. Trash pick-up and service drive pavement is not heavy duty and is in poor condition, and is not equipped with a concrete pad area for dumpsters. The site does not contain exterior steps, stairwells, ramps, guardrails, or handrails. Chain link fencing is provided around mechanical equipment and is in good condition. Playground equipment is not provided, and it is not required due to existing grade configuration. There is an asphalt play surface that consists of two basketball courts and 3 foursquare courts. The asphalt is in poor condition. It is separated from vehicular traffic by a concrete curb. The athletic facilities are comprised of two softball fields, multiple large multi-purpose fields, and, two sand volleyball courts, and are in good condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of benches, tables, and outdoor chalkboards. There is a creek located along the south-west border of the site and separates the school site from the adjacent city park which consists of additional athletic facilities and parking lots. The large, open site makes future additions possible on any side of the building. The south side of the building will most easily allow for additions without impacting parking, or athletic facilities.

Rating: 2 Needs Repair

Recommendations: Replace asphalt in play area and rear parking lot areas in poor condition. Resurface asphalt in front driveway and parking lot. Provide heavy duty asphalt at service drive and provide a concrete pad for dumpsters. Provide fencing to separate asphalt play area from vehicular traffic. Provide fencing around dumpsters.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard		130 Required	15 Required	$4,437.00	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	$28.60	sq. yard		8,000 Required	800 Required	$251,680.00	(including drainage / tear out for light duty asphalt)
Asphalt Paving / New Wearing Course:	$19.00	sq. yard		2,160 Required	240 Required	$45,600.00	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Middle	$110.00	per student		300 Required		$33,000.00	**(Number of students should be rounded up to the nearest 100.** $5500 per bus; 40 students per bus; 80% of middle school students riding)
Provide Concrete Dumpster Pad:	$2,400.00	each		1 Required	0 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	$102,600.00	Include this one **or** the next. (Each addition should have this item)
Other: chain link fencing	$16.00	ln.ft.		160 Required	20 Required	$2,880.00	Add Chain Link Fencing
Sum:			$492,597.00	$454,437.50	$38,159.50		

Asphalt Play Area

Dumpsters and Service Drive

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Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Kitchen Sink Waste

Exposed Waste in Boiler Room

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R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 3'' service and 2'' water meter, and is in poor condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump. The system provides adequate pressure 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 (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Water Main

Water Meter

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S. Exterior Doors

Description: Typical exterior doors in the overall facility 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. A couple exterior doors did not have appropriate ADA hardware. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature double glazed tempered glass vision panels, transoms, sidelights, and appropriate hardware. The facility is equipped with 1 roof access door that leads to a mechanical space, which is in poor condition. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replace existing roof access door.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		21 Required		$42,000.00	(includes removal of existing)
Sum:			$42,000.00	$42,000.00	$0.00		

Typical Exterior Door

Typical Entrance Door

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T. Hazardous Material

Description: The School District provided the AHERA Three Year Reinspection Reports, prepared by Gandee & Associates, Inc. and dated May 2014, documenting known and assumed locations of asbestos and other hazardous materials. The district did not provide documentation of any abatement projects since that time. According to the report, Pipe Fitting Insulation containing hazardous materials are located in the 1969 Original Construction in good condition. These materials were described in the report to be in friable condition with no reported damage. According to the report, Resiliant Floor Covering and mastic containing hazardous materials are located several areas in the 1969 Original Construction, with no condition reported. These materials were described in the report to be in non-friable condition with no damage reported. In many areas, the tile has been removed but the mastic remains. Due to the construction date, there is no potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the 1969 Addition, as noted in the attached AHERA Three Year Reinspection Report. Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	—	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		61,773 Required	6,627 Required	$6,840.00	
Pipe Fitting Insulation Removal	$20.00	each		1,014 Required	0 Required	$20,280.00	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		5,000 Required	0 Required	$15,000.00	See J
Sum:			$42,120.00	$41,457.30	$662.70		

Corridor C

Fume Hood

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U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. 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. Steps are present near the stage in the music space, and these do not have handrails. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. The facility is 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.

Rating: 2 Needs Repair

Recommendations: Provide new handrails to meet the requirements of the Ohio Building Code. 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.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		61,773 Required	6,627 Required	$218,880.00	(includes increase of service piping, if required)
Handrails:	$5,000.00	level		1 Required		$5,000.00	
Sum:			$223,880.00	$202,673.60	$21,206.40		

No Handrails Present

Kitchen Hood

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V. Loose Furnishings

Description: The typical Classroom furniture in the original building and new addition is of consistent design and in generally good 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 8 due to observed conditions.

Rating: 2 Needs Repair

Recommendations: Existing conditions require minimal repair or replacement at this time.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
CEFPI Rating 8	$1.00	sq.ft. (of entire building addition)		Required	Required	$68,400.00	
Sum:			$68,400.00	$61,773.00	$6,627.00		

Typical Classroom Furniture

Typical Media Center Furniture

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W. Technology

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

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems as required per OSDM.

Item	Cost	Unit	Whole Building	Original Construction (1969) 61,773 ft²	Addition I (1988) 6,627 ft²	Sum	Comments
MS portion of building with total SF 67,951 to 91,650	$9.47	sq.ft. (Qty)		61,733 Required	6,627 Required	$647,369.20	
Sum:			$647,369.20	$584,611.51	$62,757.69		

Media Center Projector

Computer Space

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$7,554,135.60
7.00%	Construction Contingency	$528,789.49
Subtotal		$8,082,925.09
16.29%	Non-Construction Costs	$1,316,708.50
Total Project		**$9,399,633.59**

Construction Contingency	$528,789.49
Non-Construction Costs	$1,316,708.50
Total for X.	**$1,845,497.99**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$2,424.88
Soil Borings / Phase I Envir. Report	0.10%	$8,082.93
Agency Approval Fees (Bldg. Code)	0.25%	$20,207.31
Construction Testing	0.40%	$32,331.70
Printing - Bid Documents	0.15%	$12,124.39
Advertising for Bids	0.02%	$1,616.59
Builder’s Risk Insurance	0.12%	$9,699.51
Design Professional’s Compensation	7.50%	$606,219.38
CM Compensation	6.00%	$484,975.51
Commissioning	0.60%	$48,497.55
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$90,528.76
Total Non-Construction Costs	**16.29%**	**$1,316,708.50**

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Name of Appraiser	Holly Grambort	**Date of Appraisal**	2015-09-23
Building Name	Phoenix Middle School & Worthington Academy		
Street Address	2341 Snouffer Rd		
City/Town, State, Zip Code	Worthington, OH 43085		
Telephone Number(s)	614-450-4100		
School District	Worthington City		

Setting: Suburban

Site-Acreage	32.78	Building Square Footage	68,400
Grades Housed	7-12	Student Capacity	720
Number of Teaching Stations	18	Number of Floors	1
Student Enrollment	271		
Dates of Construction	1969,1988		

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	25
		The site is 32.78 acres compared to 23 acres required by the OSDM.		
1.2		**Site is easily accessible** and conveniently located for the present and future population	20	16
		The School is centrally located within the district that it serves, and is easily accessible.		
1.3		**Location** is removed from undesirable business, industry, traffic, and natural hazards	10	10
		The site is adjacent to residential uses, which are suitable for educational instruction.		
1.4		Site is **well landscaped and developed** to meet educational needs	10	7
		The site has limited landscaping, which does not enhance the property or emphasize the building entrance. The site has been developed with outdoor learning spaces and athletic fields to enhance the learning environment.		
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		
		Athletic facilities include multi-purpose fields, two baseball/softball fields, a track, 4-square, two sand volleyball courts and soccer fields, which are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking		
1.6		**Topography** is varied enough to provide desirable appearance and without steep inclines	5	5
		The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7		Site has stable, well drained **soil free of erosion**	5	5
		Soils appear to be stable and well drained, and no erosion was observed.		
1.8		Site is suitable for **special instructional needs**, e.g., outdoor learning	5	4
		The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9		**Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	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	5
	HS	Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community		
		Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in good condition.		
		TOTAL - The School Site	**100**	**88**

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2.0 Structural and Mechanical Features

School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all **barrier-free** requirements both externally and internally	15	10
	Entire building does not meet all ADA requirements. The following do not meet ADA: Most restrooms / Stage access / signage / door hardware. There is an accessible route throughout the facility. The most recent interior renovation does meet ADA requirements.		
2.2	**Roofs** appear sound, have positive drainage, and are weather tight	15	8
	The roofs over the entire building require replacement.		
2.3	**Foundations** are strong and stable with no observable cracks	10	9
	Foundations are in good condition with no observable cracks.		
2.4	**Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	6
	Exterior and interior walls are in good condition, have sufficient control joints, and are free from deterioration. Expansion joints are provided.		
2.5	**Entrances and exits** are located so as to permit efficient student traffic flow	10	6
	Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately provided.		
2.6	**Building ''envelope''** generally provides for energy conservation (see criteria)	10	8
	Building envelope meets minimum energy requirements.		
2.7	Structure is **free of friable asbestos** and **toxic materials**	10	7
	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 a number of 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	12
	Light sources are well maintained, properly placed and not subject to overheating.		
2.10	**Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	14
	The water pressure was measured at 70 PSI.		
2.11	Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	9
	Computer cabling is adequately placed throughout the entire school. There is an inadequate amount of wall outlets in classrooms.		

2.12	**Electrical controls** are safely protected with **disconnect switches** easily accessible	10	8
	Electrical controls are safely protected and easily accessible.		
2.13	**Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	4
	Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.		
2.14	Number and size of **restrooms meet requirements**	10	3
	The number and size of Restrooms do not meet requirements.		
2.15	**Drainage systems** are properly maintained and meet requirements	10	8
	The roof drains are adequate in number and placement. There are floor drains in the mechanical rooms.		
2.16	**Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	4
	Fire alarm devices and smoke detectors are adequately placed and properly maintained.		
2.17	**Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	8
	Intercommunication system provides dependable two way communication.		
2.18	**Exterior water supply** is sufficient and available for normal usage	5	4
	Hose bibbs are provided on all sides of the building.		
	TOTAL - Structural and Mechanical Features	**200**	**136**

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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	11
	Flooring throughout the facility consists of VCT, terrazzo, ceramic tile, which is well maintained throughout the facility.		
3.3	**Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	8
	Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily cleaned and resistant to stain. Plaster walls are not easily cleaned and resistant to stain.		
3.4	**Built-in equipment** is designed and constructed for ease of maintenance	10	4
	Casework is wood type construction with plastic laminate tops, is well constructed and in good condition.		
3.5	**Finishes and hardware**, with compatible keying system, are of durable quality	10	4
	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	7
	Fixtures are wall mounted and are of fair quality.		
3.7	Adequate **custodial storage space** with water and drain is accessible throughout the building	10	8
	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	5
	The school is equipped with inadequate electrical outlets in corridors and classrooms.		
3.9	**Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	6
	Outdoor light fixtures are adequately placed and easily accessible. Exterior outlets are inadequately provided.		
	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	12
		Student loading 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	4
		School signs and signals are located as required on adjacent access streets.		
4.4		**Vehicular entrances and exits** permit safe traffic flow	5	4
		Buses and other vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.		
4.5	ES	**Playground equipment** is free from hazard	5	3
	MS	Location and types of **intramural equipment** are free from hazard		
	HS	**Athletic field equipment** is properly located and is free from hazard		
		Location and types of athletic and intramural equipment are free from hazard but in poor condition.		

Building Safety			Points Allocated	Points
4.6		**The heating unit(s)** is located away from student occupied areas	20	12
		The building has unit ventilators in the some of the classrooms.		
4.7		Multi-story buildings have at least **two stairways** for student egress	15	12
		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 outward, are equipped with panic hardware and meet current code requirements.		
4.9		**Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	6
		Emergency lighting is provided throughout via battery packs.		
4.10		**Classroom doors** are recessed and open outward	10	8
		Classroom doors are adequately recessed with proper ADA clearances, and open outward.		
4.11		**Building security systems** are provided to assure uninterrupted operation of the educational program	10	6

Building security system consists of intrusion detection and door contacts. The system is not equipped with security cameras in areas with 6 or more computers, corridors or gathering areas.

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

VCT flooring have been well maintained throughout the facility. There are no ramps or stairs.

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.

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

Glass at door transoms and sidelights is tempered for safety.

4.15	**Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	3

Drinking fountains / water coolers extend more than eight inches from the Corridor wall, which impede traffic flow in the Corridors.

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

Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately provided.

Emergency Safety		Points Allocated	Points
4.17	Adequate **fire safety equipment** is properly located	15	14

Fire extinguishers are adequately provided.

4.18	There are at least **two independent exits** from any point in the building	15	12

Multiple exits are provided from Corridors throughout the facility.

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

The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are brick / drywall.

4.20	Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	12

An automatic and manual fire alarm system is provided.

	TOTAL - Building Safety and Security	**200**	**153**

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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 878 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	8
	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	6
	Slightly undersized Classrooms do not permit privacy time for individual students.			
5.5		**Storage for student materials** is adequate	10	8
	Lockers, located in the Corridor, are adequately provided for student storage.			
5.6		**Storage for teacher materials** is adequate	10	4
	Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.			

Special Learning Space			Points Allocated	Points
5.7		**Size of special learning area(s)** meets standards	15	0
	There are no Special Learning areas in the facility.			
5.8		**Design of specialized learning area(s)** is compatible with instructional need	10	0
	There are no Special Learning areas in the facility.			
5.9		**Library/Resource/Media Center** provides appropriate and attractive space	10	8
	The Media Center is 4,446SF compared to 2,160 SF recommended in the OSDM. The Media Center is an attractive space, including natural light and sufficient book storage space.			
5.10		**Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	3
	The Gymnasium is 6,034 SF compared to 7,000 SF recommended in the OSDM. The Gymnasium space is adequately sized and equipped for physical education instruction. The Gymnasium is slightly undersized for effective physical education instruction.			
5.11	ES	**Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction	10	6
	MS/HS	**Science** program is provided sufficient space and equipment		

Science Classrooms are appropriately sized and equipped for effective science instruction, though equipment is dated.

5.12	**Music Program** is provided adequate sound treated space	5	4

The Music Room is 3,127 SF compared to 1,800-3,000 recommended in the OSDM. The Music Room is designed appropriately, including acoustic panels on walls and ceilings.

5.13	**Space for art** is appropriate for special instruction, supplies, and equipment	5	4

The Art Room is 1,362SF compared to 1,200 SF recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.

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

The facility is provided with Computer Labs for student use.

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

No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.

5.16	**Storage for student and teacher material** is adequate	5	3

Lockers have been adequately provided for storage of student materials. Casework has not 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 474 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM. The Teacher's Lounge does not reflect a professional environment.

5.18	**Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	2

The Student Dining space is 1,493 SF compared to 3,000 SF recommended in the OSDM. The Student Dining space has limited visual appeal with limited seating capacity.

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 Middle School students.

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

The Counselor's Office is 90 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	4

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

There is a good sized area for reception in the front office.

5.23	**Administrative personnel** are provided **sufficient work space and privacy**	5	4

Administrative personnel are provided sufficient work space and privacy		
TOTAL - Educational Adequacy	**200**	**123**

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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 modern design with modern detailing dating from the late 1960's, which is aesthetically pleasing.		
6.2	Site and building are **well landscaped**	10	8
	The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
6.3	**Exterior noise and poor environment** do not disrupt learning	10	8
	The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4	**Entrances and walkways** are **sheltered** from sun and inclement weather	10	8
	The main entrance to the School is partially sheltered.		
6.5	**Building materials** provide attractive color and texture	5	4
	Exterior building materials consist of brick and cement board which provide 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 a warm base with accent color of very saturated hues. School colors are reflected in the athletic areas. The use of repeated colors and materials gives the building some unity and a sense of consistency.		
6.7	**Year around comfortable temperature and humidity** are provided throughout the building	15	13
	The building has a central air conditioning system.		
6.8	**Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	7
	It does not provide the minimum 15 CFM ventilation as required by the OBCMC.		
6.9	**Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	10
	Lighting system provides an inadequate level of illumination in some areas.		
6.10	**Drinking fountains and restroom facilities** are conveniently located	15	9
	Drinking fountains and Restroom facilities are not conveniently located.		
6.11	**Communication among students** is enhanced by commons area(s) for socialization	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.		

6.12	**Traffic flow** is aided by appropriate foyers and corridors	10	8
	Corridors and Foyers are adequately designed for efficient 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	8
	The Gymnasium is adequately designed to manage large groups of students.		
6.15	**Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	8
	Ceilings, walls, and floors have been adequately designed and provided with effective sound control measures.		
6.16	**Window design** contributes to a pleasant environment	10	2
	The windows are not designed well, and do not contribute to a pleasant environment.		
6.17	**Furniture and equipment** provide a pleasing atmosphere	10	8
	Classroom furniture is consistent in design and in good condition.		
	TOTAL - Environment for Education	**200**	**145**

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LEED Observation Notes

School District:	Worthington City
County:	Franklin
School District IRN:	45138
Building:	Phoenix Middle School & Worthington Academy
Building IRN:	9511

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)

Phoenix Middle School is located in a relatively urban setting central to the school district it serves. It provides transportation for 7th and 8th grade students living two miles from the school. LEED for Existing Buildings Operations and Maintenance for Schools may be considered. By implementing certain maintenance strategies, the school could qualify for the prerequisite and other credits in this category. Additional trees and landscaping and a white roof would likely be required to achieve the Heat Island Reduction credits. The 33 acre site exceeds the OSDM standards so there is sufficient room for added vegetation to protect and restore habitat. The light fixtures on site point downward so the Light Pollution Reduction credit should be attainable.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

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

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Depending on the age of the heating and cooling equipment, units may need to be replaced to achieve these credits. Metering and commissioning may need to be incorporated if it has not already. Changes in operations may also aid in obtaining these credits.

Material & Resources

The steps related to process building materials, such as extraction, processing and transportation are not environmentally natural, as they pollute the air, water and use natural resources. Construction and demolition wastes account for 40% of the solid waste stream in the US. Reusing existing documents is one of the best strategies to reduce solid wastes volumes and prevents 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)

LEED for Existing Buildings Operations and Maintenance for Schools prerequisites require the school to adapt an ongoing purchasing and waste policy and a facility maintenance and renovation policy that the school can adapt if they havent already. The credits in this category encourage future purchases of goods made with recycled content, low emissions, energy efficient, locally sourced, etc. If the school already participates in a recycling program, the waste policy may be just a matter of tracking it.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

The school features minimal operable windows which does not aid in obtaining the first of three prerequisites for Indoor Environmental Quality. If windows were added to the classrooms to allow natural daylight as well as view to the outdoors, the first prerequisite could be obtained. The second prerequisite may be obtained by banning tobacco smoke on site by posting signs if they have not yet already. The third prerequisite would be to adapt a green cleaning policy if they have not yet already. Other credits in the category may be obtained by adding a lighting control system, adapting an indoor air quality management program, adapting green cleaning strategies, adapting a pest management plan, and conducting an occupant comfort survey.

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

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

Justification for Allocation of Points

Building Name and Level: **Phoenix Middle School & Worthington Academy**

7-12

Building features that clearly exceed criteria:

1. The site has been developed for outdoor education.
2. A number of classrooms are provided with operable walls to allow varying classroom sizes and interaction between classrooms.
3. Site is large enough to meet educational needs as defined by the state and local requirements
4.
5.
6.

Building features that are non-existent or very inadequate:

1. Many classrooms do not have windows.
2. Student dining space is very inadequate, limited visual appeal, and limited seating.
3. Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.
4.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Worthington City
Facility:	Phoenix Middle School & Worthington Academy
Date of Initial Assessment:	Sep 23, 2015
Date of Assessment Update:	Dec 23, 2015
Cost Set:	2015

District IRN:	45138
Building IRN:	9511
Firm:	Van Auken Akins Architects

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1969 Original Construction	61,773	$41,457.30	$41,457.30
1988 Addition I	6,627	$662.70	$662.70
Total	68,400	$42,120.00	$42,120.00
Total with Regional Cost Factor (100.00%)	—	$42,120.00	$42,120.00
Regional Total with Soft Costs & Contingency	—	$52,410.04	$52,410.04

Environmental Hazards(Enhanced) - Worthington City (45138) - Phoenix Middle School & Worthington Academy (9511) - Original Construction

Owner: Worthington City **Bldg. IRN:** 9511

Facility: Phoenix Middle School & Worthington Academy **BuildingAdd:** Original Construction

Date On-Site: **Consultant Name:**

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	1014	$20.00	$20,280.00
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	Assumed Asbestos-Containing Material	5000	$3.00	$15,000.00
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**			$35,280.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$35,280.00

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.	61773	61773	$0.10	$6,177.30

E. Other Environmental Hazards/Remarks ☐ None Reported

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

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$41,457.30
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$41,457.30

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

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

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

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

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

Environmental Hazards(Enhanced) - Worthington City (45138) - Phoenix Middle School & Worthington Academy (9511) - Addition I

Owner: Worthington City **Bldg. IRN:** 9511

Facility: Phoenix Middle School & Worthington Academy **BuildingAdd:** Addition I

Date On-Site: **Consultant Name:**

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$20.00	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
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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
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32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Not Present	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	6627	6627	$0.10	$662.70

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**	$662.70
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$662.70

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

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

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

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