

**Building Information - Oakwood City (44586) - Oakwood Jr./Sr. High**

|                                                                        |                                                                             |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Program Type                                                           | Expedited Local Partnership Program (ELPP)                                  |
| Setting                                                                | Suburban                                                                    |
| Assessment Name                                                        | Oakwood Junior/Senior High with 2018 Costs, EEA & Related Scope Adjustments |
| Assessment Date (on-site; non-EEA)                                     | 2017-08-23                                                                  |
| Kitchen Type                                                           | Warming Kitchen                                                             |
| Cost Set:                                                              | 2018                                                                        |
| Building Name                                                          | Oakwood Jr./Sr. High                                                        |
| Building IRN                                                           |                                                                             |
| Building Address                                                       | 1200 Far Hills Avenue                                                       |
| Building City                                                          | Dayton                                                                      |
| Building Zipcode                                                       | 45419                                                                       |
| Building Phone                                                         | HS-(937) 297-5325 / Jr. High - (937) 297-5328                               |
| Acreage                                                                | 5.00                                                                        |
| Current Grades:                                                        | 7-12                                                                        |
| Teaching Stations                                                      | 75                                                                          |
| Number of Floors                                                       | 3                                                                           |
| Student Capacity                                                       | 995                                                                         |
| Current Enrollment                                                     | 1062                                                                        |
| Enrollment Date                                                        | 2017-10-04                                                                  |
| Enrollment Date is the date in which the current enrollment was taken. |                                                                             |
| Number of Classrooms                                                   | 68                                                                          |
| Historical Register                                                    | <b>NO</b>                                                                   |
| Building's Principal                                                   | Paul Waller (HS) & Tim Badenhop (Jr. High)                                  |
| Building Type                                                          | Middle/High                                                                 |

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



#### GENERAL DESCRIPTION

**178,238** Total Existing Square Footage  
**1927,1927,1932,1960,1969,1989,2003** Building Dates  
**7-12** Grades  
**1,062** Current Enrollment  
**75** Teaching Stations  
**5.00** Site Acreage

Oakwood Junior / Senior High, which is not on the National Register of Historic Buildings, and originally constructed in 1927, is a 3 story, 178,238 square foot brick and stone school building located in a suburban setting. There have been five additions to this building in 1932, 1960, 1969, 1989, and 2003. The 1969 Addition is a second floor built on top of the 1960 Addition. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the Original Construction and the Additions except a portion of the 2003 Addition contains masonry type exterior wall construction, with plaster on either wood or masonry type wall construction in the interior. The structure of the 2003 Addition is masonry for the Locker Room addition portion, and brick veneer on steel framing on the other Classroom portion, with gypsum board on metal stud wall framing construction in the interior. The floor system consists of cast-in-place concrete for the Original Construction and the 1932, 1960 and 1969 Additions. The floor system consists of a composite metal decking and cast concrete system in the 1989 Addition. The floor system consists of precast concrete planks for the 2003 Addition. The roof structure is wood framing and steel trusses for the 1927 Original Construction, the 1932 Addition and the 1969 Addition. The roof structure for the 1989 Addition consists of a composite metal decking and cast concrete system. The roof structure for the 2003 Addition is precast concrete planks. The roofing system of the Original Construction and the 1932 Addition is fully adhered membrane on the low-slope portion and slate on the high-pitched portions. The roofing system of the 1969 Addition is either a modified bitumen or a fully adhered membrane. The roofing system for the 1989 is a fully adhered roof membrane. The roofing system of the 2003 Addition is fully adhered membrane on the low-slope portion and slate on the high-pitched portions. All of the slate roof and modified bitumen areas are from the time of their construction, which puts them between 14 and 90 years old. The areas of roof membrane were installed in either 1998 or 2003, which makes them between 14 and 19 years old. The ventilation system of the building is inadequate to meet the needs of the users. The General Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of 5,380 SF Primary Gymnasium with 4,480 SF Auxiliary Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system except in the 2003 Addition only. The building is reported to contain asbestos per a 2001 Hazardous Materials report. The School District has not provided an updated report as to whether the asbestos was removed. The overall building is not compliant with ADA accessibility requirements. The school is located on a 5-acre site adjacent to residential properties. The athletic facilities are located across the street on a separate 7-acre site. The property and athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is poor. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate. Due to the size and proximity of this school in its community, there is no student bussing, so dedicated space for school buses is not warranted.

Career Tech Programs are paired with the neighboring school district, Kettering.

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**Building Construction Information - Oakwood City (44586) - Oakwood Jr./Sr. High ()**

| Name                     | Year | Handicapped Access | Floors | Square Feet | Non OSDM Addition | Built Under ELPP |
|--------------------------|------|--------------------|--------|-------------|-------------------|------------------|
| Auditorium Fixed Seating | 1927 | no                 | 1      | 4,706       | yes               | no               |
| Original Construction    | 1927 | no                 | 3      | 76,823      | no                | no               |
| Addition 1               | 1932 | no                 | 2      | 44,332      | no                | no               |
| Addition 2               | 1960 | no                 | 1      | 15,790      | no                | no               |
| Addition 3               | 1969 | no                 | 2      | 21,881      | no                | no               |
| Addition 4               | 1989 | yes                | 3      | 550         | no                | no               |
| Addition 5               | 2003 | yes                | 2      | 14,156      | no                | no               |

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Building Component Information - Oakwood City (44586) - Oakwood Jr./Sr. High ()

| Addition                                  | Auditorium<br>Fixed<br>Seating | Corridors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Agricultural<br>Education<br>Lab | Primary<br>Gymnasium | Media<br>Center | Vocational<br>Space | Student<br>Dining | Kitchen | Natatorium | Indoor<br>Tracks | Adult<br>Education | Board<br>Offices | Outside<br>Agencies | Auxiliary<br>Gymnasium |
|-------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------|-----------------|---------------------|-------------------|---------|------------|------------------|--------------------|------------------|---------------------|------------------------|
| Auditorium<br>Fixed Seating<br>(1927)     | 4706                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                      |                 |                     |                   |         |            |                  |                    |                  |                     |                        |
| Original<br>Construction<br>(1927)        |                                | 13393                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                      |                 |                     | 2820              | 1106    |            |                  |                    |                  |                     | 4480                   |
| Addition 1<br>(1932)                      |                                | 8861                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  | 5379                 | 2248            |                     |                   |         |            |                  |                    |                  |                     |                        |
| Addition 2<br>(1960)                      |                                | 2135                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                      |                 |                     |                   |         |            |                  |                    |                  |                     |                        |
| Addition 3<br>(1969)                      |                                | 3730                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                      |                 |                     |                   |         |            |                  |                    |                  |                     |                        |
| Addition 4<br>(1989)                      |                                | 48                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                      |                 |                     |                   |         |            |                  |                    |                  |                     |                        |
| Addition 5<br>(2003)                      |                                | 1609                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                      |                 |                     |                   |         |            |                  |                    |                  |                     |                        |
| Total                                     | 4,706                          | 29,776                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0                                | 5,379                | 2,248           | 0                   | 2,820             | 1,106   | 0          | 0                | 0                  | 0                | 0                   | 4,480                  |
| <b>Master Planning<br/>Considerations</b> |                                | The adjacent residential properties all share a property line with the school building. There is no available land for building additions. Any possible space for building addition would be to either infill the interior courtyard at approximately 8,300 SF, or to add in front of the main entry, at approximately 16,000 SF per floor. There is no space to include additional parking or site circulation at their current locations due to proximity to the School or the adjacent properties. |                                  |                      |                 |                     |                   |         |            |                  |                    |                  |                     |                        |

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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 - Oakwood Jr./Sr. High ()

|                                                        |  |  |  |                                                             |  |                                    |  |
|--------------------------------------------------------|--|--|--|-------------------------------------------------------------|--|------------------------------------|--|
| <b>District:</b> Oakwood City                          |  |  |  | <b>County:</b> Montgomery                                   |  | <b>Area:</b> West Central Ohio (2) |  |
| <b>Name:</b> Oakwood Jr./Sr. High                      |  |  |  | <b>Contact:</b> Paul Waller (HS) & Tim Badenhop (Jr. High)  |  |                                    |  |
| <b>Address:</b> 1200 Far Hills Avenue<br>Dayton, 45419 |  |  |  | <b>Phone:</b> HS-(937) 297-5325 / Jr. High - (937) 297-5328 |  |                                    |  |
| <b>Bldg. IRN:</b>                                      |  |  |  | <b>Date Prepared:</b> 2017-08-23                            |  | <b>By:</b> Paul W. Garland         |  |
|                                                        |  |  |  | <b>Date Revised:</b> 2018-03-09                             |  | <b>By:</b> Paul Brown              |  |

|                      |      |                    |      |                               |  |  |  |  |
|----------------------|------|--------------------|------|-------------------------------|--|--|--|--|
| Current Grades       | 7-12 | Acreage:           | 5.00 | Suitability Appraisal Summary |  |  |  |  |
| Proposed Grades      | N/A  | Teaching Stations: | 75   |                               |  |  |  |  |
| Current Enrollment   | 1062 | Classrooms:        | 68   |                               |  |  |  |  |
| Projected Enrollment | N/A  |                    |      |                               |  |  |  |  |

|                                 | Date | HA  | Number of Floors | Current Square Feet | Section                                       | Points Possible | Points Earned | Percentage | Rating            | Category |
|---------------------------------|------|-----|------------------|---------------------|-----------------------------------------------|-----------------|---------------|------------|-------------------|----------|
| <u>Original Construction</u>    | 1927 | no  | 3                | 76,823              | <u>Cover Sheet</u>                            | —               | —             | —          | —                 | —        |
| <u>Auditorium Fixed Seating</u> | 1927 | no  | 1                | 4,706               | <u>1.0 The School Site</u>                    | 100             | 64            | 64%        | Borderline        |          |
| <u>Addition 1</u>               | 1932 | no  | 2                | 44,332              | <u>2.0 Structural and Mechanical Features</u> | 200             | 122           | 61%        | Borderline        |          |
| <u>Addition 2</u>               | 1960 | no  | 1                | 15,790              | <u>3.0 Plant Maintainability</u>              | 100             | 56            | 56%        | Borderline        |          |
| <u>Addition 3</u>               | 1969 | no  | 2                | 21,881              | <u>4.0 Building Safety and Security</u>       | 200             | 131           | 66%        | Borderline        |          |
| <u>Addition 4</u>               | 1989 | yes | 3                | 550                 | <u>5.0 Educational Adequacy</u>               | 200             | 139           | 70%        | Satisfactory      |          |
| <u>Addition 5</u>               | 2003 | yes | 2                | 14,156              | <u>6.0 Environment for Education</u>          | 200             | 152           | 76%        | Satisfactory      |          |
| <b>Total</b>                    |      |     |                  | <b>178,238</b>      | <u>LEED Observations</u>                      | —               | —             | —          | —                 | —        |
|                                 |      |     |                  |                     | <u>Commentary</u>                             | —               | —             | —          | —                 | —        |
|                                 |      |     |                  |                     | <b>Total</b>                                  | <b>1000</b>     | <b>664</b>    | <b>66%</b> | <b>Borderline</b> |          |

|                                                                 |            |   |                                |
|-----------------------------------------------------------------|------------|---|--------------------------------|
| <b>Enhanced Environmental Hazards Assessment Cost Estimates</b> |            |   |                                |
|                                                                 | *HA        | = | Handicapped Access             |
|                                                                 | *Rating    | = | 1 Satisfactory                 |
|                                                                 |            | = | 2 Needs Repair                 |
|                                                                 |            | = | 3 Needs Replacement            |
|                                                                 | *Const P/S | = | Present/Scheduled Construction |

|                                                                                                                                 |  |                 |
|---------------------------------------------------------------------------------------------------------------------------------|--|-----------------|
| <b>C=Under Contract</b>                                                                                                         |  |                 |
| Renovation Cost Factor                                                                                                          |  | 98.97%          |
| Cost to Renovate (Cost Factor applied)                                                                                          |  | \$28,544,206.62 |
| The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan. |  |                 |

| FACILITY ASSESSMENT                                        |   | Rating                 | Dollar Assessment |
|------------------------------------------------------------|---|------------------------|-------------------|
| Cost Set: 2018                                             |   |                        |                   |
| A. <u>Heating System</u>                                   | 3 | \$6,081,480.56         |                   |
| B. <u>Roofing</u>                                          | 3 | \$1,050,611.10         |                   |
| C. <u>Ventilation / Air Conditioning</u>                   | 1 | \$0.00                 |                   |
| D. <u>Electrical Systems</u>                               | 3 | \$2,892,802.74         |                   |
| E. <u>Plumbing and Fixtures</u>                            | 3 | \$1,522,907.00         |                   |
| F. <u>Windows</u>                                          | 2 | \$94,705.00            |                   |
| G. <u>Structure: Foundation</u>                            | 2 | \$608.00               |                   |
| H. <u>Structure: Walls and Chimneys</u>                    | 2 | \$267,331.25           |                   |
| I. <u>Structure: Floors and Roofs</u>                      | 2 | \$86,793.00            |                   |
| J. <u>General Finishes</u>                                 | 2 | \$3,842,878.15         |                   |
| K. <u>Interior Lighting</u>                                | 3 | \$941,690.00           |                   |
| L. <u>Security Systems</u>                                 | 3 | \$542,978.30           |                   |
| M. <u>Emergency/Egress Lighting</u>                        | 3 | \$178,238.00           |                   |
| N. <u>Fire Alarm</u>                                       | 3 | \$311,916.50           |                   |
| O. <u>Handicapped Access</u>                               | 3 | \$861,947.60           |                   |
| P. <u>Site Condition</u>                                   | 2 | \$385,622.00           |                   |
| Q. <u>Sewage System</u>                                    | 1 | \$0.00                 |                   |
| R. <u>Water Supply</u>                                     | 1 | \$0.00                 |                   |
| S. <u>Exterior Doors</u>                                   | 3 | \$173,100.00           |                   |
| T. <u>Hazardous Material</u>                               | 3 | \$1,943,048.50         |                   |
| U. <u>Life Safety</u>                                      | 2 | \$575,062.40           |                   |
| V. <u>Loose Furnishings</u>                                | 2 | \$178,238.00           |                   |
| W. <u>Technology</u>                                       | 3 | \$1,246,698.32         |                   |
| X. <u>Construction Contingency / Non-Construction Cost</u> | - | \$5,662,615.30         |                   |
| <b>Total</b>                                               |   | <b>\$28,841,271.72</b> |                   |

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## Original Construction (1927) Summary

|                                                        |  |  |  |                                                             |  |                                    |  |
|--------------------------------------------------------|--|--|--|-------------------------------------------------------------|--|------------------------------------|--|
| <b>District:</b> Oakwood City                          |  |  |  | <b>County:</b> Montgomery                                   |  | <b>Area:</b> West Central Ohio (2) |  |
| <b>Name:</b> Oakwood Jr./Sr. High                      |  |  |  | <b>Contact:</b> Paul Waller (HS) & Tim Badenhop (Jr. High)  |  |                                    |  |
| <b>Address:</b> 1200 Far Hills Avenue<br>Dayton, 45419 |  |  |  | <b>Phone:</b> HS-(937) 297-5325 / Jr. High - (937) 297-5328 |  |                                    |  |
| <b>Bldg. IRN:</b>                                      |  |  |  | <b>Date Prepared:</b> 2017-08-23                            |  | <b>By:</b> Paul W. Garland         |  |
|                                                        |  |  |  | <b>Date Revised:</b> 2018-03-09                             |  | <b>By:</b> Paul Brown              |  |

|                                                                                                                                 |             |                    |                                |                               |                                               |                        |                      |                   |                        |
|---------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------|--------------------------------|-------------------------------|-----------------------------------------------|------------------------|----------------------|-------------------|------------------------|
| Current Grades                                                                                                                  | 7-12        | Acreage:           | 5.00                           | Suitability Appraisal Summary |                                               |                        |                      |                   |                        |
| Proposed Grades                                                                                                                 | N/A         | Teaching Stations: | 75                             |                               |                                               |                        |                      |                   |                        |
| Current Enrollment                                                                                                              | 1062        | Classrooms:        | 68                             |                               |                                               |                        |                      |                   |                        |
| Projected Enrollment                                                                                                            | N/A         |                    |                                |                               |                                               |                        |                      |                   |                        |
| <b>Addition</b>                                                                                                                 | <b>Date</b> | <b>HA</b>          | <b>Number of Floors</b>        | <b>Current Square Feet</b>    | <b>Section</b>                                | <b>Points Possible</b> | <b>Points Earned</b> | <b>Percentage</b> | <b>Rating Category</b> |
| <b>Original Construction</b>                                                                                                    | <b>1927</b> | <b>no</b>          | <b>3</b>                       | <b>76,823</b>                 | <b>Cover Sheet</b>                            | —                      | —                    | —                 | —                      |
| <b>Auditorium Fixed Seating</b>                                                                                                 | 1927        | no                 | 1                              | 4,706                         | <b>1.0 The School Site</b>                    | 100                    | 64                   | 64%               | Borderline             |
| <b>Addition 1</b>                                                                                                               | 1932        | no                 | 2                              | 44,332                        | <b>2.0 Structural and Mechanical Features</b> | 200                    | 122                  | 61%               | Borderline             |
| <b>Addition 2</b>                                                                                                               | 1960        | no                 | 1                              | 15,790                        | <b>3.0 Plant Maintainability</b>              | 100                    | 56                   | 56%               | Borderline             |
| <b>Addition 3</b>                                                                                                               | 1969        | no                 | 2                              | 21,881                        | <b>4.0 Building Safety and Security</b>       | 200                    | 131                  | 66%               | Borderline             |
| <b>Addition 4</b>                                                                                                               | 1989        | yes                | 3                              | 550                           | <b>5.0 Educational Adequacy</b>               | 200                    | 139                  | 70%               | Satisfactory           |
| <b>Addition 5</b>                                                                                                               | 2003        | yes                | 2                              | 14,156                        | <b>6.0 Environment for Education</b>          | 200                    | 152                  | 76%               | Satisfactory           |
| <b>Total</b>                                                                                                                    |             |                    |                                | <b>178,238</b>                | <b>LEED Observations</b>                      | —                      | —                    | —                 | —                      |
|                                                                                                                                 |             |                    |                                |                               | <b>Commentary</b>                             | —                      | —                    | —                 | —                      |
|                                                                                                                                 |             |                    |                                |                               | <b>Total</b>                                  | 1000                   | 664                  | 66%               | Borderline             |
| <b>Enhanced Environmental Hazards Assessment Cost Estimates</b>                                                                 |             |                    |                                |                               |                                               |                        |                      |                   |                        |
|                                                                                                                                 | *HA         | =                  | Handicapped Access             |                               | <b>C=Under Contract</b>                       |                        |                      |                   |                        |
|                                                                                                                                 | *Rating     | =                  | 1 Satisfactory                 |                               |                                               |                        |                      |                   |                        |
|                                                                                                                                 |             | =                  | 2 Needs Repair                 |                               | Renovation Cost Factor                        |                        |                      |                   |                        |
|                                                                                                                                 |             | =                  | 3 Needs Replacement            |                               | 98.97%                                        |                        |                      |                   |                        |
|                                                                                                                                 | *Const P/S  | =                  | Present/Scheduled Construction |                               | Cost to Renovate (Cost Factor applied)        |                        |                      |                   |                        |
|                                                                                                                                 |             |                    |                                |                               | \$14,468,003.54                               |                        |                      |                   |                        |
| The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan. |             |                    |                                |                               |                                               |                        |                      |                   |                        |

| FACILITY ASSESSMENT |                                                  |  | Rating | Dollar Assessment      | C |
|---------------------|--------------------------------------------------|--|--------|------------------------|---|
| Cost Set: 2018      |                                                  |  |        |                        |   |
| A.                  | Heating System                                   |  | 3      | \$2,621,200.76         | - |
| B.                  | Roofing                                          |  | 3      | \$379,003.80           | - |
| C.                  | Ventilation / Air Conditioning                   |  | 1      | \$0.00                 | - |
| D.                  | Electrical Systems                               |  | 3      | \$1,246,837.29         | - |
| E.                  | Plumbing and Fixtures                            |  | 3      | \$635,161.00           | - |
| F.                  | Windows                                          |  | 2      | \$16,070.00            | - |
| G.                  | Structure: Foundation                            |  | 2      | \$0.00                 | - |
| H.                  | Structure: Walls and Chimneys                    |  | 2      | \$127,323.25           | - |
| I.                  | Structure: Floors and Roofs                      |  | 2      | \$63,346.50            | - |
| J.                  | General Finishes                                 |  | 2      | \$2,737,328.35         | - |
| K.                  | Interior Lighting                                |  | 3      | \$401,615.00           | - |
| L.                  | Security Systems                                 |  | 3      | \$253,945.55           | - |
| M.                  | Emergency/Egress Lighting                        |  | 3      | \$76,823.00            | - |
| N.                  | Fire Alarm                                       |  | 3      | \$134,440.25           | - |
| O.                  | Handicapped Access                               |  | 3      | \$346,164.60           | - |
| P.                  | Site Condition                                   |  | 2      | \$241,778.00           | - |
| Q.                  | Sewage System                                    |  | 1      | \$0.00                 | - |
| R.                  | Water Supply                                     |  | 1      | \$0.00                 | - |
| S.                  | Exterior Doors                                   |  | 3      | \$51,000.00            | - |
| T.                  | Hazardous Material                               |  | 3      | \$1,542,082.30         | - |
| U.                  | Life Safety                                      |  | 2      | \$275,833.60           | - |
| V.                  | Loose Furnishings                                |  | 2      | \$76,823.00            | - |
| W.                  | Technology                                       |  | 3      | \$521,628.17           | - |
| -                   | Construction Contingency / Non-Construction Cost |  | -      | \$2,870,170.45         | - |
| <b>Total</b>        |                                                  |  |        | <b>\$14,618,574.87</b> |   |

## Auditorium Fixed Seating (1927) Summary

|                                                        |  |  |  |                                                             |  |                                    |  |
|--------------------------------------------------------|--|--|--|-------------------------------------------------------------|--|------------------------------------|--|
| <b>District:</b> Oakwood City                          |  |  |  | <b>County:</b> Montgomery                                   |  | <b>Area:</b> West Central Ohio (2) |  |
| <b>Name:</b> Oakwood Jr./Sr. High                      |  |  |  | <b>Contact:</b> Paul Waller (HS) & Tim Badenhop (Jr. High)  |  |                                    |  |
| <b>Address:</b> 1200 Far Hills Avenue<br>Dayton, 45419 |  |  |  | <b>Phone:</b> HS-(937) 297-5325 / Jr. High - (937) 297-5328 |  |                                    |  |
| <b>Bldg. IRN:</b>                                      |  |  |  | <b>Date Prepared:</b> 2017-08-23                            |  | <b>By:</b> Paul W. Garland         |  |
|                                                        |  |  |  | <b>Date Revised:</b> 2018-03-09                             |  | <b>By:</b> Paul Brown              |  |

|                                                                                                                                 |             |                    |                                |                               |                                                     |                        |                      |                   |                        |
|---------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------|--------------------------------|-------------------------------|-----------------------------------------------------|------------------------|----------------------|-------------------|------------------------|
| Current Grades                                                                                                                  | 7-12        | Acreage:           | 5.00                           | Suitability Appraisal Summary |                                                     |                        |                      |                   |                        |
| Proposed Grades                                                                                                                 | N/A         | Teaching Stations: | 75                             |                               |                                                     |                        |                      |                   |                        |
| Current Enrollment                                                                                                              | 1062        | Classrooms:        | 68                             |                               |                                                     |                        |                      |                   |                        |
| Projected Enrollment                                                                                                            | N/A         |                    |                                |                               |                                                     |                        |                      |                   |                        |
| <b>Addition</b>                                                                                                                 | <b>Date</b> | <b>HA</b>          | <b>Number of Floors</b>        | <b>Current Square Feet</b>    | <b>Section</b>                                      | <b>Points Possible</b> | <b>Points Earned</b> | <b>Percentage</b> | <b>Rating Category</b> |
| <u>Original Construction</u>                                                                                                    | 1927        | no                 | 3                              | 76,823                        | <u>Cover Sheet</u>                                  | —                      | —                    | —                 | —                      |
| <b>Auditorium Fixed Seating</b>                                                                                                 | <b>1927</b> | <b>no</b>          | <b>1</b>                       | <b>4,706</b>                  | <u>1.0 The School Site</u>                          | 100                    | 64                   | 64%               | Borderline             |
| <u>Addition 1</u>                                                                                                               | 1932        | no                 | 2                              | 44,332                        | <u>2.0 Structural and Mechanical Features</u>       | 200                    | 122                  | 61%               | Borderline             |
| <u>Addition 2</u>                                                                                                               | 1960        | no                 | 1                              | 15,790                        | <u>3.0 Plant Maintainability</u>                    | 100                    | 56                   | 56%               | Borderline             |
| <u>Addition 3</u>                                                                                                               | 1969        | no                 | 2                              | 21,881                        | <u>4.0 Building Safety and Security</u>             | 200                    | 131                  | 66%               | Borderline             |
| <u>Addition 4</u>                                                                                                               | 1989        | yes                | 3                              | 550                           | <u>5.0 Educational Adequacy</u>                     | 200                    | 139                  | 70%               | Satisfactory           |
| <u>Addition 5</u>                                                                                                               | 2003        | yes                | 2                              | 14,156                        | <u>6.0 Environment for Education</u>                | 200                    | 152                  | 76%               | Satisfactory           |
| <b>Total</b>                                                                                                                    |             |                    |                                | <b>178,238</b>                | <u>LEED Observations</u>                            | —                      | —                    | —                 | —                      |
|                                                                                                                                 |             |                    |                                |                               | <u>Commentary</u>                                   | —                      | —                    | —                 | —                      |
|                                                                                                                                 |             |                    |                                |                               | <b>Total</b>                                        | <b>1000</b>            | <b>664</b>           | <b>66%</b>        | <b>Borderline</b>      |
| <u>Enhanced Environmental Hazards Assessment Cost Estimates</u>                                                                 |             |                    |                                |                               |                                                     |                        |                      |                   |                        |
|                                                                                                                                 | *HA         | =                  | Handicapped Access             |                               | <u>C=Under Contract</u>                             |                        |                      |                   |                        |
|                                                                                                                                 | *Rating     | =                  | 1 Satisfactory                 |                               |                                                     |                        |                      |                   |                        |
|                                                                                                                                 |             | =                  | 2 Needs Repair                 |                               |                                                     |                        |                      |                   |                        |
|                                                                                                                                 |             | =                  | 3 Needs Replacement            |                               |                                                     |                        |                      |                   |                        |
|                                                                                                                                 | *Const P/S  | =                  | Present/Scheduled Construction |                               |                                                     |                        |                      |                   |                        |
|                                                                                                                                 |             |                    |                                |                               | Renovation Cost Factor 98.97%                       |                        |                      |                   |                        |
|                                                                                                                                 |             |                    |                                |                               | Cost to Renovate (Cost Factor applied) \$892,473.10 |                        |                      |                   |                        |
| The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan. |             |                    |                                |                               |                                                     |                        |                      |                   |                        |

| FACILITY ASSESSMENT |                                                     |  | Rating | Dollar Assessment   | C |
|---------------------|-----------------------------------------------------|--|--------|---------------------|---|
| Cost Set: 2018      |                                                     |  |        |                     |   |
| A.                  | Heating System                                      |  | 3      | \$160,568.72        | - |
| B.                  | Roofing                                             |  | 3      | \$0.00              | - |
| C.                  | Ventilation / Air Conditioning                      |  | 1      | \$0.00              | - |
| D.                  | Electrical Systems                                  |  | 3      | \$76,378.38         | - |
| E.                  | Plumbing and Fixtures                               |  | 3      | \$91,542.00         | - |
| F.                  | Windows                                             |  | 2      | \$5,600.00          | - |
| G.                  | Structure: Foundation                               |  | 2      | \$0.00              | - |
| H.                  | Structure: Walls and Chimneys                       |  | 2      | \$800.00            | - |
| I.                  | Structure: Floors and Roofs                         |  | 2      | \$23,446.50         | - |
| J.                  | General Finishes                                    |  | 2      | \$137,212.00        | - |
| K.                  | Interior Lighting                                   |  | 3      | \$24,030.00         | - |
| L.                  | Security Systems                                    |  | 3      | \$13,412.10         | - |
| M.                  | Emergency/Egress Lighting                           |  | 3      | \$4,706.00          | - |
| N.                  | Fire Alarm                                          |  | 3      | \$8,235.50          | - |
| O.                  | Handicapped Access                                  |  | 3      | \$941.20            | - |
| P.                  | Site Condition                                      |  | 2      | \$0.00              | - |
| Q.                  | Sewage System                                       |  | 1      | \$0.00              | - |
| R.                  | Water Supply                                        |  | 1      | \$0.00              | - |
| S.                  | Exterior Doors                                      |  | 3      | \$7,700.00          | - |
| T.                  | Hazardous Material                                  |  | 3      | \$118,420.60        | - |
| U.                  | Life Safety                                         |  | 2      | \$15,059.20         | - |
| V.                  | Loose Furnishings                                   |  | 2      | \$4,706.00          | - |
| W.                  | Technology                                          |  | 3      | \$31,953.74         | - |
| -                   | X. Construction Contingency / Non-Construction Cost |  | -      | \$177,049.30        | - |
| <b>Total</b>        |                                                     |  |        | <b>\$901,761.24</b> |   |

## Addition 1 (1932) Summary

|                                                        |  |  |  |                                                             |  |                                    |  |
|--------------------------------------------------------|--|--|--|-------------------------------------------------------------|--|------------------------------------|--|
| <b>District:</b> Oakwood City                          |  |  |  | <b>County:</b> Montgomery                                   |  | <b>Area:</b> West Central Ohio (2) |  |
| <b>Name:</b> Oakwood Jr./Sr. High                      |  |  |  | <b>Contact:</b> Paul Waller (HS) & Tim Badenhop (Jr. High)  |  |                                    |  |
| <b>Address:</b> 1200 Far Hills Avenue<br>Dayton, 45419 |  |  |  | <b>Phone:</b> HS-(937) 297-5325 / Jr. High - (937) 297-5328 |  |                                    |  |
| <b>Bldg. IRN:</b>                                      |  |  |  | <b>Date Prepared:</b> 2017-08-23                            |  | <b>By:</b> Paul W. Garland         |  |
|                                                        |  |  |  | <b>Date Revised:</b> 2018-03-09                             |  | <b>By:</b> Paul Brown              |  |

|                      |      |                    |      |                               |  |  |  |  |
|----------------------|------|--------------------|------|-------------------------------|--|--|--|--|
| Current Grades       | 7-12 | Acreage:           | 5.00 | Suitability Appraisal Summary |  |  |  |  |
| Proposed Grades      | N/A  | Teaching Stations: | 75   |                               |  |  |  |  |
| Current Enrollment   | 1062 | Classrooms:        | 68   |                               |  |  |  |  |
| Projected Enrollment | N/A  |                    |      |                               |  |  |  |  |

| Addition                        | Date | HA  | Number of Floors | Current Square Feet | Section                                       | Points Possible | Points Earned | Percentage | Rating       | Category |
|---------------------------------|------|-----|------------------|---------------------|-----------------------------------------------|-----------------|---------------|------------|--------------|----------|
| <u>Original Construction</u>    | 1927 | no  | 3                | 76,823              | <u>Cover Sheet</u>                            | —               | —             | —          | —            | —        |
| <u>Auditorium Fixed Seating</u> | 1927 | no  | 1                | 4,706               | <u>1.0 The School Site</u>                    | 100             | 64            | 64%        | Borderline   |          |
| <u>Addition 1</u>               | 1932 | no  | 2                | 44,332              | <u>2.0 Structural and Mechanical Features</u> | 200             | 122           | 61%        | Borderline   |          |
| <u>Addition 2</u>               | 1960 | no  | 1                | 15,790              | <u>3.0 Plant Maintainability</u>              | 100             | 56            | 56%        | Borderline   |          |
| <u>Addition 3</u>               | 1969 | no  | 2                | 21,881              | <u>4.0 Building Safety and Security</u>       | 200             | 131           | 66%        | Borderline   |          |
| <u>Addition 4</u>               | 1989 | yes | 3                | 550                 | <u>5.0 Educational Adequacy</u>               | 200             | 139           | 70%        | Satisfactory |          |
| <u>Addition 5</u>               | 2003 | yes | 2                | 14,156              | <u>6.0 Environment for Education</u>          | 200             | 152           | 76%        | Satisfactory |          |
| <u>Total</u>                    |      |     |                  | 178,238             | <u>LEED Observations</u>                      | —               | —             | —          | —            | —        |
|                                 |      |     |                  |                     | <u>Commentary</u>                             | —               | —             | —          | —            | —        |
|                                 |      |     |                  |                     | <b>Total</b>                                  | 1000            | 664           | 66%        | Borderline   |          |

|                                                                 |            |   |                                |
|-----------------------------------------------------------------|------------|---|--------------------------------|
| <b>Enhanced Environmental Hazards Assessment Cost Estimates</b> |            |   |                                |
|                                                                 | *HA        | = | Handicapped Access             |
|                                                                 | *Rating    | = | 1 Satisfactory                 |
|                                                                 |            | = | 2 Needs Repair                 |
|                                                                 |            | = | 3 Needs Replacement            |
|                                                                 | *Const P/S | = | Present/Scheduled Construction |

|                                                                                                                                 |  |                |
|---------------------------------------------------------------------------------------------------------------------------------|--|----------------|
| <b>C=Under Contract</b>                                                                                                         |  |                |
| Renovation Cost Factor                                                                                                          |  | 98.97%         |
| Cost to Renovate (Cost Factor applied)                                                                                          |  | \$6,665,720.42 |
| The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan. |  |                |

| FACILITY ASSESSMENT                                        |   | Rating         | Dollar Assessment |
|------------------------------------------------------------|---|----------------|-------------------|
| Cost Set: 2018                                             |   |                |                   |
| A. <u>Heating System</u>                                   | 3 | \$1,512,607.84 |                   |
| B. <u>Roofing</u>                                          | 3 | \$307,702.00   |                   |
| C. <u>Ventilation / Air Conditioning</u>                   | 1 | \$0.00         |                   |
| D. <u>Electrical Systems</u>                               | 3 | \$719,508.36   |                   |
| E. <u>Plumbing and Fixtures</u>                            | 3 | \$489,224.00   |                   |
| F. <u>Windows</u>                                          | 2 | \$62,635.00    |                   |
| G. <u>Structure: Foundation</u>                            | 2 | \$608.00       |                   |
| H. <u>Structure: Walls and Chimneys</u>                    | 2 | \$66,119.00    |                   |
| I. <u>Structure: Floors and Roofs</u>                      | 2 | \$0.00         |                   |
| J. <u>General Finishes</u>                                 | 2 | \$594,031.15   |                   |
| K. <u>Interior Lighting</u>                                | 3 | \$236,660.00   |                   |
| L. <u>Security Systems</u>                                 | 3 | \$126,346.20   |                   |
| M. <u>Emergency/Egress Lighting</u>                        | 3 | \$44,332.00    |                   |
| N. <u>Fire Alarm</u>                                       | 3 | \$77,581.00    |                   |
| O. <u>Handicapped Access</u>                               | 3 | \$274,766.40   |                   |
| P. <u>Site Condition</u>                                   | 2 | \$143,844.00   |                   |
| Q. <u>Sewage System</u>                                    | 1 | \$0.00         |                   |
| R. <u>Water Supply</u>                                     | 1 | \$0.00         |                   |
| S. <u>Exterior Doors</u>                                   | 3 | \$70,200.00    |                   |
| T. <u>Hazardous Material</u>                               | 3 | \$147,393.20   |                   |
| U. <u>Life Safety</u>                                      | 2 | \$151,862.40   |                   |
| V. <u>Loose Furnishings</u>                                | 2 | \$44,332.00    |                   |
| W. <u>Technology</u>                                       | 3 | \$342,990.06   |                   |
| X. <u>Construction Contingency / Non-Construction Cost</u> | - | \$1,322,349.26 |                   |
| <b>Total</b>                                               |   | \$6,735,091.87 |                   |

## Addition 2 (1960) Summary

|                                                        |  |  |  |                                                             |  |                                    |  |
|--------------------------------------------------------|--|--|--|-------------------------------------------------------------|--|------------------------------------|--|
| <b>District:</b> Oakwood City                          |  |  |  | <b>County:</b> Montgomery                                   |  | <b>Area:</b> West Central Ohio (2) |  |
| <b>Name:</b> Oakwood Jr./Sr. High                      |  |  |  | <b>Contact:</b> Paul Waller (HS) & Tim Badenhop (Jr. High)  |  |                                    |  |
| <b>Address:</b> 1200 Far Hills Avenue<br>Dayton, 45419 |  |  |  | <b>Phone:</b> HS-(937) 297-5325 / Jr. High - (937) 297-5328 |  |                                    |  |
| <b>Bldg. IRN:</b>                                      |  |  |  | <b>Date Prepared:</b> 2017-08-23                            |  | <b>By:</b> Paul W. Garland         |  |
|                                                        |  |  |  | <b>Date Revised:</b> 2018-03-09                             |  | <b>By:</b> Paul Brown              |  |

|                      |      |                    |      |                               |  |  |  |  |
|----------------------|------|--------------------|------|-------------------------------|--|--|--|--|
| Current Grades       | 7-12 | Acreage:           | 5.00 | Suitability Appraisal Summary |  |  |  |  |
| Proposed Grades      | N/A  | Teaching Stations: | 75   |                               |  |  |  |  |
| Current Enrollment   | 1062 | Classrooms:        | 68   |                               |  |  |  |  |
| Projected Enrollment | N/A  |                    |      |                               |  |  |  |  |

|                                 | Date | HA  | Number of Floors | Current Square Feet | Section                                       | Points Possible | Points Earned | Percentage | Rating       | Category |
|---------------------------------|------|-----|------------------|---------------------|-----------------------------------------------|-----------------|---------------|------------|--------------|----------|
| <u>Original Construction</u>    | 1927 | no  | 3                | 76,823              | <u>Cover Sheet</u>                            | —               | —             | —          | —            | —        |
| <u>Auditorium Fixed Seating</u> | 1927 | no  | 1                | 4,706               | <u>1.0 The School Site</u>                    | 100             | 64            | 64%        | Borderline   |          |
| <u>Addition 1</u>               | 1932 | no  | 2                | 44,332              | <u>2.0 Structural and Mechanical Features</u> | 200             | 122           | 61%        | Borderline   |          |
| <u>Addition 2</u>               | 1960 | no  | 1                | 15,790              | <u>3.0 Plant Maintainability</u>              | 100             | 56            | 56%        | Borderline   |          |
| <u>Addition 3</u>               | 1969 | no  | 2                | 21,881              | <u>4.0 Building Safety and Security</u>       | 200             | 131           | 66%        | Borderline   |          |
| <u>Addition 4</u>               | 1989 | yes | 3                | 550                 | <u>5.0 Educational Adequacy</u>               | 200             | 139           | 70%        | Satisfactory |          |
| <u>Addition 5</u>               | 2003 | yes | 2                | 14,156              | <u>6.0 Environment for Education</u>          | 200             | 152           | 76%        | Satisfactory |          |
| <u>Total</u>                    |      |     |                  | 178,238             | <u>LEED Observations</u>                      | —               | —             | —          | —            | —        |
|                                 |      |     |                  |                     | <u>Commentary</u>                             | —               | —             | —          | —            | —        |
|                                 |      |     |                  |                     | <b>Total</b>                                  | 1000            | 664           | 66%        | Borderline   |          |

|                                                                 |            |   |                                |
|-----------------------------------------------------------------|------------|---|--------------------------------|
| <b>Enhanced Environmental Hazards Assessment Cost Estimates</b> |            |   |                                |
|                                                                 | *HA        | = | Handicapped Access             |
|                                                                 | *Rating    | = | 1 Satisfactory                 |
|                                                                 |            | = | 2 Needs Repair                 |
|                                                                 |            | = | 3 Needs Replacement            |
|                                                                 | *Const P/S | = | Present/Scheduled Construction |

|                                                                                                                                 |  |                |
|---------------------------------------------------------------------------------------------------------------------------------|--|----------------|
| <b>C=Under Contract</b>                                                                                                         |  |                |
| Renovation Cost Factor                                                                                                          |  | 98.97%         |
| Cost to Renovate (Cost Factor applied)                                                                                          |  | \$2,047,696.16 |
| The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan. |  |                |

| FACILITY ASSESSMENT                                        |   | Rating         | Dollar Assessment |
|------------------------------------------------------------|---|----------------|-------------------|
| Cost Set: 2018                                             |   |                |                   |
| A. <u>Heating System</u>                                   | 3 | \$538,754.80   |                   |
| B. <u>Roofing</u>                                          | 3 | \$18,100.00    |                   |
| C. <u>Ventilation / Air Conditioning</u>                   | 1 | \$0.00         |                   |
| D. <u>Electrical Systems</u>                               | 3 | \$256,271.70   |                   |
| E. <u>Plumbing and Fixtures</u>                            | 3 | \$192,780.00   |                   |
| F. <u>Windows</u>                                          | 2 | \$0.00         |                   |
| G. <u>Structure: Foundation</u>                            | 2 | \$0.00         |                   |
| H. <u>Structure: Walls and Chimneys</u>                    | 2 | \$16,522.00    |                   |
| I. <u>Structure: Floors and Roofs</u>                      | 2 | \$0.00         |                   |
| J. <u>General Finishes</u>                                 | 2 | \$150,852.25   |                   |
| K. <u>Interior Lighting</u>                                | 3 | \$82,700.00    |                   |
| L. <u>Security Systems</u>                                 | 3 | \$45,001.50    |                   |
| M. <u>Emergency/Egress Lighting</u>                        | 3 | \$15,790.00    |                   |
| N. <u>Fire Alarm</u>                                       | 3 | \$27,632.50    |                   |
| O. <u>Handicapped Access</u>                               | 3 | \$38,258.00    |                   |
| P. <u>Site Condition</u>                                   | 2 | \$0.00         |                   |
| Q. <u>Sewage System</u>                                    | 1 | \$0.00         |                   |
| R. <u>Water Supply</u>                                     | 1 | \$0.00         |                   |
| S. <u>Exterior Doors</u>                                   | 3 | \$22,700.00    |                   |
| T. <u>Hazardous Material</u>                               | 3 | \$83,889.00    |                   |
| U. <u>Life Safety</u>                                      | 2 | \$50,528.00    |                   |
| V. <u>Loose Furnishings</u>                                | 2 | \$15,790.00    |                   |
| W. <u>Technology</u>                                       | 3 | \$107,214.10   |                   |
| X. <u>Construction Contingency / Non-Construction Cost</u> | - | \$406,223.08   |                   |
| <b>Total</b>                                               |   | \$2,069,006.93 |                   |

## Addition 3 (1969) Summary

|                                                        |  |  |  |                                                             |  |                                    |  |
|--------------------------------------------------------|--|--|--|-------------------------------------------------------------|--|------------------------------------|--|
| <b>District:</b> Oakwood City                          |  |  |  | <b>County:</b> Montgomery                                   |  | <b>Area:</b> West Central Ohio (2) |  |
| <b>Name:</b> Oakwood Jr./Sr. High                      |  |  |  | <b>Contact:</b> Paul Waller (HS) & Tim Badenhop (Jr. High)  |  |                                    |  |
| <b>Address:</b> 1200 Far Hills Avenue<br>Dayton, 45419 |  |  |  | <b>Phone:</b> HS-(937) 297-5325 / Jr. High - (937) 297-5328 |  |                                    |  |
| <b>Bldg. IRN:</b>                                      |  |  |  | <b>Date Prepared:</b> 2017-08-23                            |  | <b>By:</b> Paul W. Garland         |  |
|                                                        |  |  |  | <b>Date Revised:</b> 2018-03-09                             |  | <b>By:</b> Paul Brown              |  |

|                      |      |                    |      |                               |  |  |  |  |
|----------------------|------|--------------------|------|-------------------------------|--|--|--|--|
| Current Grades       | 7-12 | Acreage:           | 5.00 | Suitability Appraisal Summary |  |  |  |  |
| Proposed Grades      | N/A  | Teaching Stations: | 75   |                               |  |  |  |  |
| Current Enrollment   | 1062 | Classrooms:        | 68   |                               |  |  |  |  |
| Projected Enrollment | N/A  |                    |      |                               |  |  |  |  |

| Section                                       | Points Possible | Points Earned | Percentage | Rating            | Category |
|-----------------------------------------------|-----------------|---------------|------------|-------------------|----------|
| <u>Cover Sheet</u>                            | —               | —             | —          | —                 | —        |
| <u>1.0 The School Site</u>                    | 100             | 64            | 64%        | Borderline        |          |
| <u>2.0 Structural and Mechanical Features</u> | 200             | 122           | 61%        | Borderline        |          |
| <u>3.0 Plant Maintainability</u>              | 100             | 56            | 56%        | Borderline        |          |
| <u>4.0 Building Safety and Security</u>       | 200             | 131           | 66%        | Borderline        |          |
| <u>5.0 Educational Adequacy</u>               | 200             | 139           | 70%        | Satisfactory      |          |
| <u>6.0 Environment for Education</u>          | 200             | 152           | 76%        | Satisfactory      |          |
| <u>LEED Observations</u>                      | —               | —             | —          | —                 | —        |
| <u>Commentary</u>                             | —               | —             | —          | —                 | —        |
| <b>Total</b>                                  | <b>1000</b>     | <b>664</b>    | <b>66%</b> | <b>Borderline</b> |          |

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

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

| FACILITY ASSESSMENT                                        |   | Rating                | Dollar Assessment |
|------------------------------------------------------------|---|-----------------------|-------------------|
| Cost Set: 2018                                             |   |                       |                   |
| A. <u>Heating System</u>                                   | 3 | \$746,579.72          |                   |
| B. <u>Roofing</u>                                          | 3 | \$238,769.20          |                   |
| C. <u>Ventilation / Air Conditioning</u>                   | 1 | \$0.00                |                   |
| D. <u>Electrical Systems</u>                               | 3 | \$355,128.63          |                   |
| E. <u>Plumbing and Fixtures</u>                            | 3 | \$1,000.00            |                   |
| F. <u>Windows</u>                                          | 2 | \$10,400.00           |                   |
| G. <u>Structure: Foundation</u>                            | 2 | \$0.00                |                   |
| H. <u>Structure: Walls and Chimneys</u>                    | 2 | \$16,522.00           |                   |
| I. <u>Structure: Floors and Roofs</u>                      | 2 | \$0.00                |                   |
| J. <u>General Finishes</u>                                 | 2 | \$191,211.20          |                   |
| K. <u>Interior Lighting</u>                                | 3 | \$116,905.00          |                   |
| L. <u>Security Systems</u>                                 | 3 | \$62,360.85           |                   |
| M. <u>Emergency/Egress Lighting</u>                        | 3 | \$21,881.00           |                   |
| N. <u>Fire Alarm</u>                                       | 3 | \$38,291.75           |                   |
| O. <u>Handicapped Access</u>                               | 3 | \$97,576.20           |                   |
| P. <u>Site Condition</u>                                   | 2 | \$0.00                |                   |
| Q. <u>Sewage System</u>                                    | 1 | \$0.00                |                   |
| R. <u>Water Supply</u>                                     | 1 | \$0.00                |                   |
| S. <u>Exterior Doors</u>                                   | 3 | \$7,500.00            |                   |
| T. <u>Hazardous Material</u>                               | 3 | \$50,528.10           |                   |
| U. <u>Life Safety</u>                                      | 2 | \$80,019.20           |                   |
| V. <u>Loose Furnishings</u>                                | 2 | \$21,881.00           |                   |
| W. <u>Technology</u>                                       | 3 | \$148,571.99          |                   |
| X. <u>Construction Contingency / Non-Construction Cost</u> | - | \$538,718.86          |                   |
| <b>Total</b>                                               |   | <b>\$2,743,844.70</b> |                   |

## Addition 4 (1989) Summary

|                                                        |  |  |  |                                                             |  |                                    |  |
|--------------------------------------------------------|--|--|--|-------------------------------------------------------------|--|------------------------------------|--|
| <b>District:</b> Oakwood City                          |  |  |  | <b>County:</b> Montgomery                                   |  | <b>Area:</b> West Central Ohio (2) |  |
| <b>Name:</b> Oakwood Jr./Sr. High                      |  |  |  | <b>Contact:</b> Paul Waller (HS) & Tim Badenhop (Jr. High)  |  |                                    |  |
| <b>Address:</b> 1200 Far Hills Avenue<br>Dayton, 45419 |  |  |  | <b>Phone:</b> HS-(937) 297-5325 / Jr. High - (937) 297-5328 |  |                                    |  |
| <b>Bldg. IRN:</b>                                      |  |  |  | <b>Date Prepared:</b> 2017-08-23                            |  | <b>By:</b> Paul W. Garland         |  |
|                                                        |  |  |  | <b>Date Revised:</b> 2018-03-09                             |  | <b>By:</b> Paul Brown              |  |

|                      |      |                    |      |                               |  |  |  |  |
|----------------------|------|--------------------|------|-------------------------------|--|--|--|--|
| Current Grades       | 7-12 | Acreage:           | 5.00 | Suitability Appraisal Summary |  |  |  |  |
| Proposed Grades      | N/A  | Teaching Stations: | 75   |                               |  |  |  |  |
| Current Enrollment   | 1062 | Classrooms:        | 68   |                               |  |  |  |  |
| Projected Enrollment | N/A  |                    |      |                               |  |  |  |  |

| Addition                        | Date        | HA         | Number of Floors | Current Square Feet | Section                                       | Points Possible | Points Earned | Percentage | Rating            | Category |
|---------------------------------|-------------|------------|------------------|---------------------|-----------------------------------------------|-----------------|---------------|------------|-------------------|----------|
| <u>Original Construction</u>    | 1927        | no         | 3                | 76,823              | <u>Cover Sheet</u>                            | —               | —             | —          | —                 | —        |
| <u>Auditorium Fixed Seating</u> | 1927        | no         | 1                | 4,706               | <u>1.0 The School Site</u>                    | 100             | 64            | 64%        | Borderline        |          |
| <u>Addition 1</u>               | 1932        | no         | 2                | 44,332              | <u>2.0 Structural and Mechanical Features</u> | 200             | 122           | 61%        | Borderline        |          |
| <u>Addition 2</u>               | 1960        | no         | 1                | 15,790              | <u>3.0 Plant Maintainability</u>              | 100             | 56            | 56%        | Borderline        |          |
| <u>Addition 3</u>               | 1969        | no         | 2                | 21,881              | <u>4.0 Building Safety and Security</u>       | 200             | 131           | 66%        | Borderline        |          |
| <b>Addition 4</b>               | <b>1989</b> | <b>yes</b> | <b>3</b>         | <b>550</b>          | <u>5.0 Educational Adequacy</u>               | 200             | 139           | 70%        | Satisfactory      |          |
| <u>Addition 5</u>               | 2003        | yes        | 2                | 14,156              | <u>6.0 Environment for Education</u>          | 200             | 152           | 76%        | Satisfactory      |          |
| <b>Total</b>                    |             |            |                  | <b>178,238</b>      | <u>LEED Observations</u>                      | —               | —             | —          | —                 | —        |
|                                 |             |            |                  |                     | <u>Commentary</u>                             | —               | —             | —          | —                 | —        |
|                                 |             |            |                  |                     | <b>Total</b>                                  | <b>1000</b>     | <b>664</b>    | <b>66%</b> | <b>Borderline</b> |          |

|                                                                 |            |   |                                |
|-----------------------------------------------------------------|------------|---|--------------------------------|
| <b>Enhanced Environmental Hazards Assessment Cost Estimates</b> |            |   |                                |
|                                                                 | *HA        | = | Handicapped Access             |
|                                                                 | *Rating    | = | 1 Satisfactory                 |
|                                                                 |            | = | 2 Needs Repair                 |
|                                                                 |            | = | 3 Needs Replacement            |
|                                                                 | *Const P/S | = | Present/Scheduled Construction |

|                                                                                                                                        |  |             |
|----------------------------------------------------------------------------------------------------------------------------------------|--|-------------|
| <b>C=Under Contract</b>                                                                                                                |  |             |
| Renovation Cost Factor                                                                                                                 |  | 98.97%      |
| Cost to Renovate (Cost Factor applied)                                                                                                 |  | \$63,265.04 |
| <i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i> |  |             |

| FACILITY ASSESSMENT<br>Cost Set: 2018                        |   | Rating             | Dollar<br>Assessment |
|--------------------------------------------------------------|---|--------------------|----------------------|
| A. <u>Heating System</u>                                     | 3 | \$18,766.00        |                      |
| B. <u>Roofing</u>                                            | 3 | \$3,214.40         |                      |
| C. <u>Ventilation / Air Conditioning</u>                     | 1 | \$0.00             |                      |
| D. <u>Electrical Systems</u>                                 | 3 | \$8,926.50         |                      |
| E. <u>Plumbing and Fixtures</u>                              | 3 | \$0.00             |                      |
| F. <u>Windows</u>                                            | 2 | \$0.00             |                      |
| G. <u>Structure: Foundation</u>                              | 2 | \$0.00             |                      |
| H. <u>Structure: Walls and Chimneys</u>                      | 2 | \$2,154.00         |                      |
| I. <u>Structure: Floors and Roofs</u>                        | 2 | \$0.00             |                      |
| J. <u>General Finishes</u>                                   | 2 | \$1,100.00         |                      |
| K. <u>Interior Lighting</u>                                  | 3 | \$2,750.00         |                      |
| L. <u>Security Systems</u>                                   | 3 | \$1,567.50         |                      |
| M. <u>Emergency/Egress Lighting</u>                          | 3 | \$550.00           |                      |
| N. <u>Fire Alarm</u>                                         | 3 | \$962.50           |                      |
| O. <u>Handicapped Access</u>                                 | 3 | \$5,310.00         |                      |
| P. <u>Site Condition</u>                                     | 2 | \$0.00             |                      |
| Q. <u>Sewage System</u>                                      | 1 | \$0.00             |                      |
| R. <u>Water Supply</u>                                       | 1 | \$0.00             |                      |
| S. <u>Exterior Doors</u>                                     | 3 | \$0.00             |                      |
| T. <u>Hazardous Material</u>                                 | 3 | \$27.50            |                      |
| U. <u>Life Safety</u>                                        | 2 | \$1,760.00         |                      |
| V. <u>Loose Furnishings</u>                                  | 2 | \$550.00           |                      |
| W. <u>Technology</u>                                         | 3 | \$3,734.50         |                      |
| - X. <u>Construction Contingency / Non-Construction Cost</u> | - | \$12,550.55        |                      |
| <b>Total</b>                                                 |   | <b>\$63,923.45</b> |                      |

## Addition 5 (2003) Summary

|                                                        |  |  |  |                                                             |  |                                    |  |
|--------------------------------------------------------|--|--|--|-------------------------------------------------------------|--|------------------------------------|--|
| <b>District:</b> Oakwood City                          |  |  |  | <b>County:</b> Montgomery                                   |  | <b>Area:</b> West Central Ohio (2) |  |
| <b>Name:</b> Oakwood Jr./Sr. High                      |  |  |  | <b>Contact:</b> Paul Waller (HS) & Tim Badenhop (Jr. High)  |  |                                    |  |
| <b>Address:</b> 1200 Far Hills Avenue<br>Dayton, 45419 |  |  |  | <b>Phone:</b> HS-(937) 297-5325 / Jr. High - (937) 297-5328 |  |                                    |  |
| <b>Bldg. IRN:</b>                                      |  |  |  | <b>Date Prepared:</b> 2017-08-23                            |  | <b>By:</b> Paul W. Garland         |  |
|                                                        |  |  |  | <b>Date Revised:</b> 2018-03-09                             |  | <b>By:</b> Paul Brown              |  |

|                      |      |                    |      |                               |  |  |  |  |
|----------------------|------|--------------------|------|-------------------------------|--|--|--|--|
| Current Grades       | 7-12 | Acreage:           | 5.00 | Suitability Appraisal Summary |  |  |  |  |
| Proposed Grades      | N/A  | Teaching Stations: | 75   |                               |  |  |  |  |
| Current Enrollment   | 1062 | Classrooms:        | 68   |                               |  |  |  |  |
| Projected Enrollment | N/A  |                    |      |                               |  |  |  |  |

| Addition                        | Date | HA  | Number of Floors | Current Square Feet | Section                                       | Points Possible | Points Earned | Percentage | Rating       | Category |
|---------------------------------|------|-----|------------------|---------------------|-----------------------------------------------|-----------------|---------------|------------|--------------|----------|
| <u>Original Construction</u>    | 1927 | no  | 3                | 76,823              | <u>Cover Sheet</u>                            | —               | —             | —          | —            | —        |
| <u>Auditorium Fixed Seating</u> | 1927 | no  | 1                | 4,706               | <u>1.0 The School Site</u>                    | 100             | 64            | 64%        | Borderline   |          |
| <u>Addition 1</u>               | 1932 | no  | 2                | 44,332              | <u>2.0 Structural and Mechanical Features</u> | 200             | 122           | 61%        | Borderline   |          |
| <u>Addition 2</u>               | 1960 | no  | 1                | 15,790              | <u>3.0 Plant Maintainability</u>              | 100             | 56            | 56%        | Borderline   |          |
| <u>Addition 3</u>               | 1969 | no  | 2                | 21,881              | <u>4.0 Building Safety and Security</u>       | 200             | 131           | 66%        | Borderline   |          |
| <u>Addition 4</u>               | 1989 | yes | 3                | 550                 | <u>5.0 Educational Adequacy</u>               | 200             | 139           | 70%        | Satisfactory |          |
| <u>Addition 5</u>               | 2003 | yes | 2                | 14,156              | <u>6.0 Environment for Education</u>          | 200             | 152           | 76%        | Satisfactory |          |
| <u>Total</u>                    |      |     |                  | <u>178,238</u>      | <u>LEED Observations</u>                      | —               | —             | —          | —            | —        |
|                                 |      |     |                  |                     | <u>Commentary</u>                             | —               | —             | —          | —            | —        |
|                                 |      |     |                  |                     | <u>Total</u>                                  | 1000            | 664           | 66%        | Borderline   |          |

|                                                                                                                                 |                                             |  |                                                       |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--|-------------------------------------------------------|
| <b>Enhanced Environmental Hazards Assessment Cost Estimates</b>                                                                 |                                             |  |                                                       |
|                                                                                                                                 | *HA = Handicapped Access                    |  | <b>C=Under Contract</b>                               |
|                                                                                                                                 | *Rating =1 Satisfactory                     |  |                                                       |
|                                                                                                                                 | =2 Needs Repair                             |  |                                                       |
|                                                                                                                                 | =3 Needs Replacement                        |  |                                                       |
|                                                                                                                                 | *Const P/S = Present/Scheduled Construction |  |                                                       |
|                                                                                                                                 |                                             |  | Renovation Cost Factor 98.97%                         |
|                                                                                                                                 |                                             |  | Cost to Renovate (Cost Factor applied) \$1,691,465.25 |
| The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan. |                                             |  |                                                       |

| FACILITY ASSESSMENT |                                                         | Rating | Dollar Assessment     |
|---------------------|---------------------------------------------------------|--------|-----------------------|
| Cost Set: 2018      |                                                         |        |                       |
| A.                  | <u>Heating System</u>                                   | 3      | \$483,002.72 -        |
| B.                  | <u>Roofing</u>                                          | 3      | \$103,821.70 -        |
| C.                  | <u>Ventilation / Air Conditioning</u>                   | 1      | \$0.00 -              |
| D.                  | <u>Electrical Systems</u>                               | 3      | \$229,751.88 -        |
| E.                  | <u>Plumbing and Fixtures</u>                            | 3      | \$113,200.00 -        |
| F.                  | <u>Windows</u>                                          | 2      | \$0.00 -              |
| G.                  | <u>Structure: Foundation</u>                            | 2      | \$0.00 -              |
| H.                  | <u>Structure: Walls and Chimneys</u>                    | 2      | \$37,891.00 -         |
| I.                  | <u>Structure: Floors and Roofs</u>                      | 2      | \$0.00 -              |
| J.                  | <u>General Finishes</u>                                 | 2      | \$31,143.20 -         |
| K.                  | <u>Interior Lighting</u>                                | 3      | \$77,030.00 -         |
| L.                  | <u>Security Systems</u>                                 | 3      | \$40,344.60 -         |
| M.                  | <u>Emergency/Egress Lighting</u>                        | 3      | \$14,156.00 -         |
| N.                  | <u>Fire Alarm</u>                                       | 3      | \$24,773.00 -         |
| O.                  | <u>Handicapped Access</u>                               | 3      | \$98,931.20 -         |
| P.                  | <u>Site Condition</u>                                   | 2      | \$0.00 -              |
| Q.                  | <u>Sewage System</u>                                    | 1      | \$0.00 -              |
| R.                  | <u>Water Supply</u>                                     | 1      | \$0.00 -              |
| S.                  | <u>Exterior Doors</u>                                   | 3      | \$14,000.00 -         |
| T.                  | <u>Hazardous Material</u>                               | 3      | \$707.80 -            |
| U.                  | <u>Life Safety</u>                                      | 2      | \$0.00 -              |
| V.                  | <u>Loose Furnishings</u>                                | 2      | \$14,156.00 -         |
| W.                  | <u>Technology</u>                                       | 3      | \$90,605.76 -         |
| - X.                | <u>Construction Contingency / Non-Construction Cost</u> | -      | \$335,553.80 -        |
| <b>Total</b>        |                                                         |        | <b>\$1,709,068.66</b> |

## A. Heating System

## Description:

The existing system for the 1927 Original Construction is a gas fired steam boiler, installed in 1991, and is in fair condition. The existing system for the 2003 Addition is a gas fired hot water boiler, installed in 2014, and is in good condition. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The (2) steam boilers, manufactured by Kewanee, were installed in 1991 and are in fair condition. Steam is distributed to air handling units, heat exchangers, radiators, unit ventilators, cabinet heaters and unit heaters. The terminal equipment is original to each addition and is in fair to poor condition. The heat exchanger serves the Science wing, installed in 1960 and in fair condition, distributing hot water to terminal units consisting of fan coils, unit ventilators and cabinet heaters. The Lochinvar heating hot water boiler was installed in 2003 and is in good condition. Heating water is distributed to terminal units consisting of rooftop units, reheat coils and cabinet heaters. The terminal equipment was installed in 2003 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 electronic and pneumatic type system temperature controls were installed in 1991 and 2003 and are in fair to poor condition. The system does not 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 equipped with widespread louvered interior doors to facilitate Corridor utilization as return air plenums, which does not comply with Ohio Building and Mechanical Code. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is anticipated with routine maintenance. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks that are currently in use.

## 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. Replace existing ductwork to facilitate efficient exchange of conditioned air. Provide new DDC type temperature controls only meet Ohio Building Code and Ohio School Design Manual standards. Provide architectural soffits to accommodate the installation of ductwork.

| Item                     | Cost    | Unit                                 | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum            | Comments                                                                                                                                                             |
|--------------------------|---------|--------------------------------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HVAC System Replacement: | \$26.12 | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     | Required                     | Required                  | Required                     | \$4,655,576.56 | (includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)                                                           |
| Convert To Ducted System | \$8.00  | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     | Required                     | Required                  | Required                     | \$1,425,904.00 | (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:                     |         |                                      | \$6,081,480.56 | \$160,568.72                              | \$2,621,200.76                          | \$1,512,607.84               | \$538,754.80                 | \$746,579.72                 | \$18,766.00               | \$483,002.72                 |                |                                                                                                                                                                      |



Lochinvar Hot Water Boiler in the 2003 Building Addition



Kewanee Steam Boiler in the Original Construction



## B. Roofing

**Description:**

The roof over the 1927 Original Construction and 1932 Addition is a combination of a fully adhered membrane on the low-slope portions, installed between 14 and 19 years ago, and a slate system on the high-pitched portions, installed the year of construction, and they are in fair to poor condition. The roof over the 1960 and 1969 Additions is either a modified bitumen or a fully adhered membrane system, installed between 14 and 19 years ago, and is in poor condition. The roof over the 1989 Addition is a fully adhered membrane system, installed between 14 and 19 years ago, and is in fair condition. The roof over the 2003 Addition is a fully adhered membrane system on the low-slope portion, which is in fair condition, and slate on the high-pitched portions, which is in good condition, and both were installed in 2003. There are District reports of current leaking around the existing chimneys, in the library, and in a Classroom on the 3rd floor of the 1927 Original Construction at the windows. According to the district, these areas are repaired annually. Access to the roof was gained by a window, and an access hatch that is in fair condition. Fall safety protection cages are not required. There were observations of standing water on the roof. Metal cap flashings and stone copings are in fair condition. Roof storm drainage is addressed through a system of gutters and downspouts, roof drains, and through-wall scuppers, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains in the 1927 Original Construction, 1932, 1960, and 1969 Additions, though they will be required in areas of roof replacement. No problems requiring attention were encountered with any roof penetrations. There are covered walkways attached to this structure in the 1932 Addition that are used to provide shelter over entries. They have masonry column construction with wood framed roof structure and a slate roof system, all in good condition.

**Rating:**

3 Needs Replacement

**Recommendations:**

The roof over the overall facility, with the exception of the slate roof over the 2003 Addition, requires replacement to meet Ohio School Design Manual guidelines due to condition and age of system/projected lifecycle. Provide insulation in areas of roof replacement to meet Ohio School Design Manual guidelines. Replace flashing and coping and gutters and downspouts in areas of roof replacement. Replace roof drains in areas of roof replacement in the 1932, 1960, and 1969 Additions. Replace only roof drain covers in the areas of roof replacement in the 1927 Original Construction and 2003 Addition. Provide overflow roof drains as needed in the 1927 Original Construction, 1932, 1960, and 1969 Additions. Replace existing roof hatch in the 1969 Addition due to condition.

| Item                                          | Cost       | Unit         | Whole Building | Auditorium Fixed Seating (1927) | Original Construction (1927) | Addition 1 (1932) | Addition 2 (1960) | Addition 3 (1969) | Addition 4 (1989) | Addition 5 (2003) | Sum          | Comments                                                            |
|-----------------------------------------------|------------|--------------|----------------|---------------------------------|------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------|---------------------------------------------------------------------|
|                                               |            |              |                | 4,706 ft²                       | 76,823 ft²                   | 44,332 ft²        | 15,790 ft²        | 21,881 ft²        | 550 ft²           | 14,156 ft²        |              |                                                                     |
| Asphalt Shingle:                              | \$3.00     | sq.ft. (Qty) |                |                                 | 24,590 Required              | 22,559 Required   |                   |                   |                   |                   | \$141,447.00 |                                                                     |
| Membrane (all types):                         | \$8.70     | sq.ft. (Qty) |                |                                 | 15,000 Required              | 10,234 Required   | 1,000 Required    | 17,950 Required   | 232 Required      | 8,028 Required    | \$456,262.80 | (unless under 10,000 sq.ft.)                                        |
| Repair/replace cap flashing and coping:       | \$18.40    | n.ft.        |                |                                 | 1,242 Required               | 744 Required      |                   | 63 Required       | 65 Required       | 340 Required      | \$45,153.60  |                                                                     |
| Gutters/Downspouts                            | \$13.10    | n.ft.        |                |                                 | 1,030 Required               | 1,020 Required    |                   | 550 Required      |                   | 75 Required       | \$35,042.50  |                                                                     |
| Remove/replace existing roof Drains and Sump: | \$1,200.00 | each         |                |                                 |                              | 1 Required        | 1 Required        | 4 Required        |                   |                   | \$7,200.00   |                                                                     |
| Overflow Roof Drains and Piping:              | \$2,500.00 | each         |                |                                 | 4 Required                   | 7 Required        | 2 Required        | 4 Required        |                   |                   | \$42,500.00  |                                                                     |
| Roof Insulation:                              | \$3.20     | sq.ft. (Qty) |                |                                 | 38,590 Required              | 32,593 Required   | 1,000 Required    | 17,950 Required   |                   | 7,928 Required    | \$313,795.20 | (non-tapered insulation for use in areas without drainage problems) |
| Roof Insulation:                              | \$4.70     | sq.ft. (Qty) |                |                                 | 1,000 Required               | 200 Required      |                   |                   |                   | 100 Required      | \$6,110.00   | (tapered insulation for limited area use to correct ponding)        |
| Roof Access Hatch:                            | \$2,000.00 | each         |                |                                 |                              |                   |                   | 1 Required        |                   |                   | \$2,000.00   | (remove and replace)                                                |
| Other: Replace Roof Drain Cover               | \$100.00   | each         |                |                                 | 2 Required                   |                   |                   |                   |                   | 9 Required        | \$1,100.00   | Replace roof drain covers and gaskets.                              |
| Sum:                                          |            |              | \$1,050,611.10 | \$0.00                          | \$379,003.80                 | \$307,702.00      | \$18,100.00       | \$238,769.20      | \$3,214.40        | \$103,821.70      |              |                                                                     |



Ponding on Roof Over the 2003 Addition



Roof Over the 1932 Addition

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## C. Ventilation / Air Conditioning

**Description:**

The Original Construction is not equipped with a central air conditioning system. The 1960 Science Wing Addition is equipped with a dx type central air conditioning system, which is in fair condition. The dx packaged rooftop unit delivers chilled air to variable volume reheat terminal units serving the first floor Science Classrooms. The 1969 Addition is equipped with a dx unit ventilator type central air conditioning system, which is in fair condition. The unit ventilator dx split system type air conditioning system delivers chilled air to the spaces, with refrigerant piping routed from the unit ventilators to air cooled condensing units on the roof for heat rejection. The 2003 Addition is equipped with a dx type central air conditioning system, which is in fair condition. The packaged dx rooftop unit delivers chilled air to variable volume terminal units serving Science Wing Classrooms. Window units are provided in 29 locations. Isolated room systems consisting of dx split systems and mini split units are provided in 2 locations. The ventilation system in the Original Construction and the 1931 Addition consists of air handlers, original to each addition and in fair condition, providing fresh air to Classrooms, these units are beyond their life expectancy. A heating and ventilating unit, installed in 1969 and in fair condition, provides fresh air to the Auditorium. A rooftop unit, installed in 2004 and in fair condition, provides fresh air to the second floor conference rooms. Relief air venting is provided by louvered interior doors, which is not in accordance with the Ohio Building Code and Ohio Mechanical Code. The ventilation system in the 1960 Addition consists of (2) Aaon rooftop units, installed in 1998 and 2003, and are in fair condition, providing fresh air to Science Wing Classrooms. Relief air venting is provided by transfer grilles and ceiling plenums. The ventilation system in the 1969 Addition consists of unit ventilators, installed in 1969 and in fair condition, providing fresh air to the Classrooms, and a heating and ventilating unit, installed in 1969 and in fair condition, providing fresh air to the Wrestling Room. Relief air venting is provided by louvered interior doors, which is not in accordance with the 2011 Ohio Building Code and Ohio Mechanical Code. The ventilation system in the 2003 Addition consists of rooftop units, installed in 2003 and in fair condition, providing fresh air to the Locker rooms, Faculty Workroom and Classrooms. Relief air venting is provided by transfer grilles and 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 to support career technology Program, and existing equipment is adequate. The Art program is equipped with a kiln, and existing kiln ventilation is adequate, and in good condition. General building exhaust systems for Restrooms / Storage Rooms / Art Rooms / Custodial Closets are adequately placed, and in fair condition.

**Rating:**

1 Satisfactory

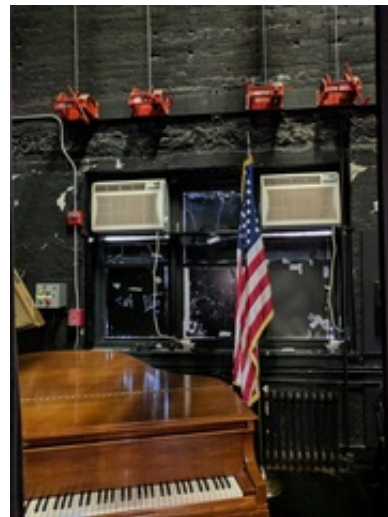
**Recommendations:**

Provide an air conditioning system with ducted return to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A.

| Item | Cost | Unit | Whole Building | Auditorium Fixed Seating (1927) | Original Construction (1927) | Addition 1 (1932) | Addition 2 (1960) | Addition 3 (1969) | Addition 4 (1989) | Addition 5 (2003) | Sum | Comments |
|------|------|------|----------------|---------------------------------|------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----|----------|
|      |      |      |                | 4,706 ft²                       | 76,823 ft²                   | 44,332 ft²        | 15,790 ft²        | 21,881 ft²        | 550 ft²           | 14,156 ft²        |     |          |
| Sum: |      |      | \$0.00         | \$0.00                          | \$0.00                       | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |     |          |



Air Cooled Condensers Serving the 1969 Building Addition



Two Window Units Provide Air Conditioning to the Auditorium Stage

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## D. Electrical Systems

**Description:** The electrical system provided to the 1927 Original Construction is a 240/120 volt, 800 amps, 1 phase and 3 wire system installed in 1927, and is in poor condition. The electrical system in the 1927 Original Construction is providing power to the 1932 1969, 1989 and 2003 Additions. The electrical system provided to the 1960 Addition is equipped with an 800-amp main service fused disconnect switch, serving power to the 1969 and 1989 Additions, equipped with two distribution panel systems - (1) 800 amps, 240/120V, 3 phase, 4 wire system and (1) 800 amps, 240/120V, 1 phase, 3 wire system, and is in fair condition. The electrical system provided to the 2003 Addition is equipped with a 400-amp main service fused disconnect switch, serving power to a 240/120V, 400 amps, 3 phase, 3 wire distribution panel, in good condition. Power is provided to the school by multiple utility owned (DP&L), pole-mounted transformers located outside, and in fair condition. The panel system, installed in 1927 Original Construction, 1931, 1932, 1960 and 1969 Additions, is in fair condition, and cannot be expanded to add additional capacity. The panel system, installed in the 1989 and 2003 Additions, is in good condition, and cannot be expanded to add additional capacity. The Classrooms in the 1927 Original Construction, 1931, 1932, 1960 and 1969 Additions are not equipped with adequate electrical outlets. The typical Classroom contains (6) general purpose outlets, (0) dedicated outlets for each Classroom computer, and (0) dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as (8) general purpose outlets, while others are equipped with as few as (4) general purpose outlets. There are not any spaces that have no electrical outlets. The Classrooms in the 1989 and 2003 Additions are equipped with adequate electrical outlets. The typical Classroom contains (8) general purpose outlets, (1) dedicated outlets for each Classroom computer, and (2) dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as (15) general purpose outlets, while others are equipped with as few as (6) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors in the 1927 Original Construction, 1932, 1960, 1969 and 1989 Additions are not equipped with adequate electrical outlets for servicing. The Corridors in the 2003 Addition is 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. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is adequately provided, in good condition and does meet OSDM requirements. The overall electrical system meets does not fully meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

**Rating:** 3 Needs Replacement

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

| Item                | Cost    | Unit                                 | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft <sup>2</sup> | Original Construction (1927) 76,823 ft <sup>2</sup> | Addition 1 (1932) 44,332 ft <sup>2</sup> | Addition 2 (1960) 15,790 ft <sup>2</sup> | Addition 3 (1969) 21,881 ft <sup>2</sup> | Addition 4 (1989) 550 ft <sup>2</sup> | Addition 5 (2003) 14,156 ft <sup>2</sup> | Sum            | Comments                                                                                                                                                                                            |
|---------------------|---------|--------------------------------------|----------------|-------------------------------------------------------|-----------------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|---------------------------------------|------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| System Replacement: | \$16.23 | sq.ft. (of entire building addition) |                | Required                                              | Required                                            | Required                                 | Required                                 | Required                                 | Required                              | Required                                 | \$2,892,802.74 | (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:                |         |                                      | \$2,892,802.74 | \$76,378.38                                           | \$1,246,837.29                                      | \$719,508.36                             | \$256,271.70                             | \$355,128.63                             | \$8,926.50                            | \$229,751.88                             |                |                                                                                                                                                                                                     |



Electrical System To The 1960 Addition



Typical Classroom Receptacles



## E. Plumbing and Fixtures

## Description:

The service entrance is equipped with a reduced pressure back flow preventer in good condition. A water treatment system is provided and is in good condition. The domestic water supply piping in the Original Building, 1931, 1960 and 1969 Building Additions is galvanized, is original to each addition, and is in poor condition. The domestic water supply piping in the 1989 and 2003 Building Addition is copper, is original to each addition, and is in fair condition. The waste piping in the Original Building, the 1931, 1960 and 1969 Building Addition is galvanized, is original to each addition, and is in poor condition. The waste piping in the 2003 Building Addition is cast iron, is original to each addition, and is in good condition. The Original Construction is equipped with (1) gas water heater in fair condition, with (1) separate 200 gallon storage tank in good condition. The 2003 Building Addition is equipped with a 40 gallon electric water heater in good condition. The school contains (7) Large Group Restrooms for boys, (7) Large Group Restrooms for girls, (2) Locker Room Restrooms for boys, (4) Locker Room Restrooms for girls, (0) Restrooms associated with specialty Classrooms, and (13) Restrooms for staff. Boys' Large Group Restrooms contain (5) ADA and (4) non-ADA wall mounted flush valve toilets, (1) ADA and (3) non-ADA floor mounted flush valve toilets, (8) ADA and (5) non-ADA wall mounted flush valve urinals, (6) ADA floor mounted central flush urinals, as well as (9) ADA and (8) non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain (3) ADA and (11) non-ADA wall mounted flush valve toilets, (2) ADA and (5) non-ADA floor mounted flush valve toilets, as well as (7) ADA and (7) non-ADA wall mounted lavatories. Boys' Locker Room Restrooms contain (1) ADA and (3) non-ADA floor mounted flush valve toilets, (2) ADA and (1) non-ADA wall mounted flush valve urinals, (4) ADA and (0) non-ADA wall mounted lavatories, as well as (4) ADA and (2) non-ADA showers. Girls' Locker Room Restrooms contain (2) ADA and (6) non-ADA floor mounted flush valve toilets, as well as (4) ADA and (2) non-ADA wall mounted lavatories, as well as (4) ADA and (2) non-ADA showers. Staff Restrooms contain (2) ADA and (12) non-ADA floor mounted flush valve toilets, (0) ADA and (3) non-ADA wall mounted urinals, (2) ADA and (10) non-ADA wall mounted lavatories, as well as (1) non-ADA shower. Condition of fixtures is fair to poor. The facility is equipped with (0) ADA and (1) non-ADA drinking fountains, as well as (15) ADA and (3) non-ADA electric water coolers, in fair condition. Middle / High School Special Education Classrooms are not equipped with ADA and non-ADA sink mounted type drinking fountains. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom, and fixtures are in fair condition. Heath Clinic is equipped with the required Restroom, and fixtures are in fair condition. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. Kitchen fixtures consist of (1) single compartment sink, (1) triple compartment sink, (1) dishwasher and (1) disposal, which are in fair condition. The Kitchen is not equipped with a satisfactory grease interceptor due to insufficient capacity. The Kitchen is provided the required 140 degree hot water supply via a 50 gallon electric type water heater, which is in good condition. The school does not meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with (100) toilets, (39) urinals, (79) lavatories, (4) Classroom sink mounted drinking fountains, and (15) double ADA electric water coolers. Observations revealed that the school is currently equipped with (61) toilets, (25) urinals, (55) lavatories, (0) Classroom sink mounted drinking fountains, and (20) electric water coolers (including both ADA and non-ADA). ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair condition. Art Classrooms are equipped with satisfactory solids interceptors in good condition. Art Room is not equipped with required eyewash station. Science Classrooms / Project Laboratories are equipped with required utility sink, gas / compressed air connections, and safety shower / eyewash in good condition. Biology and Chemistry Classrooms are equipped with acid waste systems and neutralization tanks, which are in fair condition. Adequate exterior wall hydrants are provided.

## Rating:

3 Needs Replacement

## Recommendations:

To facilitate the school's compliance with OBC and OFCC fixture requirements, provide (44) new toilets / (32) new lavatories / (1) new urinal / (3) new double ADA electric water coolers / (4) new lavatory mounted type drinking fountains. Due to age, condition, LEED, and OFCC requirements, provide (38) new toilets / (27) new lavatories / (8) new urinals / (4) new double ADA electric water coolers. Replace Faucets and Flush valves of 2003 fixtures to meet LEED requirements. Replace galvanized water supply piping in the Original Construction, the 1931 Building Addition, 1960 Building Addition, with copper piping. Replace sanitary waste piping in the Original Construction, 1932, and 1960 Addition due to age. See Item O for replacement of fixtures related to ADA requirements. Replace the three compartment and two compartment sinks in the Kitchen and provide new grease trap. Provide the required Eyewash Station in the Art Room. Replace the water heater in the Original Construction. Replace the acid neutralization tank and acid waste piping in the Science Wing. Replace the mop sinks.

| Item                                               | Cost        | Unit                                 | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum          | Comments                                               |
|----------------------------------------------------|-------------|--------------------------------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|--------------|--------------------------------------------------------|
| Domestic Supply Piping:                            | \$3.50      | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     |                              |                           |                              | \$495,778.50 | (remove / replace)                                     |
| Sanitary Waste Piping:                             | \$3.50      | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     |                              |                           |                              | \$495,778.50 | (remove / replace)                                     |
| Domestic Water Heater:                             | \$5,100.00  | per unit                             |                | 1 Required                                |                                         |                              |                              |                              |                           |                              | \$5,100.00   | (remove / replace)                                     |
| Toilet:                                            | \$3,800.00  | unit                                 |                |                                           | 8 Required                              | 23 Required                  |                              |                              |                           | 13 Required                  | \$167,200.00 | (new)                                                  |
| Toilet:                                            | \$1,500.00  | unit                                 |                |                                           | 20 Required                             | 18 Required                  |                              |                              |                           |                              | \$57,000.00  | (remove / replace)<br>See Item O                       |
| Urinal:                                            | \$3,800.00  | unit                                 |                |                                           |                                         |                              |                              |                              |                           | 1 Required                   | \$3,800.00   | (new)                                                  |
| Urinal:                                            | \$1,500.00  | unit                                 |                |                                           | 3 Required                              | 5 Required                   |                              |                              |                           |                              | \$12,000.00  | (remove / replace)                                     |
| Sink:                                              | \$2,500.00  | unit                                 |                |                                           | 7 Required                              | 11 Required                  |                              |                              |                           | 14 Required                  | \$80,000.00  | (new)                                                  |
| Sink:                                              | \$1,500.00  | unit                                 |                |                                           | 10 Required                             | 17 Required                  |                              |                              |                           |                              | \$40,500.00  | (remove / replace)                                     |
| Replace faucets and flush valves                   | \$500.00    | per unit                             |                |                                           |                                         |                              |                              |                              |                           | 50 Required                  | \$25,000.00  | (average cost to remove/replace)                       |
| <b>Other:</b> Acid Neutralization Tank (70 gallon) | \$1,000.00  | each                                 |                |                                           |                                         |                              | 1 Required                   |                              |                           |                              | \$1,000.00   | (remove and replace)                                   |
| <b>Other:</b> Acid Waste Piping                    | \$65.00     | ln.ft.                               |                |                                           |                                         |                              | 1,250 Required               |                              |                           |                              | \$81,250.00  | (Average cost to remove and replace acid waste piping) |
| <b>Other:</b> Mop Sink                             | \$1,000.00  | each                                 |                | 1 Required                                |                                         | 4 Required                   |                              | 1 Required                   |                           |                              | \$6,000.00   | (remove and replace)                                   |
| <b>Other:</b> Provide Grease Trap                  | \$6,000.00  | each                                 |                | 1 Required                                |                                         |                              |                              |                              |                           |                              | \$6,000.00   | (new for kitchen)                                      |
| <b>Other:</b> Sink with Drinking Fountain          | \$10,000.00 | each                                 |                | 4 Required                                |                                         |                              |                              |                              |                           |                              | \$40,000.00  | (new including supply piping, drain line and vent)     |
| <b>Other:</b> Three Compartment Sink               | \$4,000.00  | each                                 |                | 1 Required                                |                                         |                              |                              |                              |                           |                              | \$4,000.00   | (remove and replace)                                   |
| <b>Other:</b> Two Compartment Sink                 | \$2,500.00  | each                                 |                | 1 Required                                |                                         |                              |                              |                              |                           |                              | \$2,500.00   | (remove and replace)                                   |
| Sum:                                               |             |                                      |                | \$1,522,907.00                            | \$91,542.00                             | \$635,161.00                 | \$489,224.00                 | \$192,780.00                 | \$1,000.00                | \$0.00                       | \$113,200.00 |                                                        |



Master Shutoff For Gas in A Science Laboratory



Backflow Preventers at Oakwood HS/JHS

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## F. Windows

### Description:

The overall facility is equipped with thermally broken aluminum windows double glazed insulated glazing type window system, which was installed in 2003, and is in good condition. The window system features operable windows in most of the building, and operable windows are equipped with opening limiters in good condition and insect screens in good condition. 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 features no blinds, but features roller shades. Aluminum frame curtain wall systems with a translucent sandwich panel are found in the Original Construction on the third floor installed in 2003, and is in good condition. There are glass block windows in the 1932 Addition, in fair condition. The Media Center in the 1927 Original Construction has artistic windows with single pane glazing with no operable sashes and no blinds. The exterior doors in the 1927 Original Construction and the 1932 Addition are equipped with wood frame sidelights and transoms with single pane, in poor condition. Exterior door vision panels are single pane. The exterior doors in the 1969 Addition and the 2003 Addition are equipped with thermally broken sidelights and transoms with double glazed insulated glazing, in good condition. Exterior door vision panels are double glazed insulated glazing. The school does contain 2 acrylic bubble type skylights and 2 aluminum skylights in fair condition. The school does not contain clerestories. Interior glass in the Original Construction, the 1932 Addition and the 1969 Addition is not OSDM-compliant including wire glazing or not being tempered glazing. Window security grilles are not provided for ground floor windows. There is a 210 SF Greenhouse associated with this school, and it is in poor condition.

### Rating:

2 Needs Repair

### Recommendations:

Replace the existing non-insulated window system in the Media Center and glass block in the 1932 Addition with a new insulated window system to match existing insulated system and comply with Ohio School Design Manual requirements. Replace window transoms and sidelights at exterior doors of the Original Construction the 1932 Addition and the 1969 Addition. Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope. Replace the two aluminum skylights. Replace the existing greenhouse. Replace interior glazing with compliant tempered glazing at the entry vestibules of Original Construction and the Auditorium.

| Item                                          | Cost     | Unit         | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum         | Comments                                              |
|-----------------------------------------------|----------|--------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|-------------|-------------------------------------------------------|
| Insulated Glass/Panels:                       | \$65.00  | sq.ft. (Qty) |                |                                           |                                         | 635 Required                 |                              |                              |                           |                              | \$41,275.00 | (includes blinds)                                     |
| Skylights:                                    | \$125.00 | sq.ft. (Qty) |                |                                           | 30 Required                             |                              |                              |                              |                           |                              | \$3,750.00  | (remove and replace)                                  |
| Greenhouse Replacement                        | \$85.00  | sq.ft. (Qty) |                |                                           |                                         | 210 Required                 |                              |                              |                           |                              | \$17,850.00 | (demo and replace; based on area of greenhouse floor) |
| <b>Other:</b> Replace Interior Glazing        | \$45.00  | sq.ft. (Qty) |                | 84 Required                               | 112 Required                            |                              |                              |                              |                           |                              | \$8,820.00  | Remove and Replace                                    |
| <b>Other:</b> Replace Transoms and Sidelights | \$65.00  | sq.ft. (Qty) |                | 28 Required                               | 112 Required                            | 54 Required                  |                              | 160 Required                 |                           |                              | \$23,010.00 | Remove and Replace                                    |
| <b>Sum:</b>                                   |          |              | \$94,705.00    | \$5,600.00                                | \$16,070.00                             | \$62,635.00                  | \$0.00                       | \$10,400.00                  | \$0.00                    | \$0.00                       |             |                                                       |



Skylight in 1927 Original Construction



Windows in Media Center from 1932 Addition

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## G. Structure: Foundation

**Description:** The overall facility is equipped with concrete foundation walls on footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. Areas of minor cracking and spalling were observed in the 1932 Addition. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

**Rating:** 2 Needs Repair

**Recommendations:** Repair areas of cracking and spalling through the 1932 Addition.

| Item                                   | Cost    | Unit         | Whole Building | Auditorium Fixed Seating (1927)<br>4,706 ft² | Original Construction (1927)<br>76,823 ft² | Addition 1 (1932)<br>44,332 ft² | Addition 2 (1960)<br>15,790 ft² | Addition 3 (1969)<br>21,881 ft² | Addition 4 (1989)<br>550 ft² | Addition 5 (2003)<br>14,156 ft² | Sum      | Comments                                    |
|----------------------------------------|---------|--------------|----------------|----------------------------------------------|--------------------------------------------|---------------------------------|---------------------------------|---------------------------------|------------------------------|---------------------------------|----------|---------------------------------------------|
| <b>Other:</b> Repair foundation cracks | \$38.00 | sq.ft. (Qty) |                |                                              |                                            | 16 Required                     |                                 |                                 |                              |                                 | \$608.00 | includes chipping, cleaning and epoxy grout |
| <b>Sum:</b>                            |         |              | \$608.00       | \$0.00                                       | \$0.00                                     | \$608.00                        | \$0.00                          | \$0.00                          | \$0.00                       | \$0.00                          |          |                                             |



Foundation at 1927 Auditorium Construction



Foundation Crack, Courtyard Side of 1932 Addition

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## H. Structure: Walls and Chimneys

## Description:

The overall facility has a brick veneer on load bearing masonry wall system, except a portion of the 2003 Addition, which displayed no locations of deterioration, and is in fair condition. The Classroom Portion of the 2003 Addition has a steel frame with a brick veneer, which displayed no locations of deterioration, and is in good condition. The exterior masonry appears to have no caulked control joints except for the 2003 Addition. Control joints are not provided at lintel locations, at doors and windows, building corners, and wall offsets except for the 2003 Addition. The school does have sufficient expansion joints, and they are in good condition. Exterior walls in the 1927 Original Construction, the 1932 Addition, the 1960 Addition and the 1969 Addition are inadequately insulated. Brick veneer masonry walls are not cavity walls. Exterior walls in the 1989 Addition and the 2003 Addition are adequately insulated. Brick veneer masonry walls are cavity walls in the 1989 and 2003 Additions. Weep holes and vents are not provided or required in the 1927 Original Construction, the 1932 Addition, the 1960 Addition, the 1969 Addition or the 1989 Addition. Weep holes are not provided at lintels, below sills, and the base of masonry cavity walls. Weep holes and vents are provided in the 2003 Addition. Weep holes are provided at lintels, the base of masonry cavity walls, but not below sills. Weep holes are rope type weeps, which should be replaced. Vents are not provided. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration in the 1927 Original Construction and the Courtyard Area of the 1932 Addition. Architectural exterior accent materials throughout the entire facility consist of stone, which are in good condition. The exterior wall finish at the third floor of the 1927 Original Construction is plaster and wood trim. Exterior building fenestration in the 1927 Original Construction represents 23.7% of the exterior surfaces. Exterior building fenestration in the 1932 Addition represents 16.8% of the exterior surfaces. Exterior building fenestration of the 1960 and 1960 Addition represents 27.8% of the exterior surfaces. Exterior building fenestration of the 1989 Addition represents 5.1% of the exterior surfaces. Exterior building fenestration of the 2003 Addition represents 7.5% of the exterior surfaces. Interior Corridor and demising walls are masonry units partitions with plaster, wood framed partitions with plaster or metal stud partitions with gypsum board that project full height from floor to bottom of deck, and are in good condition. Interior soffits are of gypsum type construction, and in good condition. The window sills are stone, and are in good condition. The exterior lintels are steel, and are rusting in fair condition. Chimneys are in poor condition due to leaking and are still in use. Canopies over entrances are masonry type construction with painted wood ceilings, and are in fair condition. Exterior soffits are of wood type construction on the 1927 Original Construction, and in fair condition. The school is not equipped with a loading dock.

## Rating:

2 Needs Repair

## Recommendations:

Provide tuckpointing in all areas of mortar deterioration of walls and sills as required in the 1927 Original Construction, the 1932 Addition, the 1960 Addition, the 1969 Addition and the 1989 Addition. Provide masonry cleaning, sealing and caulking as required through the overall facility. Recaulk existing control joints in 2003 Addition. Prep and paint exposed steel lintels through the overall facility. Patch and paint the interior plaster of the exterior wall coating of the 1927 Original Construction. Exterior wall insulation deficiencies are addressed in Item J. Clean and paint the wood soffits of the Original 1927 Original Construction. Replace wood as needed. Clean and paint the wood at the building entries of the 1927 Original Construction. Replace wood as needed. Clean and paint the exterior plaster and wood trim at the third floor of the 1927 Original Construction. Infill voids after unit ventilator removal with similar materials to adjacent surfaces.

| Item                                                    | Cost    | Unit            | Whole Building | Auditorium Fixed Seating (1927)<br>4,706 ft² | Original Construction (1927)<br>76,823 ft² | Addition 1 (1932)<br>44,332 ft² | Addition 2 (1960)<br>15,790 ft² | Addition 3 (1969)<br>21,881 ft² | Addition 4 (1989)<br>550 ft² | Addition 5 (2003)<br>14,156 ft² | Sum         | Comments                                                  |
|---------------------------------------------------------|---------|-----------------|----------------|----------------------------------------------|--------------------------------------------|---------------------------------|---------------------------------|---------------------------------|------------------------------|---------------------------------|-------------|-----------------------------------------------------------|
| Tuckpointing:                                           | \$5.25  | sq.ft.<br>(Qty) |                |                                              | 9,905 Required                             | 5,560 Required                  | 1,204 Required                  | 1,204 Required                  | 184 Required                 |                                 | \$94,799.25 | (wall surface)                                            |
| Exterior Masonry Cleaning:                              | \$1.50  | sq.ft.<br>(Qty) |                |                                              | 18,562 Required                            | 13,120 Required                 | 2,208 Required                  | 2,208 Required                  | 428 Required                 | 9,725 Required                  | \$69,376.50 | (wall surface)                                            |
| Exterior Masonry Sealing:                               | \$1.00  | sq.ft.<br>(Qty) |                |                                              | 18,562 Required                            | 13,120 Required                 | 2,208 Required                  | 2,208 Required                  | 428 Required                 | 9,725 Required                  | \$46,251.00 | (wall surface)                                            |
| Exterior Caulking:                                      | \$5.50  | in.ft.          |                |                                              | 3,344 Required                             | 572 Required                    | 814 Required                    | 814 Required                    | 20 Required                  | 975 Required                    | \$35,964.50 | (removing and replacing)                                  |
| <b>Other:</b> Clean and Paint Exterior Plaster and Trim | \$2.00  | sq.ft.<br>(Qty) |                |                                              | 2,963 Required                             |                                 |                                 |                                 |                              | 1,760 Required                  | \$9,446.00  | 1927 Original Construction, Canopy entry in 2003 Addition |
| <b>Other:</b> Clean and Paint Steel Lintels             | \$1.00  | in.ft.          |                |                                              | 836 Required                               | 143 Required                    | 204 Required                    | 204 Required                    | 8 Required                   | 156 Required                    | \$1,551.00  | All windows                                               |
| <b>Other:</b> Patch and Paint Interior Plaster          | \$1.50  | sq.ft.<br>(Qty) |                |                                              | 1,218 Required                             |                                 |                                 |                                 |                              |                                 | \$1,827.00  | Inside of Exterior Walls of 1927 Original Construction    |
| <b>Other:</b> Repair Soffits and Canopies               | \$2.00  | sq.ft.<br>(Qty) |                | 400 Required                                 | 653 Required                               |                                 |                                 |                                 |                              | 2,138 Required                  | \$6,382.00  | Patch and paint as needed                                 |
| <b>Other:</b> Replace Rope Weeps w/Cell Vent            | \$2.00  | each            |                |                                              |                                            |                                 |                                 |                                 |                              | 132 Required                    | \$264.00    | 2003 Addition                                             |
| <b>Other:</b> Unit Ventilator Infill                    | \$35.00 | sq.ft.<br>(Qty) |                |                                              | 18 Required                                | 24 Required                     |                                 |                                 |                              |                                 | \$1,470.00  | Similar to surrounding wall materials                     |
| Sum:                                                    |         |                 | \$267,331.25   | \$800.00                                     | \$127,323.25                               | \$66,119.00                     | \$16,522.00                     | \$16,522.00                     | \$2,154.00                   | \$37,891.00                     |             |                                                           |



Courtyard Elevation of 1932 Addition



North Entry of 1927 Original Construction

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## I. Structure: Floors and Roofs

**Description:** The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There is no crawl space. The floor system consists of cast-in-place concrete for the Original Construction and the 1932, 1960 and 1969 Additions, in good condition. The floor system consists of a composite metal decking and cast concrete system in the 1989 Addition, in good condition. The floor system consists of precast concrete planks for the 2003 Addition, in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations except for the third floor of the 1927 Original Construction. The roof structure is wood framing and steel trusses for the 1927 Original Construction, the 1932 Addition and the 1969 Addition, in good condition. The roof structure for the 1989 Addition consists of a composite metal decking and cast concrete system in good condition. The roof structure for the 2003 Addition is precast concrete planks.

**Rating:** 2 Needs Repair

**Recommendations:** Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work. Refer to Item U for pricing of fire suppression system for wood structures. Provide fire rated drywall assembly to the bottom of the wood roof framing areas of the 1927 Original Construction.

| Item                                                 | Cost   | Unit         | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum         | Comments                              |
|------------------------------------------------------|--------|--------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|-------------|---------------------------------------|
| Fire Rated Drywall over Existing Wood Ceiling Joists | \$3.50 | sq.ft. (Qty) |                | 6,699 Required                            | 18,099 Required                         |                              |                              |                              |                           |                              | \$86,793.00 | (per square feet of required drywall) |
| Sum:                                                 |        |              | \$86,793.00    | \$23,446.50                               | \$63,346.50                             | \$0.00                       | \$0.00                       | \$0.00                       | \$0.00                    | \$0.00                       |             |                                       |



Third Floor Corridor of 1927 Original Construction



Orchestra Room Roof Structure on Third Floor of 1927 Original Construction

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## J. General Finishes

### Description:

The overall facility features conventionally partitioned Classrooms with carpet or VCT type flooring, ACT type ceilings, as well as painted brick or plaster type wall finishes, and they are in good condition. The 1927 Original Construction has Corridors with tile type flooring, painted plaster ceilings and wall finishes, and they are in good condition. The 1932 Addition has Corridors with linoleum type flooring, painted plaster ceilings and wall finishes, and they are in good condition. The 1960 and 1969 Additions have Corridors with terrazzo type flooring, ACT type ceilings, glazed block and painted plaster type wall finishes, and they are in good condition. The 2003 Addition has Corridors with linoleum type flooring, ACT type ceilings, painted plaster type wall finishes, and they are in good condition. The 1927 Original Construction and 1932 Addition have Restrooms with terrazzo type flooring, painted plaster type ceilings, as well as tile type wall finishes, and they are in good condition. The 1969 and 2003 Additions have Restrooms with tile type flooring, painted plaster type ceilings, as well as tile type wall finishes. Toilet partitions are metal throughout the overall facility, and are in fair condition. Classroom casework in the overall facility is wood type construction with plastic laminate tops, is inadequately provided, and in good condition. The typical Classroom contains 0 lineal feet of casework, and Classroom casework provided ranges from 0 to 70 lineal feet (in the Science Classrooms). Classrooms are provided adequate markerboards 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 2 kilns in good condition, and existing kiln ventilation is adequate. The 1927 Original Construction is equipped with metal louvered interior doors that are flush mounted with proper ADA hardware, but not proper clearances, and in fair condition. The 1960 and 2003 Additions are equipped with wood non-louvered interior doors that are fully recessed with proper ADA hardware and clearances, and in good condition. The rest of the facility is equipped with wood louvered interior doors that are flush mounted or partially recessed without proper ADA hardware and clearances, and in fair condition. The Primary Gymnasium, located in the 1932 Addition, has wood type flooring, ACT 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 concrete fixed stands are in good condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. The Auxiliary Gymnasium, located in the 1927 Original Construction, has wood type flooring, wood type ceilings, as well as painted plaster and brick 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 a median stage of its product lifecycle. Gymnasium basketball backboards are fixed type, and are in good condition. The Media Center, located in the 1932 Addition, has carpet type flooring, painted plaster walls and ceilings, and they are in good condition. Student Dining, located in the 1927 Original Construction, has VCT type flooring, painted plaster walls and ceilings, and they are in good condition. OSDM-required fixed equipment for Stage is adequately provided, and in fair condition. Existing Gymnasium, Student Dining, and Media Center spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is a Warming Kitchen only, is undersized based on current enrollment, and the existing Kitchen equipment, installation year is unknown, is in fair condition. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction and installed as required by the OSDM and OBCMC. Reach-in cooler and freezer are located within the Kitchen spaces, and are in fair condition.

### Rating:

2 Needs Repair

### Recommendations:

Paint interiors of overall facility. Provide replacement of casework in the 1927 Original Construction, 1932, 1960, and 1969 Additions due to being inadequately provided per OSDM guidelines. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in fair condition. Replace toilet partitions and toilet accessories throughout the facility. Provide additional sound attenuation in the Gymnasium, Student Dining, and Media Center spaces. Provide for the replacement of Warming kitchen equipment due to age. Provide new kitchen hood. Provide new reach in cooler and freezer for Kitchen. Provide additional wall insulation in the 1927 Original Construction, 1932, 1960, and 1969 Additions. Replace existing fixed equipment for Stage and provide all required equipment per OSDM. Provide funding to fill in transfer grilles throughout the 1927 Original Construction, 1932, 1960, and 1969 Additions. POST-ASSESSMENT NOTE: Rii 3-9-18 Scope adjusted for Acoustical Plaster, Hard Plaster, Non-ACM Acoustical Panel Ceiling, Resilient Flooring, and Carpet replacement to coordinate with Item T.

| Item                                    | Cost       | Unit                                 | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum          | Comments                                                                             |
|-----------------------------------------|------------|--------------------------------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|--------------|--------------------------------------------------------------------------------------|
| Paint:                                  | \$2.00     | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     | Required                     | Required                  | Required                     | \$356,476.00 | (partial finish - floor area/prep and installation)                                  |
| Complete Replacement of Casework (only) | \$3.25     | sq.ft. (of entire building addition) |                |                                           | Required                                |                              |                              |                              |                           |                              | \$249,674.75 | (middle school, per building square feet)                                            |
| Complete Replacement of Casework (only) | \$5.00     | sq.ft. (of entire building addition) |                |                                           |                                         | Required                     |                              |                              |                           |                              | \$221,660.00 | (high school, per building square feet)                                              |
| Toilet Partitions:                      | \$1,000.00 | per stall                            |                |                                           | 11 Required                             | 9 Required                   |                              |                              |                           |                              | \$20,000.00  | (removing and replacing)                                                             |
| Toilet Accessory Replacement            | \$0.20     | sq.ft. (of entire building addition) |                |                                           | Required                                | Required                     | Required                     | Required                     |                           | Required                     | \$34,596.40  | (per building area)                                                                  |
| Additional Wall Insulation              | \$6.00     | sq.ft. (Qty)                         |                |                                           | 18,562 Required                         | 13,120 Required              | 2,208 Required               | 2,208 Required               |                           |                              | \$216,588.00 | (includes the furring out of the existing walls, insulation and abuse resistant GWB) |

|                                                  |             |                 |                |                    |                     |                    |                    |                    |            |             |                |                                                                                                                                                                                                              |
|--------------------------------------------------|-------------|-----------------|----------------|--------------------|---------------------|--------------------|--------------------|--------------------|------------|-------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Acoustical Plaster Replacement                   | \$12.00     | sq.ft.<br>(Qty) |                |                    | 2,900<br>Required   |                    |                    |                    |            |             | \$34,800.00    | (Hazardous<br>Material<br>Replacement Cost<br>- See T.)                                                                                                                                                      |
| Hard Plaster Replacement                         | \$9.00      | sq.ft.<br>(Qty) |                | 14,100<br>Required | 192,000<br>Required |                    |                    |                    |            |             | \$1,854,900.00 | (Hazardous<br>Material<br>Replacement Cost<br>- See T.)                                                                                                                                                      |
| Non-ACM Acoustical Panel Ceiling Replacement     | \$1.50      | sq.ft.<br>(Qty) |                | 600<br>Required    | 6,400<br>Required   | 3,200<br>Required  | 2,520<br>Required  | 1,760<br>Required  |            |             | \$21,720.00    | (Hazardous<br>Material<br>Replacement Cost<br>- See T.)                                                                                                                                                      |
| Resilient Flooring Replacement, Including Mastic | \$2.25      | sq.ft.<br>(Qty) |                |                    | 23,500<br>Required  | 12,800<br>Required | 14,290<br>Required | 8,200<br>Required  |            |             | \$132,277.50   | (Hazardous<br>Material<br>Replacement Cost<br>- See T.)                                                                                                                                                      |
| Carpet Replacement (over RFC)                    | \$3.00      | sq.ft.<br>(Qty) |                |                    | 14,000<br>Required  | 11,100<br>Required |                    | 5,320<br>Required  |            |             | \$91,260.00    | (Hazardous<br>Material<br>Replacement Cost<br>- See T.)                                                                                                                                                      |
| Reach-in Refrigerator/Freezer:                   | \$6,433.00  | per unit        |                |                    | 2 Required          |                    |                    |                    |            |             | \$12,866.00    |                                                                                                                                                                                                              |
| Kitchen Exhaust Hood:                            | \$56,000.00 | per unit        |                |                    | 1 Required          |                    |                    |                    |            |             | \$56,000.00    | (includes fans,<br>exhaust &<br>ductwork)                                                                                                                                                                    |
| Total Warming Kitchen Replacement                | \$112.50    | sq.ft.<br>(Qty) |                |                    | 1,106<br>Required   |                    |                    |                    |            |             | \$124,425.00   | (square footage<br>based upon only<br>existing area of<br>food preparation,<br>serving, kitchen<br>storage areas and<br>walk-ins. Includes<br>demolition and<br>removal of existing<br>kitchen<br>equipment) |
| Other: Complete Replacement of Casework (only)   | \$5.00      | sq.ft.<br>(Qty) |                |                    |                     |                    | 7,895<br>Required  | 10,940<br>Required |            |             | \$94,175.00    | (high school, per<br>building square<br>feet)                                                                                                                                                                |
| Other: Complete Replacement of Casework (only)   | \$3.25      | sq.ft.<br>(Qty) |                |                    |                     |                    | 7,895<br>Required  | 10,940<br>Required |            |             | \$61,213.75    | (middle school,<br>per building<br>square feet)                                                                                                                                                              |
| Other: Fixed equipment for stage                 | \$20,000.00 | ump<br>sum      |                |                    | Required            |                    |                    |                    |            |             | \$20,000.00    | Remove and<br>replace existing<br>fixed equipment<br>for the Stage.<br>Provide adequate<br>equipment per<br>OSDM.                                                                                            |
| Other: Infill Transfer Grilles                   | \$15.00     | sq.ft.<br>(Qty) |                |                    | 292 Required        | 224<br>Required    | 120<br>Required    | 168<br>Required    |            |             | \$12,060.00    | Remove transfer<br>grilles. Infill with<br>metal stud and<br>gypsum board wall<br>system.                                                                                                                    |
| Other: Provide Sound Attenuation                 | \$15.25     | sq.ft.<br>(Qty) |                |                    | 7,300<br>Required   | 7,663<br>Required  |                    |                    |            |             | \$228,185.75   | Provide sound<br>absorbing panels<br>to the<br>Gymnasium,<br>Media Center, and<br>Student Dining<br>spaces.                                                                                                  |
| Sum:                                             |             |                 | \$3,842,878.15 | \$137,212.00       | \$2,737,328.35      | \$594,031.15       | \$150,852.25       | \$191,211.20       | \$1,100.00 | \$31,143.20 |                |                                                                                                                                                                                                              |



Corridor 1932 Addition



Corridor 1960 Addition

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## K. Interior Lighting

## Description:

The typical Classrooms in the overall facility are equipped with T-8 fluorescent, 2x4 lay-in troffer, 1x4 indirect suspended, 1x4 suspended wraparound fixture type lighting with single and multi-level switching. Classroom fixtures are in good condition, providing an average illumination of 74 FC, thus complying with the 40 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 fluorescent, 2x4 lay-in troffer, 1x4 wall wash, recessed downlight and LED surface mount decorative pendant with single level switching. Corridor fixtures are in good condition, providing an average illumination of 25 FC, thus complying with the 15 FC recommended by the OSDM. The Primary Gymnasium is equipped with surface mount pendant metal halide and surface mount 1x1 incandescent fixture type lighting, in fair condition, providing an average illumination of 20 FC, which is less than the 50 FC recommended by the OSDM. The Auxiliary Gymnasium is equipped with recessed mount T-8 fluorescent, recessed mount downlight fixture type lighting, in fair condition, providing an average illumination of 32 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 fluorescent, suspended decorative pendant and recessed downlight fixture type lighting in good condition, providing an average illumination of 32 FC, thus complying with the 30 FC recommended by the OSDM. The Student Dining spaces are equipped with T-12 fluorescent, 1x4 direct/indirect suspended fixture type lighting with multi-level switching. Student Dining fixtures are in fair condition, providing an average illumination of 41 FC, thus complying with the 40 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 fluorescent, 2x4 surface mount wraparound fixture type lighting with single switching. Kitchen fixtures are in fair condition, providing an average illumination of 48 FC, which is less than the 50 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 fluorescent, 1x4 surface mount wraparound fixture type lighting in good condition. The typical Administrative spaces in the overall facility are equipped with T-8 fluorescent, 1x4 direct/indirect suspended, and 2x4 lay-in, parabolic 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 age and condition, inadequate lighting levels, lack of multi-level switching and the utilization of T-12 fluorescent fixtures.

## Rating:

3 Needs Replacement

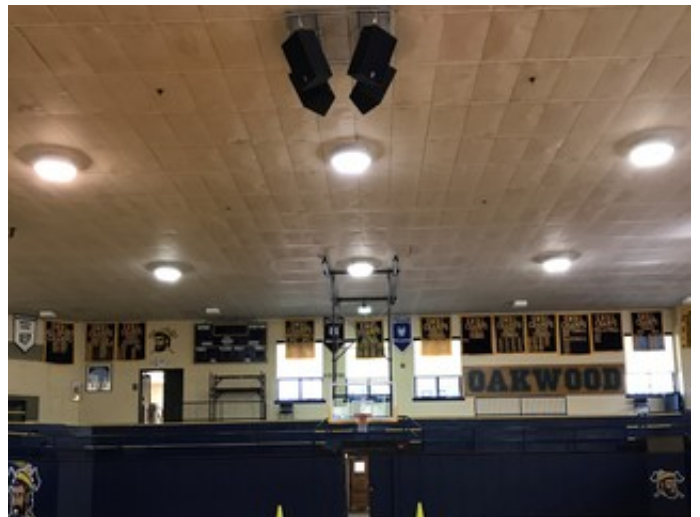
## Recommendations:

Provide complete replacement of lighting system due to condition, lighting levels, utilization of T-12 fixtures, lack of multilevel switching and installation of systems outlined in Items A and J. Provide adequate occupancy sensors to areas currently lacking for compliance with ASHRAE 90.1.

| Item                                   | Cost     | Unit                                 | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum          | Comments                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------|----------|--------------------------------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Complete Building Lighting Replacement | \$5.00   | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     | Required                     | Required                  | Required                     | \$891,190.00 | Includes demo of existing fixtures                                                                                                                                                                                                                                                                                                                                                                      |
| Other: Enhanced Lighting Controls      | \$250.00 | each                                 |                | 2 Required                                | 70 Required                             | 60 Required                  | 15 Required                  | 30 Required                  |                           | 25 Required                  | \$50,500.00  | Provide Occupancy sensor to areas currently lacking for compliance with ASHRAE 90.1. Basic labor to replace electric switch with favorable site conditions. Shutoff power to circuit. Remove existing switch. Wire, secure and test new switch. Repower circuit and verify proper operation. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. |
| Sum:                                   |          |                                      | \$941,690.00   | \$24,030.00                               | \$401,615.00                            | \$236,660.00                 | \$82,700.00                  | \$116,905.00                 | \$2,750.00                | \$77,030.00                  |              |                                                                                                                                                                                                                                                                                                                                                                                                         |



Typical Classroom Lighting



Primary Gym Lighting

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## L. Security Systems

**Description:**

The overall facility contains a CCTV (Honeywell), Door access control security system (Digital Security) in good condition. The security system keypad (Magnum Alert), is not in operation. Motion detectors are not provided in main entries, central gathering areas, offices, and main Corridors. One motion detector is provided, but not in operation in space where 6 or more computers are located. Exterior doors are not equipped with door contacts, but are equipped with door alarm modules. An automatic visitor control system is not provided. The Administrative office for the Junior High school is located adjacent to the Main Entrance to the facility and though a secure Entrance vestibule is not provided, the Main Entry is equipped with FOB entry door system with door contacts, and CCTV camera monitored and controlled by a computer in the Administrative office. The Administrative office for the High school is located adjacent to the Main Entrance to the facility and though a secure Entrance vestibule is not provided, the Main Entry is equipped with door buzzer entry door system with door contacts, and CCTV camera monitored and controlled by a computer in the Administrative office. Compliant color CCTV cameras are provided at main entry areas, exterior building perimeter, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a LCD monitor, computer based recording device. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is provided. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There is no playground in this location. The exterior site lighting system is equipped with surface mounted wall packs, HID metal halide around the perimeter of building, T-8 fluorescent recessed downlight and surface mount decorative wall sconce fixture type lighting at each exterior door, in fair condition. Pedestrian walkways are illuminated with surface mount decorative pendant, HID metal halide, in fair condition. Parking pick-up / drop off areas are not illuminated. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures.

**Rating:**

3 Needs Replacement

**Recommendations:**

Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Provide Secure Entrance Vestibule at Main Entry to the High School. Allowance to install an interior frame and glazing enclosure at the front entry directly adjacent to the main office. The Junior High School entry is currently arranged as a secure entry vestibule and requires no additional work besides the OSDM security system upgrades.

| Item                             | Cost        | Unit                                 | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum          | Comments                     |
|----------------------------------|-------------|--------------------------------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|--------------|------------------------------|
| Security System:                 | \$1.85      | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     | Required                     | Required                  | Required                     | \$329,740.30 | (complete, area of building) |
| Exterior Site Lighting:          | \$1.00      | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     | Required                     | Required                  | Required                     | \$178,238.00 | (complete, area of building) |
| Other: Secure Entrance Vestibule | \$35,000.00 | allowance                            |                |                                           | Required                                |                              |                              |                              |                           |                              | \$35,000.00  | High School Main Office      |
| Sum:                             |             |                                      | \$542,978.30   | \$13,412.10                               | \$253,945.55                            | \$126,346.20                 | \$45,001.50                  | \$62,360.85                  | \$1,567.50                | \$40,344.60                  |              |                              |



CCTV Monitoring System In Admin Office



Exterior Lighting At Entry

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## M. Emergency/Egress Lighting

**Description:** The overall facility is equipped with an emergency egress lighting system consisting of non compliant green lettered, incandescent illuminated exit signs as well as OSDM compliant red lettered, edge lit, LED illuminated exit signs, and the system is in good condition. The facility is not adequately equipped with emergency egress floodlighting, but is equipped with recessed fluorescent lighting used as emergency egress lighting that is powered on separate circuits, and the system is in good condition. The system is provided with appropriate battery backup, and is not backed up by an emergency generator. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of emergency and egress lighting system, backed up by an emergency generator to meet Ohio School Design Manual and Ohio Building Code guidelines.

| Item                       | Cost   | Unit                                 | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum          | Comments                     |
|----------------------------|--------|--------------------------------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|--------------|------------------------------|
| Emergency/Egress Lighting: | \$1.00 | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     | Required                     | Required                  | Required                     | \$178,238.00 | (complete, area of building) |
| Sum:                       |        |                                      | \$178,238.00   | \$4,706.00                                | \$76,823.00                             | \$44,332.00                  | \$15,790.00                  | \$21,881.00                  | \$550.00                  | \$14,156.00                  |              |                              |



Typical Emergency and Exit Egress



Typical Green Lettered Exit Sign

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## N. Fire Alarm

**Description:** The overall facility is equipped with a Siemens (MXL-IQ) type fire alarm system, installed in 2004, and in good condition, consisting of manual pull stations, bells, horn and strobe indicating devices. The system is automatic and is monitored by a third party (Sonitrol). The system is equipped with sufficient audible horns and strobe indicating devices, flow switches, tamper switches, smoke detectors. The system is not equipped with sufficient smoke detectors. The system is not equipped with any heat sensors. The system thus will not support future fire suppression systems. The system is adequately provided throughout, but does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

**Rating:** 3 Needs Replacement

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

| Item               | Cost   | Unit                                 | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum          | Comments                                             |
|--------------------|--------|--------------------------------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|--------------|------------------------------------------------------|
| Fire Alarm System: | \$1.75 | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     | Required                     | Required                  | Required                     | \$311,916.50 | (complete new system, including removal of existing) |
| Sum:               |        |                                      | \$311,916.50   | \$8,235.50                                | \$134,440.25                            | \$77,581.00                  | \$27,632.50                  | \$38,291.75                  | \$962.50                  | \$24,773.00                  |              |                                                      |



Fire Alarm Control Panel



Typical Fire Alarm Devices

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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 areas of the site. The exterior entrances are mostly not ADA accessible due to stairs. Access from the parking / drop-off area to the building entries is compromised by steps. Adequate handicap parking is not provided. Exterior doors are not equipped with ADA hardware. Building entrances should be equipped with 3 ADA power assist doors and 1 is provided in the 2003 Addition, which is in fair condition. Provide 2 new ADA power assist door to either side of the east side of the 1932 Addition. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do meet all ADA requirements. Elevation changes within the overall facility are facilitated by 7 compliant stairwells in good condition, 1 compliant lift in fair condition, 2 compliant ramps in good condition. This multistory building has 2 compliant elevators that access every floor and they are in good condition. Access to the Stage is facilitated by a Corridor at Stage level. Interior doors in the 1927 Original Construction are not recessed, are not provided adequate clearances, and are provided with ADA-compliant hardware. Interior doors in the 1960 and 2003 Additions are recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. Interior doors in the rest of the facility are not recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. In the 1927 Original Construction, 11 ADA-compliant toilets are required, and 2 are currently provided. 11 ADA-compliant Restroom lavatories are required, and 3 are currently provided. 5 ADA-compliant urinals are required, and 6 are currently provided. 0 ADA-compliant showers are required, and 0 are currently provided. Toilet partitions are metal, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. In the 1932 Addition, 8 ADA-compliant toilets are required, and 4 are currently provided. 8 ADA-compliant Restroom lavatories are required, and 7 are currently provided. 4 ADA-compliant urinals are required, and 5 are currently provided. 0 ADA-compliant showers are required, and 0 are currently provided. Toilet partitions are metal, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. In the 1960 Addition 6 ADA-compliant lab sinks are required and 0 are currently provided. In the 1969 Addition, 4 ADA-compliant toilets are required, and 2 are currently provided. 4 ADA-compliant Restroom lavatories are required, and 2 are currently provided. 1 ADA-compliant urinal is required, and 0 are currently provided. 0 ADA-compliant showers are required, and 0 are currently provided. Toilet partitions are metal, and do provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. In the 2003 Addition, 10 ADA-compliant toilets are required, and 8 are currently provided. 10 ADA-compliant Restroom lavatories are required, and 16 are currently provided. 4 ADA-compliant urinals are required, and 4 are currently provided. 5 ADA-compliant showers are required, and 8 are currently provided. Toilet partitions are metal, and do provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors throughout the overall facility do meet ADA requirements for mounting heights. 10 ADA-compliant electric water coolers are required throughout the overall facility, and 15 are currently provided. Science Classrooms are not compliant with ADA requirements due to lack of ADA-compliant lab sinks. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to size. ADA signage is only provided in the 2003 Addition and not adequately provided throughout the rest of the facility.

### Rating:

3 Needs Replacement

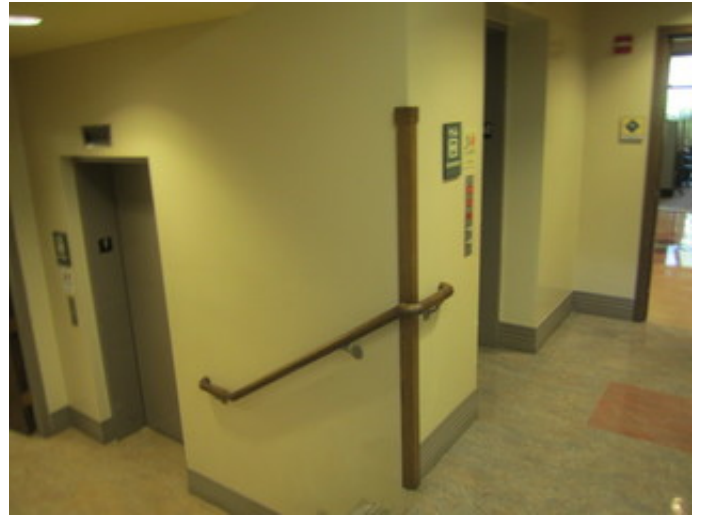
### Recommendations:

Provide ADA-compliant signage, power assist door openers, toilets, sinks, urinals, toilet partitions, doors and frames, and door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Parking issues are corrected in Item P. Provide funding to enlarge existing Restrooms that are undersized to meet ADA spatial requirements. Provide funding to reconfigure existing Large Group Restrooms that do not have an ADA stall to accommodate a new ADA stall. Replace existing lift due to age and condition.

| Item                                                 | Cost        | Unit                                 | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum          | Comments                                                                                    |
|------------------------------------------------------|-------------|--------------------------------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|--------------|---------------------------------------------------------------------------------------------|
| Signage:                                             | \$0.20      | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     | Required                     | Required                  | Required                     | \$35,647.60  | (per building area)                                                                         |
| Lifts:                                               | \$15,000.00 | unit                                 |                |                                           |                                         | 1 Required                   |                              |                              |                           |                              | \$15,000.00  | (complete)                                                                                  |
| Electric Water Coolers:                              | \$1,800.00  | unit                                 |                |                                           |                                         | 4 Required                   |                              |                              |                           |                              | \$7,200.00   | (replacement double ADA)                                                                    |
| Electric Water Coolers:                              | \$3,000.00  | unit                                 |                |                                           | 2 Required                              |                              |                              | 1 Required                   |                           |                              | \$9,000.00   | (new double ADA)                                                                            |
| Toilet/Urinals/Sinks:                                | \$3,800.00  | unit                                 |                |                                           | 18 Required                             | 18 Required                  |                              | 9 Required                   |                           | 13 Required                  | \$220,400.00 | (new ADA)                                                                                   |
| Toilet Partitions:                                   | \$1,000.00  | stall                                |                |                                           | 6 Required                              | 4 Required                   |                              |                              |                           |                              | \$10,000.00  | (ADA - grab bars, accessories included)                                                     |
| ADA Assist Door & Frame:                             | \$7,500.00  | unit                                 |                |                                           |                                         | 2 Required                   |                              |                              |                           | 1 Required                   | \$22,500.00  | (openers, electrical, patching, etc)                                                        |
| Replace Doors:                                       | \$1,300.00  | leaf                                 |                |                                           | 108 Required                            | 81 Required                  | 27 Required                  | 40 Required                  | 4 Required                | 24 Required                  | \$369,200.00 | (standard 3070 wood door, HM frame, door/light, includes hardware)                          |
| Provide Toilet Accessories:                          | \$1,000.00  | per restroom                         |                |                                           | 10 Required                             | 6 Required                   |                              | 4 Required                   |                           | 8 Required                   | \$28,000.00  |                                                                                             |
| <b>Other:</b> Enlarge Restrooms to accommodate ADA . | \$15,000.00 | each                                 |                |                                           | 2 Required                              | 3 Required                   |                              |                              |                           |                              | \$75,000.00  | Enlarge Restroom to accommodate ADA requirements.                                           |
| <b>Other:</b> Group Restroom Reconfiguration         | \$17,500.00 | each                                 |                |                                           | 4 Required                              |                              |                              |                              |                           |                              | \$70,000.00  | Reconfigure Group Restrooms to meet ADA requirements for spatial allowances (per Restroom). |
| Sum:                                                 |             |                                      | \$861,947.60   | \$941.20                                  | \$346,164.60                            | \$274,766.40                 | \$38,258.00                  | \$97,576.20                  | \$5,310.00                | \$98,931.20                  |              |                                                                                             |



Typical Restroom



Elevator

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## P. Site Condition

### Description:

The 5-acre flat school site and the adjacent 7-acre athletic site are located in a suburban residential setting with moderate tree and shrub type landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. Multiple entrances onto the site do not include separation of bus and other vehicular traffic due to no student bussing for this school District. Staff, visitor and student parking is facilitated by two asphalt parking lots in fair condition, containing 81 parking places, do not provide adequate parking for staff members, visitors, students, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, swales, catch basins and storm sewers 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 fair condition, and is not equipped with a concrete pad area for dumpsters. Exterior steps are concrete and in good condition. The handrails are metal and are non-compliant. There are no exterior ramps provided at entries with concrete stairs. Fencing is not provided around the school site. Adequate fencing is provided around the adjacent athletic field site. The athletic facilities are comprised of a competition field, a four-lane rubber-surfaced track, concrete and masonry bleachers, a concessions and restroom facility, an open practice field, a baseball field and a softball field. All facilities are well maintained and in good condition. Site features are suitable for outdoor instruction due to the large trees on site, the several stairs that could be used for presentation or the large front yard, though no related equipment has been provided to facilitate doing so. The adjacent residential properties all share a property line with the school building. There is very limited available land for building additions. Any possible space for building addition would be to either infill the interior courtyard at approximately 8,300 SF, or to add in front of the main entry, at approximately 16,000 SF per floor. There is no space to include additional parking or site circulation at their current locations due to proximity to the School or the adjacent properties. One parking area is angled or parallel parking along the road. The second parking lot is bordered on all sides by road, adjacent residential properties or the school building.

### Rating:

2 Needs Repair

### Recommendations:

Provide additional parking spaces to meet OSDM guidelines, including adequate provisions for the disabled. Provide code-compliant rails at existing concrete stairs. Provide a new asphalt wear course on the existing parking lot. Provide a dumpster pad. Provide heading-duty asphalt paving for service drive to dumpster pad.

| Item                                                                               | Cost         | Unit        | Whole Building | Auditorium Fixed Seating (1927)<br>4,706 ft² | Original Construction (1927)<br>76,823 ft² | Addition 1 (1932)<br>44,332 ft² | Addition 2 (1960)<br>15,790 ft² | Addition 3 (1969)<br>21,881 ft² | Addition 4 (1989)<br>550 ft² | Addition 5 (2003)<br>14,156 ft² | Sum          | Comments                                                                                                                 |
|------------------------------------------------------------------------------------|--------------|-------------|----------------|----------------------------------------------|--------------------------------------------|---------------------------------|---------------------------------|---------------------------------|------------------------------|---------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Replace Existing Asphalt Paving (heavy duty):                                      | \$30.60      | sq. yard    |                |                                              | 795 Required                               |                                 |                                 |                                 |                              |                                 | \$24,327.00  | (including drainage / tear out for heavy duty asphalt)                                                                   |
| Asphalt Paving / New Wearing Course:                                               | \$19.00      | sq. yard    |                |                                              | 593 Required                               |                                 |                                 |                                 |                              |                                 | \$11,267.00  | (includes minor crack repair in less than 5% of paved area)                                                              |
| Additional Parking Spaces Required for High                                        | \$462.00     | per student |                |                                              |                                            | 308 Required                    |                                 |                                 |                              |                                 | \$142,296.00 | (\$1,100 per parking space; 0.42 spaces per high school student. Parking space includes parking lot drive space.)        |
| Exterior Hand / Guard Rails:                                                       | \$43.00      | ln.ft.      |                |                                              | 88 Required                                | 36 Required                     |                                 |                                 |                              |                                 | \$5,332.00   |                                                                                                                          |
| Provide Concrete Dumpster Pad:                                                     | \$2,400.00   | each        |                |                                              | 1 Required                                 |                                 |                                 |                                 |                              |                                 | \$2,400.00   | (for two dumpsters)                                                                                                      |
| Base Sitework Allowance for Unforeseen Circumstances                               | \$50,000.00  | allowance   |                |                                              | Required                                   |                                 |                                 |                                 |                              |                                 | \$50,000.00  | Include this and one of the next two. (Applies for whole building, so only <b>one</b> addition should have this item)    |
| Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger | \$150,000.00 | allowance   |                |                                              | Required                                   |                                 |                                 |                                 |                              |                                 | \$150,000.00 | Include this one <b>or</b> the previous. (Applies for whole building, so only <b>one</b> addition should have this item) |
| Sum:                                                                               |              |             | \$385,622.00   | \$0.00                                       | \$241,778.00                               | \$143,844.00                    | \$0.00                          | \$0.00                          | \$0.00                       | \$0.00                          |              |                                                                                                                          |



Staff Parking Lot



Street Parking Between School and Athletic Field Sites

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## Q. Sewage System

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

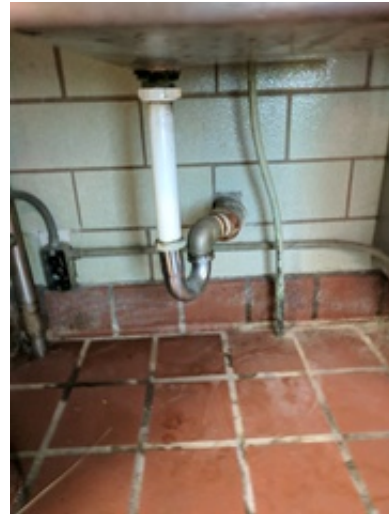
**Rating:** 1 Satisfactory

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

| Item | Cost | Unit | Whole Building | Auditorium Fixed Seating (1927) | Original Construction (1927) | Addition 1 (1932)      | Addition 2 (1960)      | Addition 3 (1969)      | Addition 4 (1989)   | Addition 5 (2003)      | Sum | Comments |
|------|------|------|----------------|---------------------------------|------------------------------|------------------------|------------------------|------------------------|---------------------|------------------------|-----|----------|
|      |      |      |                | 4,706 ft <sup>2</sup>           | 76,823 ft <sup>2</sup>       | 44,332 ft <sup>2</sup> | 15,790 ft <sup>2</sup> | 21,881 ft <sup>2</sup> | 550 ft <sup>2</sup> | 14,156 ft <sup>2</sup> |     |          |
| Sum: |      |      | \$0.00         | \$0.00                          | \$0.00                       | \$0.00                 | \$0.00                 | \$0.00                 | \$0.00              | \$0.00                 |     |          |



Sanitary Drain Piping Below the Three Compartment Sink



P trap For the Single Compartment Sink

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## R. Water Supply

**Description:** The domestic water supply system is tied in to the municipal system, features a combined water meter pit and fire department connection. A 6" water line is provided from the water main and splits into a 4" domestic service with a 4" meter in good condition, and 6" fire service with a siamese fire department connection. 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 2003 Addition is equipped with an automated fire suppression system, which provides adequate support for the 2003 Building Addition. The Original Construction, the 1931, and the 1960 Building Additions are not equipped with an automated fire suppression system, and the existing water supply will provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system provides adequate pressure and capacity for the future needs of the school.

**Rating:** 1 Satisfactory

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

| Item | Cost | Unit | Whole Building | Auditorium Fixed Seating (1927) | Original Construction (1927) | Addition 1 (1932) | Addition 2 (1960) | Addition 3 (1969) | Addition 4 (1989) | Addition 5 (2003) | Sum | Comments |
|------|------|------|----------------|---------------------------------|------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----|----------|
|      |      |      |                | 4,706 ft²                       | 76,823 ft²                   | 44,332 ft²        | 15,790 ft²        | 21,881 ft²        | 550 ft²           | 14,156 ft²        |     |          |
| Sum: |      |      | \$0.00         | \$0.00                          | \$0.00                       | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |     |          |



Water Meter and Fire Service Connection Pit (Outside)



Dual 4" Backflow Preventer Located in the 2003 Building Addition Mechanical Room

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## S. Exterior Doors

**Description:** Typical exterior doors in the 1927 Original Construction, 1932, and 1960 Additions are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors feature no vision panels, and inappropriate hardware. Typical exterior doors in the 2003 Addition are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors feature insulated tempered glass vision panels, and appropriate hardware. Entrance doors in the 1927 Original Construction and 1932 Addition are wood type construction, installed on wood frames, and in poor condition. Entrance doors feature single glazed unprotected vision panels, and transoms, and inappropriate hardware. Entrance doors in the 2003 Addition are aluminum clad wood type construction, installed on aluminum clad wood frames, and in fair condition. Entrance doors feature insulated tempered glass vision panels and transoms, and inappropriate hardware. The facility is not equipped with any roof access doors. There are no overhead doors in the facility.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace all exterior / entrance doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. POST-ASSESSMENT NOTE: Rii 3-9-18 Fire Door replacement scope added to coordinate with Item T.

| Item                          | Cost       | Unit     | Whole Building | Auditorium Fixed Seating (1927) | Original Construction (1927) | Addition 1 (1932) | Addition 2 (1960) | Addition 3 (1969) | Addition 4 (1989) | Addition 5 (2003) | Sum          | Comments                                       |
|-------------------------------|------------|----------|----------------|---------------------------------|------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------|------------------------------------------------|
|                               |            |          |                | 4,706 ft²                       | 76,823 ft²                   | 44,332 ft²        | 15,790 ft²        | 21,881 ft²        | 550 ft²           | 14,156 ft²        |              |                                                |
| Door Leaf/Frame and Hardware: | \$2,000.00 | per leaf |                |                                 | 20 Required                  | 23 Required       | 2 Required        | 1 Required        |                   | 7 Required        | \$106,000.00 | (includes removal of existing)                 |
| Fire Door Replacement         | \$1,100.00 | each     |                | 7 Required                      | 10 Required                  | 22 Required       | 17 Required       | 5 Required        |                   |                   | \$67,100.00  | (Hazardous Material Replacement Cost - See T.) |
| Sum:                          |            |          | \$173,100.00   | \$7,700.00                      | \$51,000.00                  | \$70,200.00       | \$22,700.00       | \$7,500.00        | \$0.00            | \$14,000.00       |              |                                                |



Typical Exterior Door



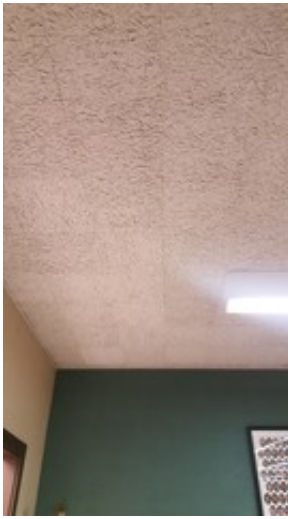
Typical Entrance Door

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## T. Hazardous Material

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description:     | The School District has been assessed previously, in 2001, and an Enhanced Environmental Hazards Assessment (EEHA) was subsequently conducted. The Table below summarizes the scopes of work called for in the Enhanced Environmental Hazards Assessment. The district did not provide documentation of any abatement projects since that time. Pipe insulation and pipe fitting insulation are reported to contain asbestos in the 1927 Original Construction and 1932 Addition. Acoustical plaster in the 1927 Original Construction is reported to contain asbestos. Cement board in the 1960 Addition is reported to contain asbestos. Resilient flooring is reported to contain asbestos in the 1927 Original Construction, 1932, 1960, 1969, and 1989 Additions. These materials were open to observation and found to be in non-friable condition. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint in the 1927 Original Construction, 1932, 1960 and 1969 Additions. However, during the construction of the 2003 Addition and renovation, all interior spaces of the existing facility were repainted. Fluorescent lighting will require special disposal. |
| Rating:          | 3 Needs Replacement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Recommendations: | Remove all hazardous materials, inclusive of asbestos-containing materials as noted in the attached Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting. NOTE: the District has not provided updated asbestos reports or abatement reports. Existing drawings state that abatement was done with the 2003 Addition/Renovation. All information provided here is based on what the district provided, but is not the most up-to-date information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Item                                                             | Cost       | Unit         | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum            | Comments              |
|------------------------------------------------------------------|------------|--------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|----------------|-----------------------|
| <i>Environmental Hazards Form</i>                                |            |              |                | <a href="#">EEHA Form</a>                 | <a href="#">EEHA Form</a>               | <a href="#">EEHA Form</a>    | <a href="#">EEHA Form</a>    | <a href="#">EEHA Form</a>    | <a href="#">EEHA Form</a> | <a href="#">EEHA Form</a>    | —              |                       |
| Boiler/Furnace Insulation Removal                                | \$10.00    | sq.ft. (Qty) |                | 0 Required                                | 0 Required                              | 400 Required                 | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$4,000.00     |                       |
| Tank Insulation Removal                                          | \$8.00     | sq.ft. (Qty) |                | 0 Required                                | 0 Required                              | 120 Required                 | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$960.00       |                       |
| Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups | \$1.00     | per unit     |                | 0 Required                                | 5,000 Required                          | 0 Required                   | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$5,000.00     |                       |
| Special Engineering Fees for LBP Mock-Ups                        | \$1.00     | per unit     |                | 0 Required                                | 5,000 Required                          | 0 Required                   | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$5,000.00     |                       |
| Fluorescent Lamps & Ballasts Recycling/Incineration              | \$0.10     | sq.ft. (Qty) |                | 4,706 Required                            | 76,823 Required                         | 44,332 Required              | 15,790 Required              | 21,881 Required              | 275 Required              | 7,078 Required               | \$17,088.50    |                       |
| Pipe Insulation Removal                                          | \$10.00    | ln.ft.       |                | 0 Required                                | 1,200 Required                          | 2,100 Required               | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$33,000.00    |                       |
| Pipe Fitting Insulation Removal                                  | \$20.00    | each         |                | 0 Required                                | 300 Required                            | 720 Required                 | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$20,400.00    |                       |
| Pipe Insulation Removal (Crawlspace/Tunnel)                      | \$12.00    | ln.ft.       |                | 0 Required                                | 100 Required                            | 200 Required                 | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$3,600.00     |                       |
| Pipe Fitting Insulation Removal (Crawlspace/Tunnel)              | \$30.00    | each         |                | 0 Required                                | 20 Required                             | 50 Required                  | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$2,100.00     |                       |
| Pipe Insulation Removal (Hidden in Walls/Ceilings)               | \$15.00    | ln.ft.       |                | 150 Required                              | 1,600 Required                          | 800 Required                 | 630 Required                 | 440 Required                 | 0 Required                | 0 Required                   | \$54,300.00    |                       |
| Dismantling of Boiler/Furnace/Incinerator                        | \$2,000.00 | each         |                | 0 Required                                | 0 Required                              | 2 Required                   | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$4,000.00     |                       |
| Flexible Duct Connection Removal                                 | \$100.00   | each         |                | 0 Required                                | 5 Required                              | 10 Required                  | 0 Required                   | 1 Required                   | 0 Required                | 0 Required                   | \$1,600.00     |                       |
| Acoustical Plaster Removal                                       | \$7.00     | sq.ft. (Qty) |                | 0 Required                                | 2,900 Required                          | 0 Required                   | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$20,300.00    | See J                 |
| Hard Plaster Removal                                             | \$7.00     | sq.ft. (Qty) |                | 14,100 Required                           | 192,000 Required                        | 0 Required                   | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$1,442,700.00 | See J                 |
| Laboratory Table/Counter Top Removal                             | \$100.00   | each         |                | 0 Required                                | 0 Required                              | 0 Required                   | 160 Required                 | 0 Required                   | 0 Required                | 0 Required                   | \$16,000.00    | See J                 |
| Cement Board Removal                                             | \$5.00     | sq.ft. (Qty) |                | 0 Required                                | 20 Required                             | 0 Required                   | 450 Required                 | 0 Required                   | 0 Required                | 0 Required                   | \$2,350.00     |                       |
| Electric Cord Insulation Removal                                 | \$1.00     | ln.ft.       |                | 500 Required                              | 0 Required                              | 0 Required                   | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$500.00       |                       |
| Fire Door Removal                                                | \$100.00   | each         |                | 7 Required                                | 10 Required                             | 22 Required                  | 17 Required                  | 5 Required                   | 0 Required                | 0 Required                   | \$6,100.00     | See S                 |
| Non-ACM Ceiling/Wall Removal (for access)                        | \$2.00     | sq.ft. (Qty) |                | 600 Required                              | 6,400 Required                          | 3,200 Required               | 2,520 Required               | 1,760 Required               | 0 Required                | 0 Required                   | \$28,960.00    | See J                 |
| Window Component (Compound, Tape, or Caulk) - Reno & Demo        | \$300.00   | each         |                | 9 Required                                | 0 Required                              | 0 Required                   | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$2,700.00     |                       |
| Window Component (Compound, Tape, or Caulk) - Reno Only          | \$300.00   | each         |                | 9 Required                                | 0 Required                              | 0 Required                   | 0 Required                   | 0 Required                   | 0 Required                | 0 Required                   | \$2,700.00     |                       |
| Resilient Flooring Removal, Including Mastic                     | \$3.00     | sq.ft. (Qty) |                | 0 Required                                | 23,500 Required                         | 12,800 Required              | 14,290 Required              | 8,200 Required               | 0 Required                | 0 Required                   | \$176,370.00   | See J                 |
| Carpet Mastic Removal                                            | \$2.00     | sq.ft. (Qty) |                | 4,600 Required                            | 800 Required                            | 0 Required                   | 0 Required                   | 1,200 Required               | 0 Required                | 0 Required                   | \$13,200.00    |                       |
| Carpet Removal (over RFC)                                        | \$1.00     | sq.ft. (Qty) |                | 0 Required                                | 14,000 Required                         | 11,100 Required              | 0 Required                   | 5,320 Required               | 0 Required                | 0 Required                   | \$30,420.00    | See J                 |
| Sink Undercoating Removal                                        | \$100.00   | each         |                | 0 Required                                | 8 Required                              | 0 Required                   | 0 Required                   | 3 Required                   | 0 Required                | 0 Required                   | \$1,100.00     |                       |
| <b>Other:</b> EHA ACM Other                                      | \$1.00     | per unit     |                |                                           |                                         | 15,000 Required              |                              |                              |                           |                              | \$15,000.00    | AHU                   |
| <b>Other:</b> EHA ACM Other                                      | \$1.00     | per unit     |                |                                           | 15,000 Required                         |                              |                              |                              |                           |                              | \$15,000.00    | Chalkboard Mastic     |
| <b>Other:</b> EHA ACM Other                                      | \$1.00     | per unit     |                |                                           |                                         | 6,600 Required               |                              |                              |                           |                              | \$6,600.00     | Chalkboard Mastic     |
| <b>Other:</b> EHA ACM Other                                      | \$1.00     | per unit     |                |                                           |                                         |                              | 5,000 Required               |                              |                           |                              | \$5,000.00     | Chalkboard Mastic     |
| <b>Other:</b> EHA ACM Other                                      | \$1.00     | per unit     |                |                                           |                                         |                              |                              | 5,000 Required               |                           |                              | \$5,000.00     | Chalkboard Mastic     |
| <b>Other:</b> EHA ACM Other                                      | \$1.00     | per unit     |                |                                           |                                         | 2,000 Required               |                              |                              |                           |                              | \$2,000.00     | Electrical Switchgear |
| Sum:                                                             |            |              | \$1,943,048.50 | \$118,420.60                              | \$1,542,082.30                          | \$147,393.20                 | \$83,889.00                  | \$50,528.10                  | \$27.50                   | \$707.80                     |                |                       |



Asbestos Ceiling Tile



Pipe Fittings in Basement

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## U. Life Safety

**Description:** The overall facility except for the 2003 Addition is not equipped with an automated fire suppression system. The automatic fire suppression system in the 2003 Addition is in good condition. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 11 interior stair towers, which are not protected by two-hour fire enclosures. The facility features 1 exterior steel stairway providing egress from intermediate floors, which is in fair condition. Guardrails in the 1927 Original Construction are part of the wall construction or are constructed of vertical bars, and do not extend past the top and bottom stair risers as required by the Ohio Building Code. Guardrails in the 1932 Addition and the 1969 Addition are constructed of vertical bars, and do not extend past the top and bottom stair risers as required by Ohio Building Code. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction and/or installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the city system, and is sufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

**Rating:** 2 Needs Repair

**Recommendations:** Provide an automated fire suppression system in the Original Construction, 1932, 1960, 1969 and 1989 Building Additions to meet Ohio School Design Manual guidelines. According to OBC 1019.3.4, if a building in Use Group E is only 2 stories and has a sprinkler system, the stairways do not need to be rated. Provide rated enclosures in the 3-story 1927 Original Construction, which also has a 2-hour separation from the other Additions. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code for the 1927 Original Construction, the 1932 Addition and the 1969 Addition. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system. Funding for a new Kitchen hood is provided in Item J.

| Item                                 | Cost       | Unit         | Whole Building | Auditorium Fixed Seating (1927) | Original Construction (1927) | Addition 1 (1932) | Addition 2 (1960) | Addition 3 (1969) | Addition 4 (1989) | Addition 5 (2003) | Sum          | Comments                                              |
|--------------------------------------|------------|--------------|----------------|---------------------------------|------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------|-------------------------------------------------------|
|                                      |            |              |                | 4,706 ft²                       | 76,823 ft²                   | 44,332 ft²        | 15,790 ft²        | 21,881 ft²        | 550 ft²           | 14,156 ft²        |              |                                                       |
| Sprinkler / Fire Suppression System: | \$3.20     | sq.ft. (Qty) |                | 4,706 Required                  | 76,823 Required              | 44,332 Required   | 15,790 Required   | 21,881 Required   | 550 Required      |                   | \$525,062.40 | (includes increase of service piping, if required)    |
| Interior Stairwell Closure:          | \$5,000.00 | per level    |                |                                 | 3 Required                   |                   |                   |                   |                   |                   | \$15,000.00  | (includes associated doors, door frames and hardware) |
| Handrails:                           | \$5,000.00 | level        |                |                                 | 3 Required                   | 2 Required        |                   | 2 Required        |                   |                   | \$35,000.00  |                                                       |
| Sum:                                 |            |              | \$575,062.40   | \$15,059.20                     | \$275,833.60                 | \$151,862.40      | \$50,528.00       | \$80,019.20       | \$1,760.00        | \$0.00            |              |                                                       |



Stairway in 1927 Original Construction



Kitchen Hood and Range

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## V. Loose Furnishings

**Description:** The typical Classroom furniture is of consistent design, and in fair condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, wastebaskets, etc. 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, and due to the fact that it lacks some of the Design Manual required elements.

**Rating:** 2 Needs Repair

**Recommendations:** Provide for replacement of outdated or inadequate furnishings.

| Item           | Cost   | Unit                                 | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum          | Comments |
|----------------|--------|--------------------------------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|--------------|----------|
| CEFPI Rating 8 | \$1.00 | sq.ft. (of entire building addition) |                | Required                                  | Required                                | Required                     | Required                     | Required                     | Required                  | Required                     | \$178,238.00 |          |
| Sum:           |        |                                      | \$178,238.00   | \$4,706.00                                | \$76,823.00                             | \$44,332.00                  | \$15,790.00                  | \$21,881.00                  | \$550.00                  | \$14,156.00                  |              |          |



Typical Classroom Furniture



Typical Classroom Furniture

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## W. Technology

**Description:** The typical Classroom in the overall facility 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, one audio/visual port for projector, wireless access point (WAP), 2-way PA system that can be initiated by either party, one port for smart board, and computers for use by students to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with central sound system, curriculum technology such as interactive tablet, student response system and document camera. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Student Dining, and Music spaces are inadequately provided, and in poor condition. OSDM-compliant computer network infrastructure is provided. The facility does contain a media distribution center, and provides Computer Labs for use by students. Elevators are equipped with telephones.

**Rating:** 3 Needs Replacement

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

| Item                                                    | Cost   | Unit         | Whole Building | Auditorium Fixed Seating (1927) 4,706 ft² | Original Construction (1927) 76,823 ft² | Addition 1 (1932) 44,332 ft² | Addition 2 (1960) 15,790 ft² | Addition 3 (1969) 21,881 ft² | Addition 4 (1989) 550 ft² | Addition 5 (2003) 14,156 ft² | Sum            | Comments |
|---------------------------------------------------------|--------|--------------|----------------|-------------------------------------------|-----------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------|------------------------------|----------------|----------|
| HS portion of building with total SF 133,601 to 200,400 | \$6.79 | sq.ft. (Qty) |                | 4,706 Required                            | 76,823 Required                         | 50,514 Required              | 15,790 Required              | 21,881 Required              | 550 Required              | 13,344 Required              | \$1,246,698.32 |          |
| Sum:                                                    |        |              | \$1,246,698.32 | \$31,953.74                               | \$521,628.17                            | \$342,990.06                 | \$107,214.10                 | \$148,571.99                 | \$3,734.50                | \$90,605.76                  |                |          |



Typical Classroom Technology



Typical Classroom Technology

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X. Construction Contingency / Non-Construction Cost

|                               |                          |                        |
|-------------------------------|--------------------------|------------------------|
| <b>Renovation Costs (A-W)</b> |                          | \$23,178,656.42        |
| 7.00%                         | Construction Contingency | \$1,622,505.95         |
| <b>Subtotal</b>               |                          | \$24,801,162.37        |
| 16.29%                        | Non-Construction Costs   | \$4,040,109.35         |
| <b>Total Project</b>          |                          | <b>\$28,841,271.72</b> |

|                          |                       |
|--------------------------|-----------------------|
| Construction Contingency | \$1,622,505.95        |
| Non-Construction Costs   | \$4,040,109.35        |
| <b>Total for X.</b>      | <b>\$5,662,615.30</b> |

| <b>Non-Construction Costs Breakdown</b>                                   |               |                       |
|---------------------------------------------------------------------------|---------------|-----------------------|
| Land Survey                                                               | 0.03%         | \$7,440.35            |
| Soil Borings / Phase I Envir. Report                                      | 0.10%         | \$24,801.16           |
| Agency Approval Fees (Bldg. Code)                                         | 0.25%         | \$62,002.91           |
| Construction Testing                                                      | 0.40%         | \$99,204.65           |
| Printing - Bid Documents                                                  | 0.15%         | \$37,201.74           |
| Advertising for Bids                                                      | 0.02%         | \$4,960.23            |
| Builder's Risk Insurance                                                  | 0.12%         | \$29,761.39           |
| Design Professional's Compensation                                        | 7.50%         | \$1,860,087.18        |
| CM Compensation                                                           | 6.00%         | \$1,488,069.74        |
| Commissioning                                                             | 0.60%         | \$148,806.97          |
| Non-Construction Contingency (includes partnering and mediation services) | 1.12%         | \$277,773.02          |
| <b>Total Non-Construction Costs</b>                                       | <b>16.29%</b> | <b>\$4,040,109.35</b> |

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|                                   |                                               |                          |            |
|-----------------------------------|-----------------------------------------------|--------------------------|------------|
| <b>Name of Appraiser</b>          | Paul Brown                                    | <b>Date of Appraisal</b> | 2017-08-23 |
| <b>Building Name</b>              | Oakwood Jr./Sr. High                          |                          |            |
| <b>Street Address</b>             | 1200 Far Hills Avenue                         |                          |            |
| <b>City/Town, State, Zip Code</b> | Dayton, 45419                                 |                          |            |
| <b>Telephone Number(s)</b>        | HS-(937) 297-5325 / Jr. High - (937) 297-5328 |                          |            |
| <b>School District</b>            | Oakwood City                                  |                          |            |

|                             |                                    |                         |         |
|-----------------------------|------------------------------------|-------------------------|---------|
| <b>Setting:</b>             | Suburban                           |                         |         |
| Site-Acreage                | 5.00                               | Building Square Footage | 178,238 |
| Grades Housed               | 7-12                               | Student Capacity        | 995     |
| Number of Teaching Stations | 75                                 | Number of Floors        | 3       |
| Student Enrollment          | 1062                               |                         |         |
| Dates of Construction       | 1927,1927,1932,1960,1969,1989,2003 |                         |         |

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

|                                                          |                                            |                                                     |
|----------------------------------------------------------|--------------------------------------------|-----------------------------------------------------|
| <b>Type of Construction</b>                              | <b>Exterior Surfacing</b>                  | <b>Floor Construction</b>                           |
| <input checked="" type="checkbox"/> Load bearing masonry | <input checked="" type="checkbox"/> Brick  | <input type="checkbox"/> Wood Joists                |
| <input checked="" type="checkbox"/> Steel frame          | <input checked="" type="checkbox"/> Stucco | <input type="checkbox"/> Steel Joists               |
| <input checked="" type="checkbox"/> Concrete frame       | <input type="checkbox"/> Metal             | <input checked="" type="checkbox"/> Slab on grade   |
| <input checked="" type="checkbox"/> Wood                 | <input checked="" type="checkbox"/> Wood   | <input checked="" type="checkbox"/> Structural slab |
| <input type="checkbox"/> Steel Joists                    | <input checked="" type="checkbox"/> Stone  |                                                     |

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| <b>1.0 The School Site</b>                                                                                                                                                                                                                                                                                                                                                | Points Allocated | Points |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------|
| 1.1 <b>Site is large enough</b> to meet educational needs as defined by state and local requirements<br><i>The site consists of 5 acres and is too small to meet OSFC guidelines.</i>                                                                                                                                                                                     | 25               | 10     |
| 1.2 <b>Site is easily accessible</b> and conveniently located for the present and future population<br><i>The site is centrally located within a residential area.</i>                                                                                                                                                                                                    | 20               | 16     |
| 1.3 <b>Location</b> is removed from undesirable business, industry, traffic, and natural hazards<br><i>The site is within a residential area.</i>                                                                                                                                                                                                                         | 10               | 8      |
| 1.4 Site is <b>well landscaped and developed</b> to meet educational needs<br><i>Site is well landscaped.</i>                                                                                                                                                                                                                                                             | 10               | 8      |
| 1.5 ES Well equipped <b>playgrounds are separated</b> from streets and parking areas<br>MS Well equipped <b>athletic and intermural areas are separated</b> from streets and parking<br>HS Well equipped <b>athletic areas</b> are adequate with sufficient solid-surface parking<br><i>There is insufficient solid-surface parking. Athletic facilities are limited.</i> | 10               | 4      |
| 1.6 <b>Topography</b> is varied enough to provide desirable appearance and without steep inclines<br><i>The site is gently sloped.</i>                                                                                                                                                                                                                                    | 5                | 4      |
| 1.7 Site has stable, well drained <b>soil free of erosion</b><br><i>No visible signs of erosion were observed during the physical assessment.</i>                                                                                                                                                                                                                         | 5                | 4      |
| 1.8 Site is suitable for <b>special instructional needs</b> , e.g., outdoor learning<br><i>Site is suitable for outdoor learning.</i>                                                                                                                                                                                                                                     | 5                | 4      |
| 1.9 <b>Pedestrian services</b> include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes<br><i>There are adequate sidewalks and crosswalks.</i>                                                                                                                                                                                                 | 5                | 4      |
| 1.10 ES/MS Sufficient <b>on-site, solid surface parking</b> for faculty and staff is provided<br>HS Sufficient <b>on-site, solid surface parking</b> is provided for faculty, students, staff and community<br><i>There is not sufficient solid surface parking.</i>                                                                                                      | 5                | 2      |
| <b>TOTAL - 1.0 The School Site</b>                                                                                                                                                                                                                                                                                                                                        | 100              | 64     |

| 2.0 Structural and Mechanical Features                                                                                                                                                                                                                                                | Points<br>Allocated | Points |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------|
| <b>Structural</b>                                                                                                                                                                                                                                                                     |                     |        |
| 2.1 Structure meets all <b>barrier-free</b> requirements both externally and internally<br><i>Building does not meet barrier-free requirements.</i>                                                                                                                                   | 15                  | 3      |
| 2.2 <b>Roofs</b> appear sound, have positive drainage, and are weather tight<br><i>All membrane roofing requires replacement due to age and projected life-cycle. Ponding was observed.</i>                                                                                           | 15                  | 9      |
| 2.3 <b>Foundations</b> are strong and stable with no observable cracks<br><i>Foundations are strong with some observable cracks.</i>                                                                                                                                                  | 10                  | 8      |
| 2.4 <b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration<br><i>Exterior walls show some signs of mortar deterioration.</i>                                                                                                               | 10                  | 6      |
| 2.5 <b>Entrances and exits</b> are located so as to permit efficient student traffic flow<br><i>There are no dead end Corridors.</i>                                                                                                                                                  | 10                  | 8      |
| 2.6 <b>Building "envelope"</b> generally provides for energy conservation (see criteria)<br><i>Walls in the 1927 Original Construction, 1932, 1960, and 1969 Additions do not have sufficient insulation.</i>                                                                         | 10                  | 4      |
| 2.7 Structure is <b>free of friable asbestos</b> and <b>toxic materials</b><br><i>Assumed asbestos containing materials throughout the building including floor tile, ceiling tile and pipe wrap insulation.</i>                                                                      | 10                  | 1      |
| 2.8 Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes<br><i>No operable partitions within this facility.</i>                                                                                                                                           | 10                  | 4      |
| <b>Mechanical/Electrical</b>                                                                                                                                                                                                                                                          |                     |        |
| 2.9 <b>Adequate light sources</b> are well maintained, and properly placed and are not subject to overheating<br><i>Most of the spaces in the facility have adequate light sources, well protected and are well maintained, properly placed and not subject to overheating.</i>       | 15                  | 10     |
| 2.10 <b>Internal water supply</b> is adequate with sufficient pressure to meet health and safety requirements<br><i>Internal water supply is adequate.</i>                                                                                                                            | 15                  | 10     |
| 2.11 Each teaching/learning area has adequate convenient <b>wall outlets</b> , phone and computer cabling for technology applications<br><i>The typical teaching/learning area provides adequate convenient wall outlets, phone and computer cabling for technology applications.</i> | 15                  | 13     |
| 2.12 <b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible<br><i>Most of the electrical controls are safely protected with disconnect switches and are easily accessible.</i>                                                             | 10                  | 8      |
| 2.13 <b>Drinking fountains</b> are adequate in number and placement, and are properly maintained including provisions for the disabled<br><i>Drinking fountains are adequate.</i>                                                                                                     | 10                  | 8      |
| 2.14 Number and size of <b>restrooms meet requirements</b><br><i>Number and size of Restrooms do not meet requirements.</i>                                                                                                                                                           | 10                  | 4      |
| 2.15 <b>Drainage systems</b> are properly maintained and meet requirements<br><i>Site drainage system appears adequate.</i>                                                                                                                                                           | 10                  | 8      |
| 2.16 <b>Fire alarms, smoke detectors, and sprinkler systems</b> are properly maintained and meet requirements<br><i>The Fire alarms, smoke detectors and sprinkler systems are properly maintained and meet the requirements</i>                                                      | 10                  | 8      |

|                                                                                                                                                                                   |     |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|
| 2.17 <b>Intercommunication system</b> consists of a central unit that allows dependable <b>two-way communication</b> between the office and instructional areas                   | 10  | 8   |
| <i>The Classrooms and Administration Area is equipped with 2-way PA system that be initiated by either party. The overall facility provides Wireless Access point throughout.</i> |     |     |
| 2.18 <b>Exterior water supply</b> is sufficient and available for normal usage                                                                                                    | 5   | 2   |
| <i>Exterior water supply is insufficient.</i>                                                                                                                                     |     |     |
| <hr/>                                                                                                                                                                             |     |     |
| <b>TOTAL - 2.0 Structural and Mechanical Features</b>                                                                                                                             | 200 | 122 |

| <b>3.0 Plant Maintainability</b>                                                                                                                                                                                                                                                                                                                                              | Points Allocated | Points |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------|
| <b>3.1 Windows, doors, and walls</b> are of material and finish requiring minimum maintenance<br><br><i>Most doors are wood throughout the facility and are in fair condition. Most windows are aluminum and require minimum maintenance. Some windows are wood and are recommended to be replaced.</i>                                                                       | 15               | 8      |
| <b>3.2 Floor surfaces</b> throughout the building require minimum care<br><br><i>Most Classrooms have carpet, which is not resistant to stain, and Corridors are linoleum, tile, or terrazzo and are easily cleaned.</i>                                                                                                                                                      | 15               | 12     |
| <b>3.3 Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain<br><br><i>The facility has either plaster or ACT ceiling finishes, which are difficult to clean and not resistant to stain. Walls are a mixture of plaster, glazed block, and painted brick, which is fairly easy to clean.</i>                     | 10               | 8      |
| <b>3.4 Built-in equipment</b> is designed and constructed for ease of maintenance<br><br><i>Built-in equipment is limited, but in good condition.</i>                                                                                                                                                                                                                         | 10               | 6      |
| <b>3.5 Finishes and hardware</b> , with compatible keying system, are of durable quality<br><br><i>Hardware is not consistent throughout the building.</i>                                                                                                                                                                                                                    | 10               | 4      |
| <b>3.6 Restroom fixtures</b> are wall mounted and of quality finish<br><br><i>Restroom fixtures are a mixture of wall and floor mounted.</i>                                                                                                                                                                                                                                  | 10               | 5      |
| <b>3.7 Adequate custodial storage space</b> with water and drain is accessible throughout the building<br><br><i>Limited custodial storage space is provided.</i>                                                                                                                                                                                                             | 10               | 4      |
| <b>3.8 Adequate electrical outlets and power</b> , to permit routine cleaning, are available in every area<br><br><i>The Corridors in the 1927 Original Construction, 1932, 1960, 1969 and 1989 Additions are not equipped with adequate electrical outlets for servicing. The Corridors in the 2003 Addition is equipped with adequate electrical outlets for servicing.</i> | 10               | 5      |
| <b>3.9 Outdoor light fixtures, electrical outlets</b> , equipment, and other fixtures are accessible for repair and replacement<br><br><i>Adequate GFI protected exterior outlets are not provided around the perimeter of the building.</i>                                                                                                                                  | 10               | 4      |
| <b>TOTAL - 3.0 Plant Maintainability</b>                                                                                                                                                                                                                                                                                                                                      | 100              | 56     |

| <b>4.0 Building Safety and Security</b>                                                                                                                                                                                                                                                                                                      | Points Allocated | Points |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------|
| <b>Site Safety</b>                                                                                                                                                                                                                                                                                                                           |                  |        |
| 4.1 <b>Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways<br><i>Loading and unloading takes place on a congested street.</i>                                                                                                                                                                      | 15               | 3      |
| 4.2 <b>Walkways</b> , both on and offsite, are available for safety of pedestrians<br><i>Walkways are adequately provided on and offsite.</i>                                                                                                                                                                                                | 10               | 8      |
| 4.3 <b>Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area<br><i>Access streets have adequate signs.</i>                                                                                                                                                                               | 5                | 3      |
| 4.4 <b>Vehicular entrances and exits</b> permit safe traffic flow<br><i>Parking lot is small. Entrances and exits are congested.</i>                                                                                                                                                                                                         | 5                | 2      |
| 4.5 <b>ES Playground equipment</b> is free from hazard<br>MS Location and types of <b>intramural equipment</b> are free from hazard<br>HS <b>Athletic field equipment</b> is properly located and is free from hazard<br><i>Intramural equipment and athletic fields are free from hazard.</i>                                               | 5                | 4      |
| <b>Building Safety</b>                                                                                                                                                                                                                                                                                                                       | Points Allocated | Points |
| 4.6 <b>The heating unit(s)</b> is located away from student occupied areas<br><i>The heating unit is located away from student occupied areas.</i>                                                                                                                                                                                           | 20               | 18     |
| 4.7 Multi-story buildings have at least <b>two stairways</b> for student egress<br><i>There are multiple stairways throughout the facility.</i>                                                                                                                                                                                              | 15               | 12     |
| 4.8 <b>Exterior doors</b> open outward and are equipped with panic hardware<br><i>Exterior doors open outward and are equipped with panic hardware.</i>                                                                                                                                                                                      | 10               | 8      |
| 4.9 <b>Emergency lighting</b> is provided throughout the entire building with exit signs on separate electrical circuits<br><i>Emergency lighting is equipped throughout the entire building with exit signs on separate electrical circuits</i>                                                                                             | 10               | 9      |
| 4.10 <b>Classroom doors</b> are recessed and open outward<br><i>Only the 1960 and 2003 Additions have Classrooms with fully recessed doors. The rest of the facility is either flush mounted or partially recessed. All Classroom doors open outward.</i>                                                                                    | 10               | 5      |
| 4.11 <b>Building security systems</b> are provided to assure uninterrupted operation of the educational program<br><i>The overall facility is equipped with only CCTV and Door Alarm system. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines.</i> | 10               | 5      |
| 4.12 <b>Flooring</b> (including ramps and stairways) is maintained in a non-slip condition<br><i>Doors open outward, but are not recessed. Doors in the 2003 Addition open outward and are recessed.</i>                                                                                                                                     | 5                | 3      |
| 4.13 <b>Stair risers</b> (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16<br><i>Stair risers are adequate.</i>                                                                                                                                                                                             | 5                | 4      |
| 4.14 <b>Glass</b> is properly located and protected with wire or safety material to prevent accidental student injury<br><i>Not all interior glass is protected.</i>                                                                                                                                                                         | 5                | 2      |
| 4.15 <b>Fixed Projections</b> in the traffic areas do not extend more than eight inches from the corridor wall<br><i>Some lockers project into the Corridors.</i>                                                                                                                                                                            | 5                | 3      |
| 4.16 <b>Traffic areas</b> terminate at an exit or a stairway leading to an egress                                                                                                                                                                                                                                                            | 5                | 4      |

*There are no dead end Corridors.*

| Emergency Safety                                                                                                                                                                                                                                                                                                                     | Points Allocated | Points |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------|
| 4.17 Adequate <b>fire safety equipment</b> is properly located<br><i>Fire extinguishers and pull stations are properly located throughout the facility.</i>                                                                                                                                                                          | 15               | 12     |
| 4.18 There are at least <b>two independent exits</b> from any point in the building<br><i>There are no dead end Corridors.</i>                                                                                                                                                                                                       | 15               | 12     |
| 4.19 <b>Fire-resistant materials</b> are used throughout the structure<br><i>The roof over the 1927 Original Construction and 1932 Addition is a wood truss system and is not fire-resistant.</i>                                                                                                                                    | 15               | 6      |
| 4.20 Automatic and manual <b>emergency alarm system</b> with a distinctive sound and flashing light is provided<br><i>The system is automatic and is monitored by a third party (Sonitrol). The system is equipped with sufficient audible horns and strobe indicating devices, flow switches, tamper switches, smoke detectors.</i> | 15               | 8      |
| <hr/>                                                                                                                                                                                                                                                                                                                                |                  |        |
| <b>TOTAL - 4.0 Building Safety and Security</b>                                                                                                                                                                                                                                                                                      | 200              | 131    |

| <b>5.0 Educational Adequacy</b>                                                                                                                 | Points Allocated | Points |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------|
| <b>Academic Learning Space</b>                                                                                                                  |                  |        |
| 5.1 <b>Size of academic learning areas</b> meets desirable standards                                                                            | 25               | 12     |
| <i>Classrooms throughout the facility, with the exception of Classrooms in the 2003 Addition, are too small to meet OSDM guidelines.</i>        |                  |        |
| 5.2 <b>Classroom space</b> permits arrangements for small group activity                                                                        | 15               | 8      |
| <i>Classrooms throughout the facility, with the exception of Classrooms in the 2003 Addition, are too small for group activity.</i>             |                  |        |
| 5.3 <b>Location of academic learning areas</b> is near related educational activities and away from disruptive noise                            | 10               | 8      |
| <i>Gymnasium is located on lower level and is separated from academic learning areas.</i>                                                       |                  |        |
| 5.4 <b>Personal space</b> in the classroom away from group instruction allows privacy time for individual students                              | 10               | 5      |
| <i>Classrooms throughout the facility, with the exception of Classrooms in the 2003 Addition, are too small for individual student privacy.</i> |                  |        |
| 5.5 <b>Storage for student materials</b> is adequate                                                                                            | 10               | 8      |
| <i>Storage for student materials appears adequate.</i>                                                                                          |                  |        |
| 5.6 <b>Storage for teacher materials</b> is adequate                                                                                            | 10               | 8      |
| <i>Storage for teacher materials appears adequate.</i>                                                                                          |                  |        |
| <b>Special Learning Space</b>                                                                                                                   |                  |        |
| 5.7 <b>Size of special learning area(s)</b> meets standards                                                                                     | 15               | 10     |
| <i>Special learning areas are slightly undersized.</i>                                                                                          |                  |        |
| 5.8 <b>Design of specialized learning area(s)</b> is compatible with instructional need                                                         | 10               | 6      |
| <i>Special learning areas are inadequate.</i>                                                                                                   |                  |        |
| 5.9 <b>Library/Resource/Media Center</b> provides appropriate and attractive space                                                              | 10               | 8      |
| <i>Library is adequate.</i>                                                                                                                     |                  |        |
| 5.10 <b>Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction                                                   | 5                | 4      |
| <i>Gymnasium spaces are adequate.</i>                                                                                                           |                  |        |
| 5.11 <b>ES Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction                             | 10               | 8      |
| <b>MS/HS Science</b> program is provided sufficient space and equipment                                                                         |                  |        |
| <i>Science program space and equipment appear adequate.</i>                                                                                     |                  |        |
| 5.12 <b>Music Program</b> is provided adequate sound treated space                                                                              | 5                | 4      |
| <i>Music program space is adequate.</i>                                                                                                         |                  |        |
| 5.13 <b>Space for art</b> is appropriate for special instruction, supplies, and equipment                                                       | 5                | 4      |
| <i>Art spaces appear adequate.</i>                                                                                                              |                  |        |
| <b>School Facility Appraisal</b>                                                                                                                |                  |        |
| 5.14 <b>Space for technology education</b> permits use of state-of-the-art equipment                                                            | 5                | 4      |
| <i>Computer labs appear adequate.</i>                                                                                                           |                  |        |
| 5.15 Space for <b>small groups and remedial instruction</b> is provided adjacent to classrooms                                                  | 5                | 4      |
| <i>Limited space for small groups is provided.</i>                                                                                              |                  |        |
| 5.16 <b>Storage for student and teacher material</b> is adequate                                                                                | 5                | 4      |

Storage for students and teachers appears adequate.

| <b>Support Space</b>                                                                                                                                                                              | <b>Points Allocated</b> | <b>Points</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------|
| 5.17 <b>Teacher's lounge and work areas</b> reflect teachers as professionals<br><i>Teacher's lounge is more than adequate.</i>                                                                   | 10                      | 10            |
| 5.18 <b>Cafeteria/Kitchen</b> is attractive with sufficient space for seating/dining, delivery, storage, and food preparation<br><i>Cafeteria and Kitchen are undersized per OSDM guidelines.</i> | 10                      | 4             |
| 5.19 <b>Administrative offices</b> provided are consistent in appearance and function with the maturity of the students served<br><i>Administrative offices are appropriate and adequate.</i>     | 5                       | 4             |
| 5.20 <b>Counselor's office</b> insures privacy and sufficient storage<br><i>Counselor's offices are adequate for privacy and storage.</i>                                                         | 5                       | 4             |
| 5.21 <b>Clinic</b> is near administrative offices and is equipped to meet requirements<br><i>Clinic area is adequate.</i>                                                                         | 5                       | 4             |
| 5.22 <b>Suitable reception space</b> is available for students, teachers, and visitors<br><i>Reception space is adequate.</i>                                                                     | 5                       | 4             |
| 5.23 <b>Administrative personnel</b> are provided <b>sufficient work space and privacy</b><br><i>Work space for the administration is sufficient.</i>                                             | 5                       | 4             |
| <hr/>                                                                                                                                                                                             |                         |               |
| <b>TOTAL - 5.0 Educational Adequacy</b>                                                                                                                                                           | 200                     | 139           |

| <b>6.0 Environment for Education</b>                                                                                                                                                                                                                                                                           | Points Allocated | Points |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------|
| <b>Exterior Environment</b>                                                                                                                                                                                                                                                                                    |                  |        |
| 6.1 Overall <b>design is aesthetically pleasing</b> to age of students                                                                                                                                                                                                                                         | 15               | 13     |
| <i>Overall English tudor style design is coordinated with the architecture of the surrounding community and is aesthetically pleasing.</i>                                                                                                                                                                     |                  |        |
| 6.2 Site and building are <b>well landscaped</b>                                                                                                                                                                                                                                                               | 10               | 9      |
| <i>Site and building are well landscaped.</i>                                                                                                                                                                                                                                                                  |                  |        |
| 6.3 <b>Exterior noise and poor environment</b> do not disrupt learning                                                                                                                                                                                                                                         | 10               | 8      |
| <i>The school is located within a residential area with limited noise disruption.</i>                                                                                                                                                                                                                          |                  |        |
| 6.4 <b>Entrances and walkways</b> are <b>sheltered</b> from sun and inclement weather                                                                                                                                                                                                                          | 10               | 7      |
| <i>Covered walkways are provided for the main entry.</i>                                                                                                                                                                                                                                                       |                  |        |
| 6.5 <b>Building materials</b> provide attractive color and texture                                                                                                                                                                                                                                             | 5                | 5      |
| <i>Brick, limestone, and slate roofs provide an attractive color and texture.</i>                                                                                                                                                                                                                              |                  |        |
| <b>Interior Environment</b>                                                                                                                                                                                                                                                                                    |                  |        |
| 6.6 <b>Color schemes, building materials, and decor</b> provide an impetus to learning                                                                                                                                                                                                                         | 20               | 18     |
| <i>English tudor style is carried throughout the building, providing a nice learning environment.</i>                                                                                                                                                                                                          |                  |        |
| 6.7 <b>Year around comfortable temperature and humidity</b> are provided throughout the building                                                                                                                                                                                                               | 15               | 13     |
| <i>Year around comfortable temperature and humidity are provided throughout the building.</i>                                                                                                                                                                                                                  |                  |        |
| 6.8 <b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement                                                                                                                                                                                                 | 15               | 6      |
| <i>Ventilating system does not meet 15 cfm VBC requirement.</i>                                                                                                                                                                                                                                                |                  |        |
| 6.9 <b>Lighting system</b> provides proper intensity, diffusion, and distribution of illumination                                                                                                                                                                                                              | 15               | 8      |
| <i>The overall lighting systems complies with the recommended illumination level but the facility is not fully compliant with Ohio School Design Manual requirements due to age and condition, inadequate lighting levels, lack of multi-level switching and the utilization of T-12 fluorescent fixtures.</i> |                  |        |
| 6.10 <b>Drinking fountains and restroom facilities</b> are conveniently located                                                                                                                                                                                                                                | 15               | 13     |
| <i>Restrooms are centrally located, and are adjacent to the majority of the Classrooms. Drinking fountains appear to be adequately located.</i>                                                                                                                                                                |                  |        |
| 6.11 <b>Communication among students</b> is enhanced by commons area(s) for socialization                                                                                                                                                                                                                      | 10               | 8      |
| <i>Common areas provide adequate spaces for student socialization.</i>                                                                                                                                                                                                                                         |                  |        |
| 6.12 <b>Traffic flow</b> is aided by appropriate foyers and corridors                                                                                                                                                                                                                                          | 10               | 8      |
| <i>Corridors appear adequate for student traffic flow.</i>                                                                                                                                                                                                                                                     |                  |        |
| 6.13 <b>Areas for students to interact</b> are suitable to the age group                                                                                                                                                                                                                                       | 10               | 8      |
| <i>Common areas provide adequate spaces for student socialization.</i>                                                                                                                                                                                                                                         |                  |        |
| 6.14 <b>Large group areas are designed</b> for effective management of students                                                                                                                                                                                                                                | 10               | 6      |
| <i>Gymnasium and Media Center appear to be adequate for effective management of students. However, Student Dining area is undersized and does not allow for effective management of students.</i>                                                                                                              |                  |        |
| 6.15 <b>Acoustical treatment</b> of ceilings, walls, and floors provides effective sound control                                                                                                                                                                                                               | 10               | 6      |
| <i>Carpeted Classrooms and ACT provide sufficient sound control. Additional sound attenuation is needed in the Gymnasium, Student Dining, and Media Center spaces.</i>                                                                                                                                         |                  |        |
| 6.16 <b>Window design</b> contributes to a pleasant environment                                                                                                                                                                                                                                                | 10               | 8      |
| <i>Window style is consistent with the architecture and is attractive.</i>                                                                                                                                                                                                                                     |                  |        |

|                                                                                |     |     |
|--------------------------------------------------------------------------------|-----|-----|
| 6.17 <b>Furniture and equipment</b> provide a pleasing atmosphere              | 10  | 8   |
| <i>Furniture and equipment is adequate and provides a pleasing atmosphere.</i> |     |     |
| <hr/>                                                                          |     |     |
| <b>TOTAL - 6.0 Environment for Education</b>                                   | 200 | 152 |

# LEED Observation Notes

|                             |                      |
|-----------------------------|----------------------|
| <b>School District:</b>     | Oakwood City         |
| <b>County:</b>              | Montgomery           |
| <b>School District IRN:</b> | 44586                |
| <b>Building:</b>            | Oakwood Jr./Sr. High |
| <b>Building IRN:</b>        |                      |

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## Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

The suburban location of the facility allows for a lot of students to walk or bike to school, however there is not a public bus system for the school. The facility is centrally located within the community. Heat island effects can be reduced with roof replacements to have more reflective roofs.

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## 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)

All plumbing fixtures should be replaced with water-conserving fixtures, such as dual-flush water closets and pint-flush urinals. Tank type water closets could be fed via water collected through a rain harvesting system to further reduce potable water usage.

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## 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)

To improve on the energy stewardship by the School District, a ground geo-exchange loop with vertical boreholes that serves new geothermal heat pumps or a hybrid system would offer additional savings to the District. To assist the District in optimizing its new building automation system, enhanced commissioning by a certified Commissioning Authority has a potential to provide the District a fully functional building control system upon completion of a construction project.

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## Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Materials & Resources credits could gain large amounts of points if building is reused, renovated, or added to.

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## 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)

Outdoor airflow delivery monitoring should be provided to assure building personnel that adequate outdoor ventilation air is supplied to all spaces while the building is occupied.

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## 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)

Innovation & Design process credits could be obtained by providing higher values of regional materials, recycled content, or water conservation.

***Justification for Allocation of Points***

Building Name and Level:     **Oakwood Jr./Sr. High**

**7-12**

**Building features that clearly exceed criteria:**

1.     Site landscaping provides a pleasant environment.
2.     Building aesthetics are pleasing and consistent with the surrounding community.
- 3.
- 4.
- 5.
- 6.

**Building features that are non-existent or very inadequate:**

1.     Building is not fully compliant with ADA requirements. Signage, hardware, and clearances are inconsistent throughout.
2.     Building does not have a secured entry.
- 3.
- 4.
- 5.
- 6.

[Back to Assessment Summary](#)

# Environmental Hazards Assessment Cost Estimates

|                             |                      |
|-----------------------------|----------------------|
| Owner:                      | Oakwood City         |
| Facility:                   | Oakwood Jr./Sr. High |
| Date of Initial Assessment: | Aug 23, 2017         |
| Date of Assessment Update:  | Mar 9, 2018          |
| Cost Set:                   | 2018                 |

|               |                              |
|---------------|------------------------------|
| District IRN: | 44586                        |
| Building IRN: |                              |
| Firm:         | Resource International, Inc. |

Scope remains unchanged after cost updates.

| Building Addition                            | Addition Area (sf) | Total of Environmental Hazards Assessment Cost Estimates |                |
|----------------------------------------------|--------------------|----------------------------------------------------------|----------------|
|                                              |                    | Renovation                                               | Demolition     |
| 1927 Auditorium Fixed Seating                | 4,706              | \$167,020.60                                             | \$167,020.60   |
| 1927 Original Construction                   | 76,823             | \$1,527,082.30                                           | \$1,517,082.30 |
| 1932 Addition 1                              | 44,332             | \$123,793.20                                             | \$123,793.20   |
| 1960 Addition 2                              | 15,790             | \$78,889.00                                              | \$78,889.00    |
| 1969 Addition 3                              | 21,881             | \$45,528.10                                              | \$45,528.10    |
| 1989 Addition 4                              | 550                | \$27.50                                                  | \$27.50        |
| 2003 Addition 5                              | 14,156             | \$707.80                                                 | \$707.80       |
| Total                                        | 178,238            | \$1,943,048.50                                           | \$1,933,048.50 |
| Total with Regional Cost Factor (98.97%)     | —                  | \$1,923,035.10                                           | \$1,913,138.10 |
| Regional Total with Soft Costs & Contingency | —                  | \$2,392,838.34                                           | \$2,380,523.48 |

**Environmental Hazards(Enhanced) - Oakwood City (44586) - Oakwood Jr./Sr. High () - Auditorium Fixed Seating**

Owner: Oakwood City

Bldg. IRN:

Facility: Oakwood Jr./Sr. High

BuildingAdd: Auditorium Fixed Seating

Date On-Site: 2018-02-21

Consultant Name: Jordan Mederer

| 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)         | Assumed Asbestos-Containing Material                        | 150      | \$15.00                    | \$2,250.00     |              |
| 10. Dismantling of Boiler/Furnace/Incinerator                 | Not Present                                                 | 0        | \$2,000.00                 | \$0.00         |              |
| 11. Flexible Duct Connection Removal                          | Not Present                                                 | 0        | \$100.00                   | \$0.00         |              |
| 12. Acoustical Plaster Removal                                | Not Present                                                 | 0        | \$7.00                     | \$0.00         |              |
| 13. Fireproofing Removal                                      | Not Present                                                 | 0        | \$25.00                    | \$0.00         |              |
| 14. Hard Plaster Removal                                      | Reported Asbestos-Containing Material                       | 14100    | \$7.00                     | \$98,700.00    |              |
| 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                          | Assumed Asbestos-Containing Material                        | 500      | \$1.00                     | \$500.00       |              |
| 20. Light (Reflector) Fixture Removal                         | Not Present                                                 | 0        | \$50.00                    | \$0.00         |              |
| 21. Sheet Flooring with Friable Backer Removal                | Not Present                                                 | 0        | \$4.00                     | \$0.00         |              |
| 22. Fire Door Removal                                         | Assumed Asbestos-Containing Material                        | 7        | \$100.00                   | \$700.00       |              |
| 23. Door and Window Panel Removal                             | Not Present                                                 | 0        | \$100.00                   | \$0.00         |              |
| 24. Decontamination of Crawlspace/Chase/Tunnel                | Not Present                                                 | 0        | \$3.00                     | \$0.00         |              |
| 25. Soil Removal                                              | Not Present                                                 | 0        | \$150.00                   | \$0.00         |              |
| 26. Non-ACM Ceiling/Wall Removal (for access)                 | Assumed Asbestos-Containing Material                        | 600      | \$2.00                     | \$1,200.00     |              |
| 27. Window Component (Compound, Tape, or Caulk) - Reno & Demo | Assumed Asbestos-Containing Material                        | 9        | \$300.00                   | \$2,700.00     |              |
| 28. Window Component (Compound, Tape, or Caulk) - Reno Only   | Assumed Asbestos-Containing Material                        | 9        | \$300.00                   | \$2,700.00     |              |
| 29. Resilient Flooring Removal, Including Mastic              | Not Present                                                 | 0        | \$3.00                     | \$0.00         |              |
| 30. Carpet Mastic Removal                                     | Reported Asbestos-Containing Material                       | 4600     | \$2.00                     | \$9,200.00     |              |
| 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                                           | Reported / Assumed Asbestos-Free Material                   | 0        | \$2.00                     | \$0.00         |              |
| 35. (Sum of Lines 1-34)                                       | <b>Total Asb. Hazard Abatement Cost for Renovation Work</b> |          |                            |                | \$117,950.00 |
| 36. (Sum of Lines 1-34)                                       | <b>Total Asb. Hazard Abatement Cost for Demolition Work</b> |          |                            |                | \$117,950.00 |

| B. Removal Of Underground Storage Tanks |          |     |                |      | <input checked="" type="checkbox"/> None Reported                 |
|-----------------------------------------|----------|-----|----------------|------|-------------------------------------------------------------------|
| Tank No.                                | Location | Age | Product Stored | Size | Est.Rem.Cost                                                      |
| 1. (Sum of Lines 1-0)                   |          |     |                |      | <b>Total Cost For Removal Of Underground Storage Tanks</b> \$0.00 |

| C. Lead-Based Paint (LBP) - Renovation Only                         |                                                 | <input type="checkbox"/> Addition Constructed after 1980 |
|---------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------|
| 1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups |                                                 | \$0.00                                                   |
| 2. Special Engineering Fees for LBP Mock-Ups                        |                                                 | \$0.00                                                   |
| 3. (Sum of Lines 1-2)                                               | <b>Total Cost for Lead-Based Paint Mock-Ups</b> | \$0.00                                                   |

| D. Fluorescent Lamps & Ballasts Recycling/Incineration |                                            |           |            | <input type="checkbox"/> Not Applicable |
|--------------------------------------------------------|--------------------------------------------|-----------|------------|-----------------------------------------|
| Area Of Building Addition                              | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |                                         |
| 1. 4706                                                | 4706                                       | \$0.10    | \$470.60   |                                         |

| E. Other Environmental Hazards/Remarks |                                                                |               | <input checked="" type="checkbox"/> None Reported |
|----------------------------------------|----------------------------------------------------------------|---------------|---------------------------------------------------|
| Description                            |                                                                | Cost Estimate |                                                   |
| 1. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Renovation</b> |               | \$0.00                                            |
| 2. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Demolition</b> |               | \$0.00                                            |

| F. Environmental Hazards Assessment Cost Estimate Summaries |                                                      |              |
|-------------------------------------------------------------|------------------------------------------------------|--------------|
| 1. A35, B1, C3, D1, and E1                                  | <b>Total Cost for Env. Hazards Work - Renovation</b> | \$118,420.60 |
| 2. A36, B1, D1, and E2                                      | <b>Total Cost for Env. Hazards Work - Demolition</b> | \$118,420.60 |

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

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

**Environmental Hazards(Enhanced) - Oakwood City (44586) - Oakwood Jr./Sr. High () - Original Construction**

Owner: Oakwood City

Bldg. IRN:

Facility: Oakwood Jr./Sr. High

BuildingAdd: Original Construction

Date On-Site: 2018-02-21

Consultant Name: Jordan Mederer

| A. Asbestos Containing Material (ACM)                         |                                                      | AFM=Asbestos Free Material |            |                |
|---------------------------------------------------------------|------------------------------------------------------|----------------------------|------------|----------------|
| ACM Found                                                     | Status                                               | Quantity                   | Unit Cost  | Estimated Cost |
| 1. Boiler/Furnace Insulation Removal                          | Not Present                                          | 0                          | \$10.00    | \$0.00         |
| 2. Breeching Insulation Removal                               | Not Present                                          | 0                          | \$10.00    | \$0.00         |
| 3. Tank Insulation Removal                                    | Not Present                                          | 0                          | \$8.00     | \$0.00         |
| 4. Duct Insulation Removal                                    | Not Present                                          | 0                          | \$8.00     | \$0.00         |
| 5. Pipe Insulation Removal                                    | Reported Asbestos-Containing Material                | 1200                       | \$10.00    | \$12,000.00    |
| 6. Pipe Fitting Insulation Removal                            | Reported Asbestos-Containing Material                | 300                        | \$20.00    | \$6,000.00     |
| 7. Pipe Insulation Removal (Crawlspace/Tunnel)                | Assumed Asbestos-Containing Material                 | 100                        | \$12.00    | \$1,200.00     |
| 8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)        | Assumed Asbestos-Containing Material                 | 20                         | \$30.00    | \$600.00       |
| 9. Pipe Insulation Removal (Hidden in Walls/Ceilings)         | Assumed Asbestos-Containing Material                 | 1600                       | \$15.00    | \$24,000.00    |
| 10. Dismantling of Boiler/Furnace/Incinerator                 | Not Present                                          | 0                          | \$2,000.00 | \$0.00         |
| 11. Flexible Duct Connection Removal                          | Assumed Asbestos-Containing Material                 | 5                          | \$100.00   | \$500.00       |
| 12. Acoustical Plaster Removal                                | Reported Asbestos-Containing Material                | 2900                       | \$7.00     | \$20,300.00    |
| 13. Fireproofing Removal                                      | Not Present                                          | 0                          | \$25.00    | \$0.00         |
| 14. Hard Plaster Removal                                      | Reported Asbestos-Containing Material                | 192000                     | \$7.00     | \$1,344,000.00 |
| 15. Gypsum Board Removal                                      | Reported / Assumed Asbestos-Free Material            | 0                          | \$6.00     | \$0.00         |
| 16. Acoustical Panel/Tile Ceiling Removal                     | Reported / Assumed Asbestos-Free Material            | 0                          | \$3.00     | \$0.00         |
| 17. Laboratory Table/Counter Top Removal                      | Reported / Assumed Asbestos-Free Material            | 0                          | \$100.00   | \$0.00         |
| 18. Cement Board Removal                                      | Assumed Asbestos-Containing Material                 | 20                         | \$5.00     | \$100.00       |
| 19. Electric Cord Insulation Removal                          | Not Present                                          | 0                          | \$1.00     | \$0.00         |
| 20. Light (Reflector) Fixture Removal                         | Not Present                                          | 0                          | \$50.00    | \$0.00         |
| 21. Sheet Flooring with Friable Backer Removal                | Reported / Assumed Asbestos-Free Material            | 0                          | \$4.00     | \$0.00         |
| 22. Fire Door Removal                                         | Assumed Asbestos-Containing Material                 | 10                         | \$100.00   | \$1,000.00     |
| 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)                 | Assumed Asbestos-Containing Material                 | 6400                       | \$2.00     | \$12,800.00    |
| 27. Window Component (Compound, Tape, or Caulk) - Reno & Demo | Reported / Assumed Asbestos-Free Material            | 0                          | \$300.00   | \$0.00         |
| 28. Window Component (Compound, Tape, or Caulk) - Reno Only   | Reported / Assumed Asbestos-Free Material            | 0                          | \$300.00   | \$0.00         |
| 29. Resilient Flooring Removal, Including Mastic              | Reported Asbestos-Containing Material                | 23500                      | \$3.00     | \$70,500.00    |
| 30. Carpet Mastic Removal                                     | Reported Asbestos-Containing Material                | 800                        | \$2.00     | \$1,600.00     |
| 31. Carpet Removal (over RFC)                                 | Reported Asbestos-Containing Material                | 14000                      | \$1.00     | \$14,000.00    |
| 32. Acoustical Tile Mastic Removal                            | Reported / Assumed Asbestos-Free Material            | 0                          | \$3.00     | \$0.00         |
| 33. Sink Undercoating Removal                                 | Assumed Asbestos-Containing Material                 | 8                          | \$100.00   | \$800.00       |
| 34. Roofing Removal                                           | Reported / Assumed Asbestos-Free Material            | 0                          | \$2.00     | \$0.00         |
| 35. Chalkboard Mastic                                         | Assumed Asbestos-Containing Material                 | lump sum                   |            | \$15,000.00    |
| 36. (Sum of Lines 1-35)                                       | Total Asb. Hazard Abatement Cost for Renovation Work |                            |            | \$1,524,400.00 |
| 37. (Sum of Lines 1-35)                                       | Total Asb. Hazard Abatement Cost for Demolition Work |                            |            | \$1,524,400.00 |

| B. Removal Of Underground Storage Tanks |                                                            |     |                |      |              | <input checked="" type="checkbox"/> None Reported |
|-----------------------------------------|------------------------------------------------------------|-----|----------------|------|--------------|---------------------------------------------------|
| Tank No.                                | Location                                                   | Age | Product Stored | Size | Est.Rem.Cost |                                                   |
| 1. (Sum of Lines 1-0)                   | <b>Total Cost For Removal Of Underground Storage Tanks</b> |     |                |      |              | \$0.00                                            |

| C. Lead-Based Paint (LBP) - Renovation Only                         |                                                 |  | <input type="checkbox"/> Addition Constructed after 1980 |
|---------------------------------------------------------------------|-------------------------------------------------|--|----------------------------------------------------------|
| 1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups |                                                 |  | \$5,000.00                                               |
| 2. Special Engineering Fees for LBP Mock-Ups                        |                                                 |  | \$5,000.00                                               |
| 3. (Sum of Lines 1-2)                                               | <b>Total Cost for Lead-Based Paint Mock-Ups</b> |  | \$10,000.00                                              |

| D. Fluorescent Lamps & Ballasts Recycling/Incineration |                                            |           |            | <input type="checkbox"/> Not Applicable |
|--------------------------------------------------------|--------------------------------------------|-----------|------------|-----------------------------------------|
| Area Of Building Addition                              | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |                                         |
| 1. 76823                                               | 76823                                      | \$0.10    | \$7,682.30 |                                         |

| E. Other Environmental Hazards/Remarks |                                                                |               | <input checked="" type="checkbox"/> None Reported |
|----------------------------------------|----------------------------------------------------------------|---------------|---------------------------------------------------|
|                                        | Description                                                    | Cost Estimate |                                                   |
| 1. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Renovation</b> |               | \$0.00                                            |
| 2. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Demolition</b> |               | \$0.00                                            |

| F. Environmental Hazards Assessment Cost Estimate Summaries |                                                      |                |
|-------------------------------------------------------------|------------------------------------------------------|----------------|
| 1. A36, B1, C3, D1, and E1                                  | <b>Total Cost for Env. Hazards Work - Renovation</b> | \$1,542,082.30 |
| 2. A37, B1, D1, and E2                                      | <b>Total Cost for Env. Hazards Work - Demolition</b> | \$1,532,082.30 |

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

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

**Environmental Hazards(Enhanced) - Oakwood City (44586) - Oakwood Jr./Sr. High () - Addition 1**

Owner: Oakwood City

Bldg. IRN:

Facility: Oakwood Jr./Sr. High

BuildingAdd: Addition 1

Date On-Site: 2018-02-21

Consultant Name: Jordan Mederer

| A. Asbestos Containing Material (ACM)                         |                                                             | AFM=Asbestos Free Material |            |                |
|---------------------------------------------------------------|-------------------------------------------------------------|----------------------------|------------|----------------|
| ACM Found                                                     | Status                                                      | Quantity                   | Unit Cost  | Estimated Cost |
| 1. Boiler/Furnace Insulation Removal                          | Assumed Asbestos-Containing Material                        | 400                        | \$10.00    | \$4,000.00     |
| 2. Breeching Insulation Removal                               | Not Present                                                 | 0                          | \$10.00    | \$0.00         |
| 3. Tank Insulation Removal                                    | Assumed Asbestos-Containing Material                        | 120                        | \$8.00     | \$960.00       |
| 4. Duct Insulation Removal                                    | Not Present                                                 | 0                          | \$8.00     | \$0.00         |
| 5. Pipe Insulation Removal                                    | Reported Asbestos-Containing Material                       | 2100                       | \$10.00    | \$21,000.00    |
| 6. Pipe Fitting Insulation Removal                            | Reported Asbestos-Containing Material                       | 720                        | \$20.00    | \$14,400.00    |
| 7. Pipe Insulation Removal (Crawlspace/Tunnel)                | Assumed Asbestos-Containing Material                        | 200                        | \$12.00    | \$2,400.00     |
| 8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)        | Assumed Asbestos-Containing Material                        | 50                         | \$30.00    | \$1,500.00     |
| 9. Pipe Insulation Removal (Hidden in Walls/Ceilings)         | Assumed Asbestos-Containing Material                        | 800                        | \$15.00    | \$12,000.00    |
| 10. Dismantling of Boiler/Furnace/Incinerator                 | Assumed Asbestos-Containing Material                        | 2                          | \$2,000.00 | \$4,000.00     |
| 11. Flexible Duct Connection Removal                          | Assumed Asbestos-Containing Material                        | 10                         | \$100.00   | \$1,000.00     |
| 12. Acoustical Plaster Removal                                | Not Present                                                 | 0                          | \$7.00     | \$0.00         |
| 13. Fireproofing Removal                                      | Not Present                                                 | 0                          | \$25.00    | \$0.00         |
| 14. Hard Plaster Removal                                      | Reported / Assumed Asbestos-Free Material                   | 0                          | \$7.00     | \$0.00         |
| 15. Gypsum Board Removal                                      | Reported / Assumed Asbestos-Free Material                   | 0                          | \$6.00     | \$0.00         |
| 16. Acoustical Panel/Tile Ceiling Removal                     | Reported / Assumed Asbestos-Free Material                   | 0                          | \$3.00     | \$0.00         |
| 17. Laboratory Table/Counter Top Removal                      | Not Present                                                 | 0                          | \$100.00   | \$0.00         |
| 18. Cement Board Removal                                      | Not Present                                                 | 0                          | \$5.00     | \$0.00         |
| 19. Electric Cord Insulation Removal                          | Not Present                                                 | 0                          | \$1.00     | \$0.00         |
| 20. Light (Reflector) Fixture Removal                         | Not Present                                                 | 0                          | \$50.00    | \$0.00         |
| 21. Sheet Flooring with Friable Backer Removal                | Not Present                                                 | 0                          | \$4.00     | \$0.00         |
| 22. Fire Door Removal                                         | Assumed Asbestos-Containing Material                        | 22                         | \$100.00   | \$2,200.00     |
| 23. Door and Window Panel Removal                             | Not Present                                                 | 0                          | \$100.00   | \$0.00         |
| 24. Decontamination of Crawlspace/Chase/Tunnel                | Not Present                                                 | 0                          | \$3.00     | \$0.00         |
| 25. Soil Removal                                              | Not Present                                                 | 0                          | \$150.00   | \$0.00         |
| 26. Non-ACM Ceiling/Wall Removal (for access)                 | Assumed Asbestos-Containing Material                        | 3200                       | \$2.00     | \$6,400.00     |
| 27. Window Component (Compound, Tape, or Caulk) - Reno & Demo | Reported / Assumed Asbestos-Free Material                   | 0                          | \$300.00   | \$0.00         |
| 28. Window Component (Compound, Tape, or Caulk) - Reno Only   | Reported / Assumed Asbestos-Free Material                   | 0                          | \$300.00   | \$0.00         |
| 29. Resilient Flooring Removal, Including Mastic              | Reported Asbestos-Containing Material                       | 12800                      | \$3.00     | \$38,400.00    |
| 30. Carpet Mastic Removal                                     | Not Present                                                 | 0                          | \$2.00     | \$0.00         |
| 31. Carpet Removal (over RFC)                                 | Reported Asbestos-Containing Material                       | 11100                      | \$1.00     | \$11,100.00    |
| 32. Acoustical Tile Mastic Removal                            | Reported / Assumed Asbestos-Free Material                   | 0                          | \$3.00     | \$0.00         |
| 33. Sink Undercoating Removal                                 | Reported / Assumed Asbestos-Free Material                   | 0                          | \$100.00   | \$0.00         |
| 34. Roofing Removal                                           | Reported / Assumed Asbestos-Free Material                   | 0                          | \$2.00     | \$0.00         |
| 35. Chalkboard Mastic                                         | Assumed Asbestos-Containing Material                        | lump sum                   |            | \$6,600.00     |
| 36. AHU                                                       | Assumed Asbestos-Containing Material                        | lump sum                   |            | \$15,000.00    |
| 37. Electrical Switchgear                                     | Assumed Asbestos-Containing Material                        | lump sum                   |            | \$2,000.00     |
| 38. (Sum of Lines 1-37)                                       | <b>Total Asb. Hazard Abatement Cost for Renovation Work</b> |                            |            | \$142,960.00   |
| 39. (Sum of Lines 1-37)                                       | <b>Total Asb. Hazard Abatement Cost for Demolition Work</b> |                            |            | \$142,960.00   |

| B. Removal Of Underground Storage Tanks |                                                            |     |                |      |              | <input checked="" type="checkbox"/> None Reported |
|-----------------------------------------|------------------------------------------------------------|-----|----------------|------|--------------|---------------------------------------------------|
| Tank No.                                | Location                                                   | Age | Product Stored | Size | Est.Rem.Cost |                                                   |
| 1. (Sum of Lines 1-0)                   | <b>Total Cost For Removal Of Underground Storage Tanks</b> |     |                |      | \$0.00       |                                                   |

| C. Lead-Based Paint (LBP) - Renovation Only                         |                                                 |  |  | <input type="checkbox"/> Addition Constructed after 1980 |
|---------------------------------------------------------------------|-------------------------------------------------|--|--|----------------------------------------------------------|
| 1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups |                                                 |  |  | \$0.00                                                   |
| 2. Special Engineering Fees for LBP Mock-Ups                        |                                                 |  |  | \$0.00                                                   |
| 3. (Sum of Lines 1-2)                                               | <b>Total Cost for Lead-Based Paint Mock-Ups</b> |  |  | \$0.00                                                   |

| D. Fluorescent Lamps & Ballasts Recycling/Incineration |                                            |           |            | <input type="checkbox"/> Not Applicable |
|--------------------------------------------------------|--------------------------------------------|-----------|------------|-----------------------------------------|
| Area Of Building Addition                              | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |                                         |
| 1. 44332                                               | 44332                                      | \$0.10    | \$4,433.20 |                                         |

| E. Other Environmental Hazards/Remarks |                                                                |               | <input checked="" type="checkbox"/> None Reported |
|----------------------------------------|----------------------------------------------------------------|---------------|---------------------------------------------------|
| Description                            |                                                                | Cost Estimate |                                                   |
| 1. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Renovation</b> |               | \$0.00                                            |
| 2. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Demolition</b> |               | \$0.00                                            |

| F. Environmental Hazards Assessment Cost Estimate Summaries |                                                      |  |              |
|-------------------------------------------------------------|------------------------------------------------------|--|--------------|
| 1. A38, B1, C3, D1, and E1                                  | <b>Total Cost for Env. Hazards Work - Renovation</b> |  | \$147,393.20 |
| 2. A39, B1, D1, and E2                                      | <b>Total Cost for Env. Hazards Work - Demolition</b> |  | \$147,393.20 |

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

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

**Environmental Hazards(Enhanced) - Oakwood City (44586) - Oakwood Jr./Sr. High () - Addition 2**

Owner: Oakwood City Bldg. IRN:

Facility: Oakwood Jr./Sr. High BuildingAdd: Addition 2

Date On-Site: 2018-02-21 Consultant Name: Jordan Mederer

| 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)         | Assumed Asbestos-Containing Material                 | 630      | \$15.00                    | \$9,450.00     |            |
| 10. Dismantling of Boiler/Furnace/Incinerator                 | Not Present                                          | 0        | \$2,000.00                 | \$0.00         |            |
| 11. Flexible Duct Connection Removal                          | Not Present                                          | 0        | \$100.00                   | \$0.00         |            |
| 12. Acoustical Plaster Removal                                | Not Present                                          | 0        | \$7.00                     | \$0.00         |            |
| 13. Fireproofing Removal                                      | Not Present                                          | 0        | \$25.00                    | \$0.00         |            |
| 14. Hard Plaster Removal                                      | Reported / Assumed Asbestos-Free Material            | 0        | \$7.00                     | \$0.00         |            |
| 15. Gypsum Board Removal                                      | Not Present                                          | 0        | \$6.00                     | \$0.00         |            |
| 16. Acoustical Panel/Tile Ceiling Removal                     | Reported / Assumed Asbestos-Free Material            | 0        | \$3.00                     | \$0.00         |            |
| 17. Laboratory Table/Counter Top Removal                      | Assumed Asbestos-Containing Material                 | 160      | \$100.00                   | \$16,000.00    |            |
| 18. Cement Board Removal                                      | Assumed Asbestos-Containing Material                 | 450      | \$5.00                     | \$2,250.00     |            |
| 19. Electric Cord Insulation Removal                          | Not Present                                          | 0        | \$1.00                     | \$0.00         |            |
| 20. Light (Reflector) Fixture Removal                         | Not Present                                          | 0        | \$50.00                    | \$0.00         |            |
| 21. Sheet Flooring with Friable Backer Removal                | Not Present                                          | 0        | \$4.00                     | \$0.00         |            |
| 22. Fire Door Removal                                         | Assumed Asbestos-Containing Material                 | 17       | \$100.00                   | \$1,700.00     |            |
| 23. Door and Window Panel Removal                             | Not Present                                          | 0        | \$100.00                   | \$0.00         |            |
| 24. Decontamination of Crawlspace/Chase/Tunnel                | Not Present                                          | 0        | \$3.00                     | \$0.00         |            |
| 25. Soil Removal                                              | Not Present                                          | 0        | \$150.00                   | \$0.00         |            |
| 26. Non-ACM Ceiling/Wall Removal (for access)                 | Assumed Asbestos-Containing Material                 | 2520     | \$2.00                     | \$5,040.00     |            |
| 27. Window Component (Compound, Tape, or Caulk) - Reno & Demo | Not Present                                          | 0        | \$300.00                   | \$0.00         |            |
| 28. Window Component (Compound, Tape, or Caulk) - Reno Only   | Not Present                                          | 0        | \$300.00                   | \$0.00         |            |
| 29. Resilient Flooring Removal, Including Mastic              | Reported Asbestos-Containing Material                | 14290    | \$3.00                     | \$42,870.00    |            |
| 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. Chalkboard Mastic                                         | Assumed Asbestos-Containing Material                 | lump sum |                            |                | \$5,000.00 |
| 36. (Sum of Lines 1-35)                                       | Total Asb. Hazard Abatement Cost for Renovation Work |          |                            | \$82,310.00    |            |
| 37. (Sum of Lines 1-35)                                       | Total Asb. Hazard Abatement Cost for Demolition Work |          |                            | \$82,310.00    |            |

| B. Removal Of Underground Storage Tanks |                                                            |     |                |      |              | <input checked="" type="checkbox"/> None Reported |
|-----------------------------------------|------------------------------------------------------------|-----|----------------|------|--------------|---------------------------------------------------|
| Tank No.                                | Location                                                   | Age | Product Stored | Size | Est.Rem.Cost |                                                   |
| 1. (Sum of Lines 1-0)                   | <b>Total Cost For Removal Of Underground Storage Tanks</b> |     |                |      |              | \$0.00                                            |

| C. Lead-Based Paint (LBP) - Renovation Only                         |                                                 | <input type="checkbox"/> Addition Constructed after 1980 |
|---------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------|
| 1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups |                                                 | \$0.00                                                   |
| 2. Special Engineering Fees for LBP Mock-Ups                        |                                                 | \$0.00                                                   |
| 3. (Sum of Lines 1-2)                                               | <b>Total Cost for Lead-Based Paint Mock-Ups</b> | \$0.00                                                   |

| D. Fluorescent Lamps & Ballasts Recycling/Incineration |                                            |           |            | <input type="checkbox"/> Not Applicable |
|--------------------------------------------------------|--------------------------------------------|-----------|------------|-----------------------------------------|
| Area Of Building Addition                              | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |                                         |
| 1. 15790                                               | 15790                                      | \$0.10    | \$1,579.00 |                                         |

| E. Other Environmental Hazards/Remarks |                                                                |               | <input checked="" type="checkbox"/> None Reported |
|----------------------------------------|----------------------------------------------------------------|---------------|---------------------------------------------------|
|                                        | Description                                                    | Cost Estimate |                                                   |
| 1. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Renovation</b> |               | \$0.00                                            |
| 2. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Demolition</b> |               | \$0.00                                            |

| F. Environmental Hazards Assessment Cost Estimate Summaries |                                                      |             |
|-------------------------------------------------------------|------------------------------------------------------|-------------|
| 1. A36, B1, C3, D1, and E1                                  | <b>Total Cost for Env. Hazards Work - Renovation</b> | \$83,889.00 |
| 2. A37, B1, D1, and E2                                      | <b>Total Cost for Env. Hazards Work - Demolition</b> | \$83,889.00 |

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

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

**Environmental Hazards(Enhanced) - Oakwood City (44586) - Oakwood Jr./Sr. High () - Addition 3**

Owner: Oakwood City Bldg. IRN:

Facility: Oakwood Jr./Sr. High BuildingAdd: Addition 3

Date On-Site: 2018-02-21 Consultant Name: Jordan Mederer

| 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)         | Assumed Asbestos-Containing Material                 | 440                        | \$15.00    | \$6,600.00     |
| 10. Dismantling of Boiler/Furnace/Incinerator                 | Not Present                                          | 0                          | \$2,000.00 | \$0.00         |
| 11. Flexible Duct Connection Removal                          | Assumed Asbestos-Containing Material                 | 1                          | \$100.00   | \$100.00       |
| 12. Acoustical Plaster Removal                                | Not Present                                          | 0                          | \$7.00     | \$0.00         |
| 13. Fireproofing Removal                                      | Not Present                                          | 0                          | \$25.00    | \$0.00         |
| 14. Hard Plaster Removal                                      | Reported / Assumed Asbestos-Free Material            | 0                          | \$7.00     | \$0.00         |
| 15. Gypsum Board Removal                                      | Not Present                                          | 0                          | \$6.00     | \$0.00         |
| 16. Acoustical Panel/Tile Ceiling Removal                     | Reported / Assumed Asbestos-Free Material            | 0                          | \$3.00     | \$0.00         |
| 17. Laboratory Table/Counter Top Removal                      | Not Present                                          | 0                          | \$100.00   | \$0.00         |
| 18. Cement Board Removal                                      | Not Present                                          | 0                          | \$5.00     | \$0.00         |
| 19. Electric Cord Insulation Removal                          | Not Present                                          | 0                          | \$1.00     | \$0.00         |
| 20. Light (Reflector) Fixture Removal                         | Not Present                                          | 0                          | \$50.00    | \$0.00         |
| 21. Sheet Flooring with Friable Backer Removal                | Not Present                                          | 0                          | \$4.00     | \$0.00         |
| 22. Fire Door Removal                                         | Assumed Asbestos-Containing Material                 | 5                          | \$100.00   | \$500.00       |
| 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)                 | Assumed Asbestos-Containing Material                 | 1760                       | \$2.00     | \$3,520.00     |
| 27. Window Component (Compound, Tape, or Caulk) - Reno & Demo | Not Present                                          | 0                          | \$300.00   | \$0.00         |
| 28. Window Component (Compound, Tape, or Caulk) - Reno Only   | Not Present                                          | 0                          | \$300.00   | \$0.00         |
| 29. Resilient Flooring Removal, Including Mastic              | Reported Asbestos-Containing Material                | 8200                       | \$3.00     | \$24,600.00    |
| 30. Carpet Mastic Removal                                     | Reported Asbestos-Containing Material                | 1200                       | \$2.00     | \$2,400.00     |
| 31. Carpet Removal (over RFC)                                 | Reported Asbestos-Containing Material                | 5320                       | \$1.00     | \$5,320.00     |
| 32. Acoustical Tile Mastic Removal                            | Not Present                                          | 0                          | \$3.00     | \$0.00         |
| 33. Sink Undercoating Removal                                 | Assumed Asbestos-Containing Material                 | 3                          | \$100.00   | \$300.00       |
| 34. Roofing Removal                                           | Reported / Assumed Asbestos-Free Material            | 0                          | \$2.00     | \$0.00         |
| 35. Chalkboard Mastic                                         | Assumed Asbestos-Containing Material                 | lump sum                   |            | \$5,000.00     |
| 36. (Sum of Lines 1-35)                                       | Total Asb. Hazard Abatement Cost for Renovation Work |                            |            | \$48,340.00    |
| 37. (Sum of Lines 1-35)                                       | Total Asb. Hazard Abatement Cost for Demolition Work |                            |            | \$48,340.00    |

| B. Removal Of Underground Storage Tanks |                                                            |     |                |      |              | <input checked="" type="checkbox"/> None Reported |
|-----------------------------------------|------------------------------------------------------------|-----|----------------|------|--------------|---------------------------------------------------|
| Tank No.                                | Location                                                   | Age | Product Stored | Size | Est.Rem.Cost |                                                   |
| 1. (Sum of Lines 1-0)                   | <b>Total Cost For Removal Of Underground Storage Tanks</b> |     |                |      |              | \$0.00                                            |

| C. Lead-Based Paint (LBP) - Renovation Only                         |                                                 | <input type="checkbox"/> Addition Constructed after 1980 |
|---------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------|
| 1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups |                                                 | \$0.00                                                   |
| 2. Special Engineering Fees for LBP Mock-Ups                        |                                                 | \$0.00                                                   |
| 3. (Sum of Lines 1-2)                                               | <b>Total Cost for Lead-Based Paint Mock-Ups</b> | \$0.00                                                   |

| D. Fluorescent Lamps & Ballasts Recycling/Incineration |                                            |           |            | <input type="checkbox"/> Not Applicable |
|--------------------------------------------------------|--------------------------------------------|-----------|------------|-----------------------------------------|
| Area Of Building Addition                              | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |                                         |
| 1. 21881                                               | 21881                                      | \$0.10    | \$2,188.10 |                                         |

| E. Other Environmental Hazards/Remarks |                                                                |               | <input checked="" type="checkbox"/> None Reported |
|----------------------------------------|----------------------------------------------------------------|---------------|---------------------------------------------------|
|                                        | Description                                                    | Cost Estimate |                                                   |
| 1. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Renovation</b> |               | \$0.00                                            |
| 2. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Demolition</b> |               | \$0.00                                            |

| F. Environmental Hazards Assessment Cost Estimate Summaries |                                                      |             |
|-------------------------------------------------------------|------------------------------------------------------|-------------|
| 1. A36, B1, C3, D1, and E1                                  | <b>Total Cost for Env. Hazards Work - Renovation</b> | \$50,528.10 |
| 2. A37, B1, D1, and E2                                      | <b>Total Cost for Env. Hazards Work - Demolition</b> | \$50,528.10 |

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

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

**Environmental Hazards(Enhanced) - Oakwood City (44586) - Oakwood Jr./Sr. High () - Addition 4**

Owner: Oakwood City Bldg. IRN:

Facility: Oakwood Jr./Sr. High BuildingAdd: Addition 4

Date On-Site: 2018-02-21 Consultant Name: Jordan Mederer

| A. Asbestos Containing Material (ACM)                         |                                                      | AFM=Asbestos Free Material |            |                |
|---------------------------------------------------------------|------------------------------------------------------|----------------------------|------------|----------------|
| ACM Found                                                     | Status                                               | Quantity                   | Unit Cost  | Estimated Cost |
| 1. Boiler/Furnace Insulation Removal                          | Not Present                                          | 0                          | \$10.00    | \$0.00         |
| 2. Breeching Insulation Removal                               | Not Present                                          | 0                          | \$10.00    | \$0.00         |
| 3. Tank Insulation Removal                                    | Not Present                                          | 0                          | \$8.00     | \$0.00         |
| 4. Duct Insulation Removal                                    | Not Present                                          | 0                          | \$8.00     | \$0.00         |
| 5. Pipe Insulation Removal                                    | Not Present                                          | 0                          | \$10.00    | \$0.00         |
| 6. Pipe Fitting Insulation Removal                            | Not Present                                          | 0                          | \$20.00    | \$0.00         |
| 7. Pipe Insulation Removal (Crawlspace/Tunnel)                | Not Present                                          | 0                          | \$12.00    | \$0.00         |
| 8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)        | Not Present                                          | 0                          | \$30.00    | \$0.00         |
| 9. Pipe Insulation Removal (Hidden in Walls/Ceilings)         | Not Present                                          | 0                          | \$15.00    | \$0.00         |
| 10. Dismantling of Boiler/Furnace/Incinerator                 | Not Present                                          | 0                          | \$2,000.00 | \$0.00         |
| 11. Flexible Duct Connection Removal                          | Not Present                                          | 0                          | \$100.00   | \$0.00         |
| 12. Acoustical Plaster Removal                                | Not Present                                          | 0                          | \$7.00     | \$0.00         |
| 13. Fireproofing Removal                                      | Not Present                                          | 0                          | \$25.00    | \$0.00         |
| 14. Hard Plaster Removal                                      | Not Present                                          | 0                          | \$7.00     | \$0.00         |
| 15. Gypsum Board Removal                                      | Not Present                                          | 0                          | \$6.00     | \$0.00         |
| 16. Acoustical Panel/Tile Ceiling Removal                     | Not Present                                          | 0                          | \$3.00     | \$0.00         |
| 17. Laboratory Table/Counter Top Removal                      | Not Present                                          | 0                          | \$100.00   | \$0.00         |
| 18. Cement Board Removal                                      | Not Present                                          | 0                          | \$5.00     | \$0.00         |
| 19. Electric Cord Insulation Removal                          | Not Present                                          | 0                          | \$1.00     | \$0.00         |
| 20. Light (Reflector) Fixture Removal                         | Not Present                                          | 0                          | \$50.00    | \$0.00         |
| 21. Sheet Flooring with Friable Backer Removal                | Not Present                                          | 0                          | \$4.00     | \$0.00         |
| 22. Fire Door Removal                                         | 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              | Not Present                                          | 0                          | \$3.00     | \$0.00         |
| 30. Carpet Mastic Removal                                     | Not Present                                          | 0                          | \$2.00     | \$0.00         |
| 31. Carpet Removal (over RFC)                                 | Not Present                                          | 0                          | \$1.00     | \$0.00         |
| 32. Acoustical Tile Mastic Removal                            | Not Present                                          | 0                          | \$3.00     | \$0.00         |
| 33. Sink Undercoating Removal                                 | Reported / Assumed Asbestos-Free Material            | 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 |                                                     |     |                |      | <input checked="" type="checkbox"/> None Reported |
|-----------------------------------------|-----------------------------------------------------|-----|----------------|------|---------------------------------------------------|
| Tank No.                                | Location                                            | Age | Product Stored | Size | Est.Rem.Cost                                      |
| 1. (Sum of Lines 1-0)                   | Total Cost For Removal Of Underground Storage Tanks |     |                |      | \$0.00                                            |

| C. Lead-Based Paint (LBP) - Renovation Only                         |                                          | <input checked="" type="checkbox"/> Addition Constructed after 1980 |
|---------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------|
| 1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups |                                          | \$0.00                                                              |
| 2. Special Engineering Fees for LBP Mock-Ups                        |                                          | \$0.00                                                              |
| 3. (Sum of Lines 1-2)                                               | Total Cost for Lead-Based Paint Mock-Ups | \$0.00                                                              |

| D. Fluorescent Lamps & Ballasts Recycling/Incineration |                                            |           |            | <input type="checkbox"/> Not Applicable |
|--------------------------------------------------------|--------------------------------------------|-----------|------------|-----------------------------------------|
| Area Of Building Addition                              | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |                                         |
| 1. 550                                                 | 275                                        | \$0.10    | \$27.50    |                                         |

| E. Other Environmental Hazards/Remarks |                                                         |               | <input checked="" type="checkbox"/> None Reported |
|----------------------------------------|---------------------------------------------------------|---------------|---------------------------------------------------|
| Description                            |                                                         | Cost Estimate |                                                   |
| 1. (Sum of Lines 1-0)                  | Total Cost for Other Environmental Hazards - Renovation |               | \$0.00                                            |
| 2. (Sum of Lines 1-0)                  | Total Cost for Other Environmental Hazards - Demolition |               | \$0.00                                            |

| F. Environmental Hazards Assessment Cost Estimate Summaries |                                               |  |         |
|-------------------------------------------------------------|-----------------------------------------------|--|---------|
| 1. A35, B1, C3, D1, and E1                                  | Total Cost for Env. Hazards Work - Renovation |  | \$27.50 |
| 2. A36, B1, D1, and E2                                      | Total Cost for Env. Hazards Work - Demolition |  | \$27.50 |

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

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

**Environmental Hazards(Enhanced) - Oakwood City (44586) - Oakwood Jr./Sr. High () - Addition 5**

Owner: Oakwood City Bldg. IRN:

Facility: Oakwood Jr./Sr. High BuildingAdd: Addition 5

Date On-Site: 2018-02-21 Consultant Name: Jordan Mederer

| A. Asbestos Containing Material (ACM)                         |                                                             | AFM=Asbestos Free Material |            |                |
|---------------------------------------------------------------|-------------------------------------------------------------|----------------------------|------------|----------------|
| ACM Found                                                     | Status                                                      | Quantity                   | Unit Cost  | Estimated Cost |
| 1. Boiler/Furnace Insulation Removal                          | Not Present                                                 | 0                          | \$10.00    | \$0.00         |
| 2. Breeching Insulation Removal                               | Not Present                                                 | 0                          | \$10.00    | \$0.00         |
| 3. Tank Insulation Removal                                    | Not Present                                                 | 0                          | \$8.00     | \$0.00         |
| 4. Duct Insulation Removal                                    | Not Present                                                 | 0                          | \$8.00     | \$0.00         |
| 5. Pipe Insulation Removal                                    | Reported / Assumed Asbestos-Free Material                   | 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)         | Reported / Assumed Asbestos-Free Material                   | 0                          | \$15.00    | \$0.00         |
| 10. Dismantling of Boiler/Furnace/Incinerator                 | Not Present                                                 | 0                          | \$2,000.00 | \$0.00         |
| 11. Flexible Duct Connection Removal                          | Not Present                                                 | 0                          | \$100.00   | \$0.00         |
| 12. Acoustical Plaster Removal                                | Not Present                                                 | 0                          | \$7.00     | \$0.00         |
| 13. Fireproofing Removal                                      | Not Present                                                 | 0                          | \$25.00    | \$0.00         |
| 14. Hard Plaster Removal                                      | Not Present                                                 | 0                          | \$7.00     | \$0.00         |
| 15. Gypsum Board Removal                                      | Reported / Assumed Asbestos-Free Material                   | 0                          | \$6.00     | \$0.00         |
| 16. Acoustical Panel/Tile Ceiling Removal                     | Reported / Assumed Asbestos-Free Material                   | 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)                 | Reported / Assumed Asbestos-Free Material                   | 0                          | \$2.00     | \$0.00         |
| 27. Window Component (Compound, Tape, or Caulk) - Reno & Demo | Reported / Assumed Asbestos-Free Material                   | 0                          | \$300.00   | \$0.00         |
| 28. Window Component (Compound, Tape, or Caulk) - Reno Only   | Reported / Assumed Asbestos-Free Material                   | 0                          | \$300.00   | \$0.00         |
| 29. Resilient Flooring Removal, Including Mastic              | Reported / Assumed Asbestos-Free Material                   | 0                          | \$3.00     | \$0.00         |
| 30. Carpet Mastic Removal                                     | Reported / Assumed Asbestos-Free Material                   | 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                                           | Reported / Assumed Asbestos-Free Material                   | 0                          | \$2.00     | \$0.00         |
| 35. (Sum of Lines 1-34)                                       | <b>Total Asb. Hazard Abatement Cost for Renovation Work</b> |                            |            | \$0.00         |
| 36. (Sum of Lines 1-34)                                       | <b>Total Asb. Hazard Abatement Cost for Demolition Work</b> |                            |            | \$0.00         |

| B. Removal Of Underground Storage Tanks |                                                            |     |                |      | <input type="checkbox"/> None Reported |
|-----------------------------------------|------------------------------------------------------------|-----|----------------|------|----------------------------------------|
| Tank No.                                | Location                                                   | Age | Product Stored | Size | Est.Rem.Cost                           |
| 1. (Sum of Lines 1-0)                   | <b>Total Cost For Removal Of Underground Storage Tanks</b> |     |                |      | \$0.00                                 |

| C. Lead-Based Paint (LBP) - Renovation Only                         |                                                 | <input type="checkbox"/> Addition Constructed after 1980 |
|---------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------|
| 1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups |                                                 | \$0.00                                                   |
| 2. Special Engineering Fees for LBP Mock-Ups                        |                                                 | \$0.00                                                   |
| 3. (Sum of Lines 1-2)                                               | <b>Total Cost for Lead-Based Paint Mock-Ups</b> | \$0.00                                                   |

| D. Fluorescent Lamps & Ballasts Recycling/Incineration |                                            |           |            | <input type="checkbox"/> Not Applicable |
|--------------------------------------------------------|--------------------------------------------|-----------|------------|-----------------------------------------|
| Area Of Building Addition                              | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |                                         |
| 1. 14156                                               | 7078                                       | \$0.10    | \$707.80   |                                         |

| E. Other Environmental Hazards/Remarks |                                                                |               | <input checked="" type="checkbox"/> None Reported |
|----------------------------------------|----------------------------------------------------------------|---------------|---------------------------------------------------|
| Description                            |                                                                | Cost Estimate |                                                   |
| 1. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Renovation</b> |               | \$0.00                                            |
| 2. (Sum of Lines 1-0)                  | <b>Total Cost for Other Environmental Hazards - Demolition</b> |               | \$0.00                                            |

| F. Environmental Hazards Assessment Cost Estimate Summaries |                                                      |  |          |
|-------------------------------------------------------------|------------------------------------------------------|--|----------|
| 1. A35, B1, C3, D1, and E1                                  | <b>Total Cost for Env. Hazards Work - Renovation</b> |  | \$707.80 |
| 2. A36, B1, D1, and E2                                      | <b>Total Cost for Env. Hazards Work - Demolition</b> |  | \$707.80 |

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

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
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