

Building Information - Oakwood City (44586) - Edwin D Smith Elem

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	Edwin D Smith Elementary with 2018 Costs, EEA & Related Scope Adjustments
Assessment Date (on-site; non-EEA)	2017-08-24
Kitchen Type	Warming Kitchen
Cost Set:	2018
Building Name	Edwin D Smith Elem
Building IRN	34694
Building Address	1701 Shafor Blvd
Building City	Dayton
Building Zipcode	45419
Building Phone	(937) 297-5335
Acreage	3.00
Current Grades:	PK, 1-6
Teaching Stations	36
Number of Floors	3
Student Capacity	557
Current Enrollment	458
Enrollment Date	2017-10-04
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	34
Historical Register	NO
Building's Principal	Ms. Lynn Cowell
Building Type	Elementary/Middle

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

83,563 Total Existing Square Footage
1928,1968,2003 Building Dates
PK, 1-6 Grades
458 Current Enrollment
36 Teaching Stations
3.00 Site Acreage

E.D. Smith Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1928, is a 3 story, 54,713 square foot brick and stone school building located in a suburban, residential setting. There have been two additions to the facility in 1968 and 2003. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains masonry type exterior wall construction, with masonry and plaster type wall construction in the interior. The floor system of the base floor of the overall facility is concrete slab on grade. The floor system of the intermediate floors in the Original Construction consists of site cast concrete. The floor system of the intermediate floors in the 1968 Addition and the 2003 Addition consists of precast planks on steel beams. The roof structure in the Original Construction is a combination of site cast concrete and wood framing. The roof structure for the 1968 Addition is steel bar joists. The roof structure for the 2003 Addition is a combination of precast concrete roof deck and steel framing. The roofing system of the Original Construction is slate, installed in 1928 over 89 years ago, and TPO membrane installed in 2010, over 7 years ago. The roofing system of 1968 Addition is slate, installed in 1968 over 49 years ago, and modified bitumen installed in 2010, over 7 years ago. The roofing system of the 2003 Addition is slate, installed in 2003 over 14 years ago, and TPO membrane installed in 2003, over 14 years ago. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one 7,334 SF Primary Gymnasium and separate Student Dining. The electrical system for the facility is generally inadequate. The facility is not equipped with a fully compliant security system. The Original Construction and the 1968 Addition are equipped with a non-compliant manual fire alarm system. The 2003 Addition is equipped with a compliant automatic fire alarm system. The Original Construction and the 1968 Addition are not equipped with an automated fire suppression system. The 2003 Addition is equipped with an automated fire suppression system. The building is not reported to contain asbestos and other hazardous materials. The Original Construction and 1968 Addition are not compliant with ADA accessibility requirements. The 2003 Addition is compliant with ADA accessibility requirements. The school is located on a 3-acre site adjacent to residential properties. The property and playgrounds 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, but the School District does not have bussing for students. Parking for staff, visitors and community events is inadequate and only available by street parking. There is a large area for bicycle parking on site for students and staff.

No Significant Findings

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Building Construction Information - Oakwood City (44586) - Edwin D Smith Elem (34694)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1928	no	3	54,713	no	no
Gymnasium Addition	1968	no	2	16,244	no	no
Classroom Addition	2003	yes	3	12,606	no	no

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Building Component Information - Oakwood City (44586) - Edwin D Smith Elem (34694)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1928)		9542			2814		1717	702						
Gymnasium Addition (1968)		1045		7334										
Classroom Addition (2003)		2694												
Total	0	13,281	0	7,334	2,814	0	1,717	702	0	0	0	0	0	0
Master Planning Considerations		Due to the small size of the site with no room to expand, providing any on-site parking or any building additions will be at the cost of playground or open play space. If additions are to be considered, the food delivery and the dumpster pick up will have to be relocated.												

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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 - Edwin D Smith Elem (34694)

District: Oakwood City				County: Montgomery		Area: West Central Ohio (2)	
Name: Edwin D Smith Elem				Contact: Ms. Lynn Cowell			
Address: 1701 Shafor Blvd Dayton, OH 45419				Phone: (937) 297-5335			
Bldg. IRN: 34694				Date Prepared: 2017-08-24		By: Paul W. Garland	
				Date Revised: 2018-03-09		By: Paul Brown	
Current Grades		PK, 1-6	Acreage:		3.00		
Proposed Grades		N/A	Teaching Stations:		36		
Current Enrollment		458	Classrooms:		34		
Projected Enrollment		N/A					
Addition				Date	HA	Number of Floors	Current Square Feet
<u>Original Construction</u>				1928	no	3	54,713
<u>Gymnasium Addition</u>				1968	no	2	16,244
<u>Classroom Addition</u>				2003	yes	3	12,606
Total				83,563			
*HA = Handicapped Access							
*Rating =1 Satisfactory							
=2 Needs Repair							
=3 Needs Replacement							
*Const P/S = Present/Scheduled Construction							
Suitability Appraisal Summary							
Section							
Points Possible							
<u>Cover Sheet</u>							
1.0 The School Site							
2.0 Structural and Mechanical Features							
3.0 Plant Maintainability							
4.0 Building Safety and Security							
5.0 Educational Adequacy							
6.0 Environment for Education							
LEED Observations							
Commentary							
Total							
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor							
Cost to Renovate (Cost Factor applied)							
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.							
FACILITY ASSESSMENT				Rating	Dollar Assessment		
Cost Set: 2018							
A.	<u>Heating System</u>			3	\$2,851,169.56	-	
B.	<u>Roofing</u>			3	\$378,166.60	-	
C.	<u>Ventilation / Air Conditioning</u>			3	\$5,000.00	-	
D.	<u>Electrical Systems</u>			3	\$1,356,227.49	-	
E.	<u>Plumbing and Fixtures</u>			3	\$988,099.00	-	
F.	<u>Windows</u>			2	\$143,985.00	-	
G.	<u>Structure: Foundation</u>			2	\$2,100.00	-	
H.	<u>Structure: Walls and Chimneys</u>			2	\$112,694.75	-	
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00	-	
J.	<u>General Finishes</u>			2	\$2,736,565.75	-	
K.	<u>Interior Lighting</u>			3	\$437,815.00	-	
L.	<u>Security Systems</u>			3	\$256,154.55	-	
M.	<u>Emergency/Egress Lighting</u>			3	\$83,563.00	-	
N.	<u>Fire Alarm</u>			3	\$146,235.25	-	
O.	<u>Handicapped Access</u>			3	\$748,512.60	-	
P.	<u>Site Condition</u>			2	\$336,787.98	-	
Q.	<u>Sewage System</u>			1	\$0.00	-	
R.	<u>Water Supply</u>			1	\$0.00	-	
S.	<u>Exterior Doors</u>			3	\$39,300.00	-	
T.	<u>Hazardous Material</u>			3	\$1,310,756.30	-	
U.	<u>Life Safety</u>			2	\$208,184.00	-	
V.	<u>Loose Furnishings</u>			1	\$0.00	-	
W.	<u>Technology</u>			3	\$944,819.19	-	
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$3,196,982.29	-	
Total					\$16,283,118.31		

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Original Construction (1928) Summary

District: Oakwood City				County: Montgomery		Area: West Central Ohio (2)					
Name: Edwin D Smith Elem				Contact: Ms. Lynn Cowell							
Address: 1701 Shafor Blvd Dayton, OH 45419				Phone: (937) 297-5335							
Bldg. IRN: 34694				Date Prepared: 2017-08-24		By: Paul W. Garland					
				Date Revised: 2018-03-09		By: Paul Brown					
Current Grades	PK, 1-6	Acreage:	3.00	Suitability Appraisal Summary							
Proposed Grades	N/A	Teaching Stations:	36								
Current Enrollment	458	Classrooms:	34	Section Points Possible							
Projected Enrollment	N/A										
Original Construction	1928	no	3	54,713	Cover Sheet			—	—	—	—
Gymnasium Addition	1968	no	2	16,244	1.0 The School Site	100	61	61%	Borderline		
Classroom Addition	2003	yes	3	12,606	2.0 Structural and Mechanical Features	200	107	54%	Borderline		
Total				83,563	3.0 Plant Maintainability	100	56	56%	Borderline		
					4.0 Building Safety and Security	200	123	62%	Borderline		
					5.0 Educational Adequacy	200	121	61%	Borderline		
					6.0 Environment for Education	200	143	72%	Satisfactory		
					LEED Observations	—	—	—	—		
					Commentary	—	—	—	—		
					Total	1000	611	61%	Borderline		
					Enhanced Environmental Hazards Assessment Cost Estimates						
FACILITY ASSESSMENT				Rating	Dollar Assessment	C=Under Contract					
Cost Set: 2018											
A.	Heating System	3	\$1,866,807.56		Renovation Cost Factor					98.97%	
B.	Roofing	3	\$187,973.00		Cost to Renovate (Cost Factor applied)					\$11,889,810.40	
C.	Ventilation / Air Conditioning	3	\$5,000.00		The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.						
D.	Electrical Systems	3	\$887,991.99								
E.	Plumbing and Fixtures	3	\$590,391.00								
F.	Windows	2	\$100,000.00								
G.	Structure: Foundation	2	\$2,100.00								
H.	Structure: Walls and Chimneys	2	\$52,483.50								
I.	Structure: Floors and Roofs	1	\$0.00								
J.	General Finishes	2	\$2,328,692.50								
K.	Interior Lighting	3	\$286,065.00								
L.	Security Systems	3	\$173,932.05								
M.	Emergency/Egress Lighting	3	\$54,713.00								
N.	Fire Alarm	3	\$95,747.75								
O.	Handicapped Access	3	\$654,242.60								
P.	Site Condition	2	\$293,512.98								
Q.	Sewage System	1	\$0.00								
R.	Water Supply	1	\$0.00								
S.	Exterior Doors	3	\$17,300.00								
T.	Hazardous Material	3	\$1,279,721.30								
U.	Life Safety	2	\$159,547.20								
V.	Loose Furnishings	1	\$0.00								
W.	Technology	3	\$618,621.45								
X.	Construction Contingency / Non-Construction Cost	-	\$2,358,707.08								
Total					\$12,013,549.96						

Gymnasium Addition (1968) Summary

District: Oakwood City				County: Montgomery		Area: West Central Ohio (2)	
Name: Edwin D Smith Elem				Contact: Ms. Lynn Cowell			
Address: 1701 Shafor Blvd Dayton, OH 45419				Phone: (937) 297-5335			
Bldg. IRN: 34694				Date Prepared: 2017-08-24		By: Paul W. Garland	
				Date Revised: 2018-03-09		By: Paul Brown	
Current Grades		PK, 1-6	Acreage:	3.00	Suitability Appraisal Summary		
Proposed Grades		N/A	Teaching Stations:	36			
Current Enrollment		458	Classrooms:	34			
Projected Enrollment		N/A					
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	
Original Construction	1928	no	3	54,713	1.0 The School Site	100	61
Gymnasium Addition	1968	no	2	16,244	2.0 Structural and Mechanical Features	200	107
Classroom Addition	2003	yes	3	12,606	3.0 Plant Maintainability	100	56
Total				83,563	4.0 Building Safety and Security	200	123
					5.0 Educational Adequacy	200	121
					6.0 Environment for Education	200	143
					LEED Observations	—	—
					Commentary	—	—
					Total	1000	611
							61%
							Borderline
					Enhanced Environmental Hazards Assessment Cost Estimates		
					C=Under Contract		
FACILITY ASSESSMENT				Rating	Dollar		
Cost Set: 2018					Assessment C		
A.	Heating System		3	\$554,245.28	Renovation Cost Factor		98.97%
B.	Roofing		3	\$172,777.90	Cost to Renovate (Cost Factor applied)		\$2,637,227.06
C.	Ventilation / Air Conditioning		3	\$0.00	<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>		
D.	Electrical Systems		3	\$263,640.12			
E.	Plumbing and Fixtures		3	\$174,908.00			
F.	Windows		2	\$40,625.00			
G.	Structure: Foundation		2	\$0.00			
H.	Structure: Walls and Chimneys		2	\$42,098.75			
I.	Structure: Floors and Roofs		1	\$0.00			
J.	General Finishes		2	\$323,075.30			
K.	Interior Lighting		3	\$84,970.00			
L.	Security Systems		3	\$46,295.40			
M.	Emergency/Egress Lighting		3	\$16,244.00			
N.	Fire Alarm		3	\$28,427.00			
O.	Handicapped Access		3	\$91,748.80			
P.	Site Condition		2	\$24,366.00			
Q.	Sewage System		1	\$0.00			
R.	Water Supply		1	\$0.00			
S.	Exterior Doors		3	\$16,000.00			
T.	Hazardous Material		3	\$29,774.40			
U.	Life Safety		2	\$48,636.80			
V.	Loose Furnishings		1	\$0.00			
W.	Technology		3	\$183,665.90			
X.	Construction Contingency / Non-Construction Cost		-	\$523,174.54			
Total					\$2,664,673.19		

Classroom Addition (2003) Summary

District: Oakwood City				County: Montgomery		Area: West Central Ohio (2)	
Name: Edwin D Smith Elem				Contact: Ms. Lynn Cowell			
Address: 1701 Shafor Blvd Dayton, OH 45419				Phone: (937) 297-5335			
Bldg. IRN: 34694				Date Prepared: 2017-08-24		By: Paul W. Garland	
				Date Revised: 2018-03-09		By: Paul Brown	
Current Grades		PK, 1-6	Acreage:		3.00		
Proposed Grades		N/A	Teaching Stations:		36		
Current Enrollment		458	Classrooms:		34		
Projected Enrollment		N/A					
Addition				Date	HA	Number of Floors	Current Square Feet
<u>Original Construction</u>				1928	no	3	54,713
<u>Gymnasium Addition</u>				1968	no	2	16,244
Classroom Addition				2003	yes	3	12,606
Total						83,563	
*HA		=	Handicapped Access				
*Rating		=	1 Satisfactory				
		=	2 Needs Repair				
		=	3 Needs Replacement				
*Const P/S		=	Present/Scheduled Construction				
Suitability Appraisal Summary							
				Section		Points Possible	
<u>Cover Sheet</u>				—		—	
<u>1.0 The School Site</u>				100		61 61%	
<u>2.0 Structural and Mechanical Features</u>				200		107 54%	
<u>3.0 Plant Maintainability</u>				100		56 56%	
<u>4.0 Building Safety and Security</u>				200		123 62%	
<u>5.0 Educational Adequacy</u>				200		121 61%	
<u>6.0 Environment for Education</u>				200		143 72%	
<u>LEED Observations</u>				—		—	
<u>Commentary</u>				—		—	
Total				1000		611 61%	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
C=Under Contract							
Renovation Cost Factor				98.97%			
Cost to Renovate (Cost Factor applied)				\$1,588,364.73			
<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				Rating		Dollar Assessment	
Cost Set: 2018							
A.	<u>Heating System</u>			3	\$430,116.72 -		
B.	<u>Roofing</u>			3	\$17,415.70 -		
C.	<u>Ventilation / Air Conditioning</u>			3	\$0.00 -		
D.	<u>Electrical Systems</u>			3	\$204,595.38 -		
E.	<u>Plumbing and Fixtures</u>			3	\$222,800.00 -		
F.	<u>Windows</u>			2	\$3,360.00 -		
G.	<u>Structure: Foundation</u>			2	\$0.00 -		
H.	<u>Structure: Walls and Chimneys</u>			2	\$18,112.50 -		
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00 -		
J.	<u>General Finishes</u>			2	\$84,797.95 -		
K.	<u>Interior Lighting</u>			3	\$66,780.00 -		
L.	<u>Security Systems</u>			3	\$35,927.10 -		
M.	<u>Emergency/Egress Lighting</u>			3	\$12,606.00 -		
N.	<u>Fire Alarm</u>			3	\$22,060.50 -		
O.	<u>Handicapped Access</u>			3	\$2,521.20 -		
P.	<u>Site Condition</u>			2	\$18,909.00 -		
Q.	<u>Sewage System</u>			1	\$0.00 -		
R.	<u>Water Supply</u>			1	\$0.00 -		
S.	<u>Exterior Doors</u>			3	\$6,000.00 -		
T.	<u>Hazardous Material</u>			3	\$1,260.60 -		
U.	<u>Life Safety</u>			2	\$0.00 -		
V.	<u>Loose Furnishings</u>			1	\$0.00 -		
W.	<u>Technology</u>			3	\$142,531.84 -		
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$315,100.66 -		
Total						\$1,604,895.15	

A. Heating System

Description:

The existing system for the Original Construction and 1968 Addition is a gas fired boiler, and is in fair condition. There are a total of 4 boilers in the Mechanical Room of the Original Construction, 2 of which are abandoned in place, and 2 of them are currently in operation (Weil McLane and Bryan). The existing system for the 2003 Addition is a gas fired boiler, and is in fair condition. 2-pipe vs. 4-pipe designations are not applicable in this facility, due to packaged unitary dx split system air conditioning. The (1) steam boiler, manufactured by Bryan, was installed in 1994 and is in fair condition. (1) steam boiler, manufactured by Weil McLain, was installed in 2011 and is in good condition. Steam is distributed to terminal units consisting of unit ventilators, radiators, cabinet heaters, and air handlers. The central air handler was installed in 1928, and is in poor condition. The remaining terminal equipment was installed in 1968 and is in fair to poor condition. The hot water boiler, manufactured by Lochinvar, was installed in 2003, and is in good condition. Hot water is distributed to terminal units consisting of reheat coils, cabinet heaters, unit heaters and a rooftop unit. The terminal equipment was installed in 2003 and is in fair condition, though is reaching the end of it's life expectancy. 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 pneumatic type system temperature controls were installed in 1998, 2011 and 2003 and are in fair 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 moderate quantities of louvered interior doors to facilitate corridor utilization as return air plenums, which is not in accordance with the Ohio 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 not anticipated. 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, in the Original Construction and 1968 Building Addition. Replace existing ductwork to facilitate efficient exchange of conditioned air in the 2003 Building Addition. Remove the abandoned boilers in the Mechanical Room to allow for future capacity. Provide architectural soffits to accommodate the installation of ductwork.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft ²	Gymnasium Addition (1968) 16,244 ft ²	Classroom Addition (2003) 12,606 ft ²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	Required	\$2,182,665.56	(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	\$668,504.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$2,851,169.56	\$1,866,807.56	\$554,245.28	\$430,116.72		



Existing Steam Boilers in the Mechanical Room at Smith Elementary School



Existing Heating and Ventilating Unit Located in the Mechanical Room Behind the Music Classroom

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B. Roofing

Description: The roof over the 1928 Original Construction is either a slate over copper deck system that was installed at time of construction, and is in fair condition, or a TPO roofing system that was installed over 7 years ago, and is in poor condition. The roof over the 1968 Addition is either a modified bitumen roofing system that was installed in 2010, and is in fair condition, or a slate system that was installed at the time of construction, and is in fair condition. The roof over the 2003 Addition is either slate or a TPO membrane system that was installed in the year of construction, and both are in good condition. There are District reports of current leaking in the Media Center. The district says every year a certain area of the Media Center needs to be patched and painted. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by 3 separate access hatches. The access hatch in the 1928 Original Construction is in poor condition, while the access hatches in the 1968 and 2003 Additions are in good condition. Fall safety protection cages are not required. There were observations of standing water on the roof. Stone copings are in good condition. Roof storm drainage is addressed through a system of gutters and downspouts and roof drains, which are properly located, and in fair condition. The roof is over the 2003 Addition is equipped with overflow roof drains in sufficient quantity and in good condition. The rest of the overall facility will require overflow roof drains in areas of flat roof replacement. No problems requiring attention were encountered with any roof penetrations. There are covered walkways attached to this structure. The portico, used for outdoor circulation between the north and south corridors of the building, is located on the east side of the 1928 Original Construction has wood type construction and a slate over copper deck roofing system. The roof is in fair condition.

Rating: 3 Needs Replacement

Recommendations: The roof over the 1928 Original Construction requires replacement to meet Ohio School Design Manual guidelines due to condition, age of system and projected lifecycle. The slate roof over the 1968 Addition requires replacement due to condition. The modified bitumen roof over the 1968 Addition requires replacement due to age of system and projected lifecycle. The TPO roof over the 2003 Addition requires replacement to meet Ohio School Design Manual guidelines age of system and projected lifecycle. Provide insulation in areas of roof replacement to meet Ohio School Design Manual guidelines. Due to existing conditions in the 1928 Original Construction and 1968 Addition, gutters and downspouts and roof drains require replacement. Provide overflow roof drains areas of flat roof replacement of 1928 Original Construction and 1968 Addition. Replace existing roof hatch in the 1928 Original Construction. (Funding provided is to replace slate roofs with asphalt shingles)

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft ²	Gymnasium Addition (1968) 16,244 ft ²	Classroom Addition (2003) 12,606 ft ²	Sum	Comments
Asphalt Shingle:	\$3.00	sq.ft. (Qty)		11,210 Required	3,240 Required		\$43,350.00	
Membrane (all types):	\$8.70	sq.ft. (Qty)		8,340 Required	10,671 Required	1,453 Required	\$178,036.80	(unless under 10,000 sq.ft.)
Gutters/Downspouts	\$13.10	ln.ft.		750 Required	550 Required		\$17,030.00	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		2 Required	5 Required		\$8,400.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		2 Required	5 Required		\$17,500.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)		19,550 Required	13,911 Required	1,453 Required	\$111,724.80	(non-tapered insulation for use in areas without drainage problems)
Roof Access Hatch:	\$2,000.00	each		1 Required			\$2,000.00	(remove and replace)
Correct Ponding Water on Roof by Remove/Replace Existing Ponding Area:	\$12.50	sq.ft. (Qty)				10 Required	\$125.00	(provide tapered insulation for limited area use to correct ponding)
Sum:				\$378,166.60	\$187,973.00	\$172,777.90	\$17,415.70	



Original Roof Hatch Over the 1928 Original Construction



Standing Water on Roof Over the 2003 Addition

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C. Ventilation / Air Conditioning

Description: The Original Construction and 1968 Addition is not equipped with a central air conditioning system. The 2003 Addition is equipped with a dx type central air conditioning system, with r-22 refrigerant, which is in fair condition. Window units are provided in 32 locations. The ventilation system in the Original Construction consists of one air handling unit as a central air system, installed in 1928 and in fair condition, providing fresh air to Classrooms, Cafeteria, and miscellaneous spaces. Relief air venting is provided by louvered interior doors, which is not in accordance with Ohio Mechanical Code. The ventilation system in the 1968 Addition consists of cabinet heaters and (2) Nesbitt air handlers, installed in 1968 and in poor condition, providing fresh air to the Gymnasium. Relief air venting is provided by exhaust fans. The ventilation system in the 2003 Addition consists of a rooftop unit, installed in 2003 and in fair condition, providing fresh air to Classrooms. Relief air venting is provided by being ducted back through the rooftop unit. 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 and no system is provided. The Art program is not equipped with a kiln. General building exhaust systems for Restrooms / Storage Rooms / Art Rooms / Custodial Closets / Other are adequately placed, and in poor condition.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
				54,713 ft ²	16,244 ft ²	12,606 ft ²		
Kiln Exhaust System:	\$5,000.00	each		1 Required			\$5,000.00	
Sum:			\$5,000.00	\$5,000.00	\$0.00	\$0.00		



Aeon Rooftop Unit Serves the 2003 Building Addition



Fan Providing Central Air to the Original Building at Smith Elementary

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D. Electrical Systems

Description: The electrical system provided to the 1928 Original Construction is a 208V/120V, 1000 amps, 3 phase and 4 wire system installed in 1928, and is in poor condition. The electrical system in the 1968 Addition is a 208/120V, 800 amps, 3 phase, 4 wire system installed in 1968 and is fair condition. The electrical system in 2003 Addition is a 208/120V, 400 amps, 3 phase and 4 wire system installed in 2003, and is in good condition. The electrical system in the 1928 Original Construction is providing power to the 1968 and 2003 Additions. Power is provided to the school by a single utility owned (DP&L), pole-mounted transformer located outside, and in fair condition. The panel systems, installed in 1928 Original Construction and 1968 Addition are in poor condition. The panel systems in the 2003 Additions, are in good condition. The panel systems in the overall facility cannot be expanded to add additional capacity. The Classrooms in the 1928 Original Construction and 1968 Addition are equipped with adequate electrical outlets. The typical Classroom contains (12) general purpose outlets, (3) dedicated outlets for each Classroom computer, and (1) dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as (14) 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 2003 Addition are equipped with adequate electrical outlets. The typical Classroom contains (15) general purpose outlets, (12) dedicated outlets for each Classroom computer, and (1) dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as (22) 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 are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall 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. Provide adequate control panel, dimmers, and breakers to support the Stage lighting system.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft ²	Gymnasium Addition (1968) 16,244 ft ²	Classroom Addition (2003) 12,606 ft ²	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	Required	Required	\$1,356,227.49	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$1,356,227.49	\$887,991.99	\$263,640.12	\$204,595.38		



The Building's Electrical System



Stage Lighting Control Panel And Breakers

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E. Plumbing and Fixtures

Description: The service entrance is equipped with (2) - 2" reduced pressure back flow preventers in good condition, which tie into a single 4" line. A water treatment system is provided and is in fair condition. The domestic water supply piping in the Original Construction is galvanized, is original to each addition, and is in poor condition. The domestic water supply piping in the 1968 and 2003 Addition is copper, is original to each addition, and is in fair condition. The waste piping in the 1928 Original Construction is galvanized, is beyond its life expectancy, and is in poor condition. The waste piping in the 1968 Addition is cast iron, is beyond its life expectancy, and is in fair condition. The waste piping in the 2003 Addition is cast iron, and is in good condition. The facility is equipped with (1) gas water heater in fair condition, with (2) separate 100 gallon storage tanks in good condition. The school contains (6) Large Group Restrooms for boys, (7) Large Group Restrooms for girls, (1) Locker Room Restroom for boys, (1) Locker Room Restroom for girls, (2) Restrooms associated with specialty Classrooms, and (7) Restrooms for staff. Boys' Large Group Restrooms contain (5) ADA and (5) non-ADA wall mounted flush valve toilets, (7) ADA and (6) non-ADA wall mounted flush valve urinals, as well as (5) ADA and (7) non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain (6) ADA and (18) non-ADA wall mounted flush valve toilets, as well as (6) ADA and (10) non-ADA wall mounted lavatories. Boys' Locker Room Restrooms contain (0) ADA and (1) non-ADA wall mounted flush valve toilets, (0) ADA and (1) non-ADA wall mounted flush valve urinals, (0) ADA and (2) non-ADA wall mounted lavatories, as well as (0) ADA and (0) non-ADA showers. Girls' Locker Room Restrooms contain (0) ADA and (1) non-ADA wall mounted flush valve toilets, as well as (0) ADA and (2) non-ADA wall mounted lavatories, as well as (0) ADA and (0) non-ADA showers. Staff Restrooms contain (0) ADA and (7) non-ADA floor mounted flush valve toilets, (0) ADA and (0) non-ADA urinals, as well as (0) ADA and (7) non-ADA countertop mounted lavatories. Condition of fixtures is fair. The facility is equipped with (0) ADA and (8) non-ADA drinking fountains, as well as (7) ADA and (5) non-ADA electric water coolers, in good condition. The (37) Elementary Classrooms are equipped with (0) ADA and (31) non-ADA sink mounted type drinking fountains, in good condition. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom, and fixtures are in poor condition. Heath Clinic is not equipped with the required Restroom. Pre-K Classrooms are equipped with Restroom facilities, and fixtures are in fair condition. Kitchen fixtures consist of (2) double compartment sinks, (1) triple compartment sink, (1) dishwasher, (1) disposal, which are in fair condition. The Kitchen is not equipped with a satisfactory grease interceptor due to insufficient capacity. The Kitchen is not provided the required 140 degree hot water supply. 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 (30) toilets, (12) urinals, (19) lavatories, (38) Classroom sink mounted drinking fountains, and (7) electric water coolers. Observations revealed that the school is currently equipped with (48) toilets, (20) urinals, (44) lavatories, (31) Classroom sink mounted drinking fountains, and (12) electric water coolers. ADA requirements are (not) met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair to poor condition. Adequate exterior wall hydrants are provided. 6th grade Project Laboratory is not equipped with required utility sink, gas / compressed air connections, and safety shower / eyewash. Due to existing grade configuration, no acid waste systems are required.

Rating: 3 Needs Replacement

Recommendations: To facilitate the school's compliance with OBC and OFCC fixture requirements, provide (38) new toilets / (23) new lavatories / (18) new urinals / (4) new electric water coolers / (7) new lavatory mounted type drinking fountains. Due to age, condition, LEED, and OFCC requirements, replace (15) new toilets / (16) new lavatories / (6) new urinals / (3) new electric water coolers located in the 1928 Original Construction and 1968 Addition. Replace faucets and flush valves in the 2003 Addition to meet LEED requirements. See Item O for replacement of fixtures related to ADA requirements. Replace the three compartment sink and the (2) two-compartment sinks in the kitchen. Replace galvanized water supply piping in the Original Construction with copper piping. Provide 140 degree supply piping to the kitchen. Replace the water supply piping in the 1968 Addition due to age. Replace sanitary waste piping in the Original Construction and 1968 Addition due to age. Replace the water heater in the Mechanical Room of the Original Construction. Provide a grease trap in the kitchen. Provide the Project Laboratory with the required utility sink, gas connections, compressed air connections, and safety shower / eyewash station. Replace the custodial closet sinks.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft²	Gymnasium Addition (1968) 16,244 ft²	Classroom Addition (2003) 12,606 ft²	Sum	Comments
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required		\$248,349.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required		\$248,349.50	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		1 Required			\$5,100.00	(remove / replace)
Toilet:	\$3,800.00	unit		14 Required	5 Required	19 Required	\$144,400.00	(new)
Toilet:	\$1,500.00	unit		11 Required	4 Required		\$22,500.00	(remove / replace) See Item O
Urinal:	\$3,800.00	unit		2 Required	4 Required	12 Required	\$68,400.00	(new)
Urinal:	\$1,500.00	unit		6 Required			\$9,000.00	(remove / replace)
Sink:	\$2,500.00	unit		4 Required	2 Required	17 Required	\$57,500.00	(new)
Sink:	\$1,500.00	unit		12 Required	4 Required		\$24,000.00	(remove / replace)
Replace faucets and flush valves	\$500.00	per unit				32 Required	\$16,000.00	(average cost to remove/replace)
Other: 140 Degree Kitchen hot water	\$10,000.00	lump sum		Required			\$10,000.00	(New heater to provide 140 degree hot water, and new piping from heater to Kitchen fixtures)
Other: Chemical Resistant Sink	\$2,650.00	each				6 Required	\$15,900.00	(for 6th grade project laboratory)
Other: Compressed Air System	\$15,000.00	per system				1 Required	\$15,000.00	(new for project laboratory)
Other: Emergency Eyewash / Safety Shower	\$2,500.00	each				1 Required	\$2,500.00	(new)
Other: Gas Connections	\$800.00	each				12 Required	\$9,600.00	(new for project laboratory)
Other: Grease Trap	\$6,000.00	each		1 Required			\$6,000.00	(new for kitchen)
Other: Mop Sink	\$1,000.00	each		3 Required		1 Required	\$4,000.00	(remove and replace)
Other: Sink with Drinking Fountain	\$10,000.00	each		6 Required	1 Required		\$70,000.00	(new including new supply piping, drain line and vent)
Other: Three Compartment Sink	\$4,000.00	each		1 Required			\$4,000.00	(remove and replace)
Other: Two Compartment Sink	\$2,500.00	each		2 Required			\$5,000.00	(remove and replace)
Other: Utility Sink	\$2,500.00	each				1 Required	\$2,500.00	(new)
Sum:			\$988,099.00	\$590,391.00	\$174,908.00	\$222,800.00		



Existing Hot Water Heater and Storage Tanks in the Mechanical Room at Smith Elementary School



Solids Interceptor Under the Sink in the Art Room

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F. Windows

Description: The second and third floors of the Original Construction and the 1968 Addition area equipped with wood windows with single glazed type window system, which was installed in 1968, and is in poor condition. The window system features operable windows throughout the building which are not equipped with opening limiters, but are equipped with insect screens in poor condition. Window system seals are in poor condition in the Original Construction and the 1968 Addition, with frequent air and water infiltration being experienced. Window system hardware in the Original Construction and the 1968 Addition is in poor condition. The window system features no blinds, but has interior surface mounted roller shades. The overall facility at the first floor (ground level) and the 2003 Addition are equipped with thermally broken aluminum windows with double glazed insulated glazing type window system, which was installed in 2003, and is in fair condition. This window system features operable windows not equipped with opening limiters, but they are equipped with insect screens in good condition. Window system seals are in good condition, with minimal air and water infiltration being experienced. Window system hardware is in good condition. The window system features no blinds, but roller shades which are surface-mounted. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. One exterior door in the 1928 Original Construction is equipped with a wood transom with single pane in poor condition. Exterior door vision panels in the Original Construction are single pane. Exterior door vision panels in the 2003 addition are thermally broken and tempered glazing. The school does not contain skylights. The school does contain four clerestories in the 1968 Addition and they are in poor condition. Interior glass is not OSDM-compliant due to being non-tempered glazing. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 2 Needs Repair

Recommendations: Replace the existing non-insulated window system in the 1928 Original Construction and the 1968 Addition window system and clerestories with a new insulated window system to match existing insulated system on the first (ground) floor and the 2003 Addition to comply with Ohio School Design Manual requirements. Replace window transom at the one exterior door in the 1928 Original Construction. Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope. Provide metal security grilles over ground floor windows.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft²	Gymnasium Addition (1968) 16,244 ft²	Classroom Addition (2003) 12,606 ft²	Sum	Comments
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		1,364 Required	565 Required		\$125,385.00	(includes blinds)
Other: Replace Clerestory Windows	\$65.00	sq.ft. (Qty)			60 Required		\$3,900.00	Remove and Replace
Other: Replace Interior Glazing	\$45.00	sq.ft. (Qty)		72 Required			\$3,240.00	Remove and Replace
Other: Replace Transoms	\$65.00	sq.ft. (Qty)		18 Required			\$1,170.00	Replace Glass Transoms above Entry Doors
Other: Window Security Grilles	\$35.00	sq.ft. (Qty)		198 Required		96 Required	\$10,290.00	Security Grilles for Ground Floor Windows
Sum:			\$143,985.00	\$100,000.00	\$40,625.00	\$3,360.00		



Window of 1928 Original Construction



Windows of 1968 Addition

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G. Structure: Foundation

Description: The overall facility is equipped with concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. No significant issues related to foundation cracking or spalling were encountered. The District reports that there has been past leaking at the west side of the 1928 Original Construction at the location of the service entry and abandoned coal chute. 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. The porch at the main entry of the 1928 Original Construction shows visible signs of differential settlement.

Rating: 2 Needs Repair

Recommendations: Provide sprayed on (membrane) waterproofing system in the location of the abandoned coal chute. Further exploration under the existing porch (not accessible) to address the settlement.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft ²	Gymnasium Addition (1968) 16,244 ft ²	Classroom Addition (2003) 12,606 ft ²	Sum	Comments
Waterproofing Spray Applied:	\$6.00	sq.ft. (Qty)		100 Required			\$600.00	(include excavation and backfill)
Other: Provide analysis by structural engineer	\$1,500.00	allowance		Required			\$1,500.00	Additional Structural Analysis Needed at Entry Canopy
Sum:			\$2,100.00	\$2,100.00	\$0.00	\$0.00		



Foundation at Ground Floor Showing No Signs of Repair



Foundation at Abandoned Coal Chute

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H. Structure: Walls and Chimneys

Description: The 1928 Original Construction and the 1968 Addition have a brick veneer on load bearing masonry wall system, which displayed some locations of minor deterioration, and is in good condition. The 2003 Addition has a steel frame with brick veneer, which displayed no locations of deterioration, and is in good condition. The Original Construction and the 1968 Addition do not have masonry control joints. The exterior masonry in the 2003 Addition appears to have appropriately spaced and adequately caulked control joints in good condition. Control joints are provided at lintel locations, at doors and windows, building corners, and wall offsets of the 2003 Addition and are in good condition. The school does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation. Exterior walls in the 1928 Original Construction and the 1968 Addition are inadequately insulated. Brick veneer masonry walls are not cavity walls. In the 2003 Addition, weep holes are provided in sufficient quantity at 24"-48" on center at lintels, below sills, and the base of masonry cavity walls, and are in good condition. Weep holes are rope type weeps. Vents are not provided. In the Original Construction and 1968 Addition, the exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration by ground floor windows to 4 feet above grade. Architectural exterior accent materials consist of stone, which is in good condition. Exterior building fenestration in the 1928 Original Construction represents 32.58% of the exterior surfaces. Exterior building fenestration in the 1968 Addition represents 6.55% of the exterior surfaces. Exterior building fenestration in the 2003 Addition represents 28.31% of the exterior surfaces. Interior Corridor and demising walls are masonry and plaster partitions with gypsum board that project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have inadequately spaced and caulked control joints in. Interior soffits are of framing and gypsum board type construction, and in good condition. The window sills are stone, and are in good condition. The exterior lintels in the Original Construction are cast concrete, and are in good condition. The exterior lintels in the 1968 and 2003 Addition are steel and in good condition. Chimneys are in good condition. The chimneys are no longer used, but would be very challenging to remove. Canopies over entrances are wood timber type construction, and are in fair condition. Exterior soffits are of plaster type 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 as required through the 1928 Original Construction and 1968 Addition. Provide masonry cleaning, sealing, caulking as required through the overall facility. Sawcut and caulk new appropriately spaced control joints in existing masonry in the Original Construction and the 1968 Addition. Recaulk existing control joints in the 2003 Addition. Repoint stone window sills through the overall facility. Exterior wall insulation deficiencies should be addressed in the 1928 Original Construction and the 1968 Addition as noted in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft ²	Gymnasium Addition (1968) 16,244 ft ²	Classroom Addition (2003) 12,606 ft ²	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)		2,990 Required	2,165 Required		\$27,063.75	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		3,454 Required	6,945 Required	4,851 Required	\$22,875.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		3,454 Required	6,945 Required	4,851 Required	\$15,250.00	(wall surface)
Exterior Caulking:	\$5.50	n.ft.		1,962 Required	540 Required	990 Required	\$19,206.00	(removing and replacing)
Install Control Joints	\$60.00	n.ft.		240 Required	120 Required		\$21,600.00	
Other: Cleaning and Painting of Exterior Stucco and Wood Trim	\$2.00	sq.ft. (Qty)		648 Required	1,080 Required	270 Required	\$3,996.00	Exterior Finish on Third Floor
Other: Repair and Paint Exterior Soffits and Canopies	\$2.00	sq.ft. (Qty)		832 Required	520 Required		\$2,704.00	Patch and paint
Sum:			\$112,694.75	\$52,483.50	\$42,098.75	\$18,112.50		



Exterior Wall at Joint of Original Construction and 1968 Addition



Exterior Wall at Joint of Original Construction and 2003 Addition

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. Basement storage areas are included under the 1928 Original Construction. There is no separate crawl space. The floor construction of the intermediate floors of the 1928 Original Construction is cast in place concrete. The floor construction of the intermediate floors in the 1968 Addition and the 2003 Addition are precast concrete planks with concrete topping type construction, and is in good condition. In the 1928 Original Construction, the ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical and plumbing scopes of work in required renovations. In the 1968 and 2003 Additions, ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1928 Original Construction is wood framing on cast-in-place concrete type construction, and is in good condition. The roof construction of the 1968 Addition is concrete decking on steel trusses type construction, and is in good condition. The roof construction of the 2003 Addition is metal decking on steel trusses on precast concrete roof deck type construction, and is in good condition.

Rating: 1 Satisfactory

Recommendations: Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work for the 1928 Original Construction.

Item	Cost	Unit	Whole Building	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
				54,713 ft ²	16,244 ft ²	12,606 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Corridor Floor



Gymnasium Roof

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms. The 1928 Original Construction features Classrooms with VCT or carpet type flooring, ACT type ceilings, as well as glazed block, painted CMU, or painted plaster type wall finishes, and they are in good condition. The 1968 Addition features Classrooms with carpet type flooring, ACT type ceilings, as well as painted plaster type wall finishes, and they are in good condition. The 2003 Addition features Classrooms with carpet and linoleum type flooring, ACT type ceilings, as well as painted plaster type wall finishes, and they are in good condition. The 1928 Original Construction has Corridors with terrazzo or sealed linoleum type flooring, ACT or plaster type ceilings, as well as glazed brick and plaster type wall finishes, and they are in good condition. The 1968 Addition has Corridors with terrazzo type flooring, ACT type ceilings, as well as glazed brick and painted plaster type wall finishes, and they are in good condition. The 2003 Addition has Corridors with sealed linoleum type flooring, ACT type ceilings, as well as painted plaster type wall finishes, and they are in good condition. The 1928 Original Construction has Restrooms with terrazzo type flooring, painted plaster type ceilings, as well as painted plaster and marble type wall finishes, and they are in good condition. Areas of terrazzo underneath toilets is damaged and should be taken care of. Toilet partitions are marble or metal, and are in good condition. The 1968 Addition has Restrooms with tile type flooring, painted plaster type ceilings, as well as painted CMU type wall finishes, and they are in good condition. The 2003 Addition has Restrooms with tile type flooring, ACT type ceilings, as well as tile type wall finishes, and they are in good condition. Toilet partitions are metal, and are in good condition. Classroom casework in the 1928 Original Construction is wood or metal type construction with plastic laminate tops, is inadequately provided, and in fair to poor condition. The typical Classroom contains 12 lineal feet of casework, and Classroom casework provided ranges from 0 to 55 lineal feet. Classroom casework in the 1968 Addition is wood or metal type construction with plastic laminate tops, is adequately provided, and in good condition. There are only 2 Classrooms in this Addition, one has 73 lineal feet of casework and the other has 86 lineal feet. Classroom casework in the 2003 Addition is wood type construction with plastic laminate tops, is adequately provided, and in good condition. Classrooms are identical on each floor and contain either 31 or 54 lineal feet of casework. Classrooms throughout the facility are provided adequate chalkboards, markerboards, and tackboards, which are in good condition. The lockers and Classroom storage cubbies, located in the Corridors and in some Classrooms are adequately provided, and in good condition. The Art program is equipped with a kiln in poor condition, and existing kiln ventilation is inadequate. The 1928 Original Construction and 1968 Addition are equipped with wood louvered interior doors that are flush mounted without proper ADA hardware and clearances, and are in fair condition. The 2003 Addition is equipped with wood non-louvered interior doors that are recessed with proper ADA hardware and clearances, and are in good condition. The Gymnasium space has wood type flooring, perforated acoustical metal panel type ceilings, as well as glazed brick and 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 a median stage of its product lifecycle. Gymnasium telescoping stands are wood type construction in poor condition. 2 of the Gymnasium basketball backboards are fixed, and in fair condition, while 4 are electrically operated type, and are in good condition. The Media Center, located in the 1928 Original Construction, has carpet type flooring, exposed concrete beam type ceilings, as well as plaster type wall finishes, and they are in fair condition. Student Dining, located in the 1928 Original Construction, has sealed linoleum type flooring, ACT type ceilings, as well as painted concrete type wall finishes, and they are in good condition. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. Existing Gymnasium, Student Dining, Media Center, and Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, but used as a Warming Kitchen only, is undersized based on current enrollment, and the existing Kitchen equipment, installation year is unknown, but equipment is in fair condition. The Kitchen hood is in fair condition, and is not 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 not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, insulation, and is not installed as required by the OSDM and OBCMC. Reach-in coolers and freezers are located within the Kitchen spaces, and are in good condition.

Rating: 2 Needs Repair

Recommendations: Paint interiors of overall facility. Provide complete replacement of casework in the 1928 Original Construction. Funding for replacement of interior doors is provided in Item O. Provide complete replacement of finishes in the Media Center. Provide complete replacement of toilet accessories throughout the overall facility. Replace damaged areas of terrazzo in Restrooms of the 1928 Original Construction. Replace bleachers in Gymnasium. Replace existing fixed basketball backboards (2). Provide for the replacement of Kitchen equipment due to condition. Provide new kitchen hood. Provide a new kiln for the art program. Refer to Item C - Ventilation/Air Conditioning for funding regarding the provision of a kiln exhaust system. Provide additional sound attenuation in existing Gymnasium, Student Dining, Media Center, and Music Spaces. Provide full replacement of suspended acoustical ceiling systems in the overall facility due to complete HVAC replacement. Provide additional wall insulation in the 1928 Original Construction and 1968 Addition. Provide fixed equipment for the stage. POST-ASSESSMENT NOTE: Rii 3-9-18 Scope added for Hard Plaster, Resilient Flooring, and Carpet replacement to coordinate with Item T.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft ²	Gymnasium Addition (1968) 16,244 ft ²	Classroom Addition (2003) 12,606 ft ²	Sum	Comments
Paint:	\$2.00	sq.ft. (of entire building addition)		Required	Required	Required	\$167,126.00	(partial finish - floor area/prep and installation)
Acoustic Ceiling:	\$3.50	sq.ft. (Qty)		40,800 Required	9,200 Required	12,300 Required	\$218,050.00	(partial finish - tear out and replace per area)
Complete Replacement of Casework (only)	\$4.00	sq.ft. (of entire building addition)		Required			\$218,852.00	(elementary, per building square feet)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	\$16,712.60	(per building area)
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		100 Required			\$2,500.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	\$3,200.00	each			2 Required		\$6,400.00	(non-electric)
Bleacher Replacement	\$110.00	per seat			600 Required		\$66,000.00	(based on current enrollment)
Art Program Kiln:	\$2,750.00	each		1 Required			\$2,750.00	
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		3,454 Required	6,945 Required		\$62,394.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Hard Plaster Replacement	\$9.00	sq.ft. (Qty)		164,150 Required			\$1,477,350.00	(Hazardous Material Replacement Cost - See T.)
Resilient Flooring Replacement, Including Mastic	\$2.25	sq.ft. (Qty)		20,975 Required	2,700 Required		\$53,268.75	(Hazardous Material Replacement Cost - See T.)
Carpet Replacement (over RFC)	\$3.00	sq.ft. (Qty)		18,875 Required	1,050 Required		\$59,775.00	(Hazardous Material Replacement Cost - See T.)
Kitchen Exhaust Hood:	\$56,000.00	per unit		1 Required			\$56,000.00	(includes fans, exhaust & ductwork)
Total Warming Kitchen Replacement	\$112.50	sq.ft. (Qty)		702 Required			\$78,975.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Complete replacement of finishes	\$12.60	sq.ft. (Qty)		2,814 Required			\$35,456.40	Media Center, per building area, with removal of existing
Other: Fixed equipment for stage	\$20,000.00	allowance			Required		\$20,000.00	Remove and replace existing fixed equipment for the Stage. Provide adequate equipment per OSDM.
Other: Provide Sound Attenuation	\$15.25	sq.ft. (Qty)		4,531 Required	7,334 Required	919 Required	\$194,956.00	Provide sound absorbing panels to the Student Dining, Gymnasium, Media Center, and Music Spaces.
Sum:				\$2,736,565.75	\$2,328,692.50	\$323,075.30	\$84,797.95	



Corridor of 1928 Original Construction



Typical Classroom Finishes

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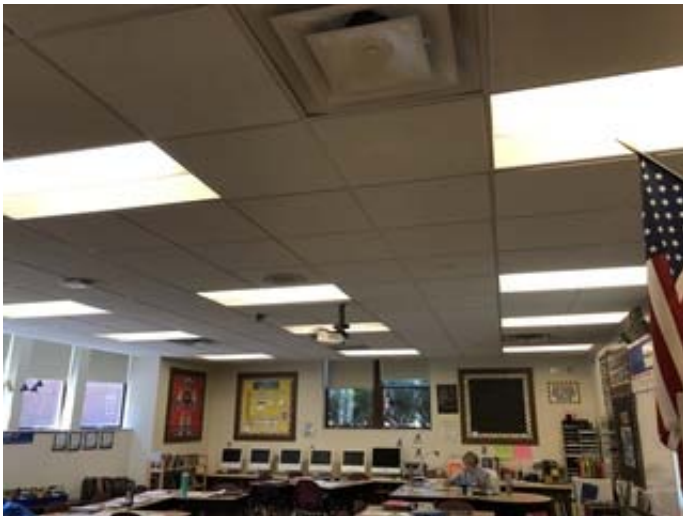
K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 fluorescent, 2x4 lay-in fixture type lighting with single and multi-level switching. Classroom fixtures are in good condition, providing an average illumination of 78 FC, thus complying with the 40 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 fluorescent, 1x4 surface mount and surface mount pendant fixture type lighting with single level switching. Corridor fixtures are in good condition, providing an average illumination of 23 FC, thus complying with the 15 FC recommended by the OSDM. The Gymnasium is equipped with metal halide, surface mount pendant and recessed mount pendant fixture type lighting, in fair condition, providing an average illumination of 30 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 fluorescent, decorative pendent direct/indirect suspended fixture type lighting, in good condition, providing an average illumination of 28 FC, which is less than the 30 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 fluorescent, 2x4 lay-in fixture type lighting with multi-level switching. Student Dining fixtures are in good condition, providing an average illumination of 76 FC, thus complying with the 40 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 fluorescent, 2x4 lay-in fixture type lighting with multi-level switching. Kitchen fixtures are in good condition, providing an average illumination of 97 FC, thus complying with the 50 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 fluorescent, 1x4 wraparound and 1x4 channel strip suspended fixture type lighting in good condition. The typical Administrative spaces in the overall facility are equipped with T-8 fluorescent, 2x4 lay-in 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 utilization of metal halide fixtures.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to condition, lighting levels, lack of multi-level switching, utilization of metal halide fixtures and installation of systems outlined in Items A, J, and U. Provide adequate occupancy sensors to areas currently lacking for compliance with ASHRAE 90.1.

Item	Cost	Unit	Whole Building	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		54,713 ft ²	16,244 ft ²	12,606 ft ²		
Other: Enhanced Lighting Controls	\$250.00	each		50 Required	15 Required	15 Required	\$20,000.00	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:			\$437,815.00	\$286,065.00	\$84,970.00	\$66,780.00		



Typical Classroom Lighting



Typical Corridor Lighting

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L. Security Systems

Description: The overall facility contains a CCTV (Honeywell), and Door access control security system, installed in 2015 and in good condition. Motion detectors are not provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are not equipped with door contacts, but is equipped with door alarm modules and key pads. An automatic visitor control system is not provided. The Administrative office is not 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 system that includes 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 not provided. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There are no playground fencing issues requiring attention. The exterior site lighting system is equipped with surface mount wall sconce, HID metal halide at entry lights, in poor condition. Pedestrian walkways, Parking pick-up / drop off areas are illuminated with surface mount round pendant, HID metal halide fixtures, in poor condition. 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 facility. The allowance is based upon adding three sets of double doors and wall system to deny access to the school at the split-level stair at the main entry.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft ²	Gymnasium Addition (1968) 16,244 ft ²	Classroom Addition (2003) 12,606 ft ²	Sum	Comments
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	Required	Required	\$154,591.55	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	\$83,563.00	(complete, area of building)
Other: Secure Entrance Vestibule	\$18,000.00	allowance		Required			\$18,000.00	Interior doors denying access to corridors at the Main Entry.
Sum:			\$256,154.55	\$173,932.05	\$46,295.40	\$35,927.10		



CCTV Monitoring System In Administrative Area



Pedestrian Walkway Lighting

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with 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	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		54,713 ft ² Required	16,244 ft ² Required	12,606 ft ² Required	\$83,563.00	(complete, area of building)
Sum:			\$83,563.00	\$54,713.00	\$16,244.00	\$12,606.00		



Typical Exit Sign



Typical Emergency Egress

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N. Fire Alarm

Description: The overall facility is equipped with a Siemens (MXL-IQ) type fire alarm system, installed in 2003, 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 and smoke detectors. The system is not equipped with any heat sensors. The system to the 1928 Original Construction and 1968 Addition are not equipped with any flow switches and tamper switches. The system in the 2003 Addition is equipped with sufficient flow switches and tamper switches and will support future fire suppression systems to the overall facility. 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	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
Fire Alarm System:	\$1.75	sq.ft. (of entire building addition)		54,713 ft ²	16,244 ft ²	12,606 ft ²		
				Required	Required	Required	\$146,235.25	(complete new system, including removal of existing)
Sum:			\$146,235.25	\$95,747.75	\$28,427.00	\$22,060.50		



Main Fire Alarm Panel



Typical Manual Pull Station, Horn And Strobe Devices

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O. Handicapped Access

Description: At the site, there is not 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 because access to the main entry is facilitated by stairs. There is an accessible route connecting most areas of the site. The exterior entrances are mostly not ADA accessible due to improper hardware and stairs at most entrances. Access from the parking / drop-off area to the building entries is compromised by steps. Adequate handicap parking is not provided. There are a couple parking spots near the only entry that is ADA accessible, but these spots are not specifically designated as handicap spaces. There is not a parking lot accompanying the facility. There is only street parking, which does not provide handicap spaces. Most exterior doors are not equipped with ADA hardware. Building entrances should be equipped with 1 additional ADA power assist door at the main entry of the facility. There is one entry in the 2003 Addition located in the back of the building that has a power assist opener, which is good condition. Playground layout and equipping are not compliant due to having a non-compliant ground surface. On the interior of the building, space allowances and reach ranges are mostly not compliant. There is an accessible route through the building (with the exception of getting to the Stage) which does not include protruding objects. Ground and floor surfaces are compliant. There are not ramps in the facility and stairs do meet all ADA requirements. Elevation changes within the overall facility are facilitated by 5 compliant stairwells in good condition, and 1 compliant lift in good condition. Special provisions for floor level changes in this three story structure are mostly sufficient. This multistory building has a compliant elevator that accesses every floor and is in good condition. The main entry is the only area (with the exception of the Stage) that has insufficient access because it is facilitated by stairs without a lift or a nearby ramp. Access to the Stage is not facilitated by a Corridor at Stage level, chair lift, or ramp. It is facilitated by 10 compliant stairs in good condition and does require a lift. Interior doors in the 1928 Original construction are not recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. Interior doors in the 1968 Addition are not recessed, are provided adequate clearances, and are not provided with ADA-compliant hardware. Interior doors in the 2003 Addition are recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. In the 1928 Original Construction 15 ADA-compliant toilets are required, and 5 are currently provided. 15 ADA-compliant Restroom lavatories are required, and 0 are currently provided. 0 ADA-compliant lab sinks are required. 3 ADA-compliant urinals are required, and 0 are currently provided. 1 ADA-compliant shower is required, and 0 are currently provided. 6 ADA-compliant electric water coolers are required, and 2 are currently provided. Toilet partitions are metal or marble, and provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors meet ADA requirements for mounting heights. In the 1968 Addition 4 ADA-compliant toilets are required, and 0 are currently provided. 4 ADA-compliant Restroom lavatories are required, and 0 are currently provided. 0 ADA-compliant lab sinks are required. 2 ADA-compliant urinals are required, and 0 are currently provided. 2 ADA-compliant showers are required, and 0 are currently provided. 3 ADA-compliant electric water coolers are required, and 1 is currently provided. Toilet partitions are metal, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors meet ADA requirements for mounting heights. In the 2003 Addition 8 ADA-compliant toilets are required, and 8 are currently provided. 8 ADA-compliant Restroom lavatories are required, and 14 are currently provided. 0 ADA-compliant Science Classroom lab sinks are required. 3 ADA-compliant urinals are required, and 6 are currently provided. 0 ADA-compliant showers are required. 3 ADA-compliant electric water coolers are required, and 3 are currently provided. Toilet partitions are plastic, and provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors meet ADA requirements for mounting heights. Science Classrooms are compliant with ADA requirements. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to size and non-compliant fixtures. ADA signage is provided on the interior, but not the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, electric water coolers, toilet accessories, toilets, sinks, urinals, toilet partitions, doors and frames, and door hardware in the 1928 Original Construction and 1968 Addition to facilitate the school's meeting of ADA requirements. Parking issues are corrected in Item P. Provide a chair lift for the main entry and 1 power assist door opener to the main entry. Provide 1 chairlift to either side of the Stage in the 1968 Addition. Enlarge Health Clinic and Special Education Restrooms to allow for ADA spatial allowances. Enlarge all staff Restrooms in the 1928 Original Construction to allow for ADA spatial allowances. Reconfigure doorways in the 1928 Original Construction that open into Corridors in order to provide recessed openings with appropriate ADA clearances. Replace remaining doors with doors to match the new Corridor doors in finish, hardware, keying, etc. Provide funding to install ADA shower in or near Health Clinic. Provide ADA shower equipment in existing Locker Room showers of the 1968 Addition. The 2003 Addition requires no renovations at this time.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft ²	Gymnasium Addition (1968) 16,244 ft ²	Classroom Addition (2003) 12,606 ft ²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	\$16,712.60	(per building area)
Lifts:	\$15,000.00	unit		2 Required			\$30,000.00	(complete)
Electric Water Coolers:	\$3,000.00	unit		4 Required	2 Required		\$18,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		23 Required	10 Required		\$125,400.00	(new ADA)
Toilet/Urinals/Sinks:	\$1,500.00	unit		5 Required			\$7,500.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall			2 Required		\$2,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required			\$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		43 Required	25 Required		\$88,400.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		8 Required			\$40,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		32 Required			\$160,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Provide ADA Shower:	\$3,000.00	each		1 Required	2 Required		\$9,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,000.00	per restroom		15 Required	4 Required		\$19,000.00	
Other: Enlarge Restroom	\$25,000.00	each		9 Required			\$225,000.00	Enlarge Restroom to accommodate ADA requirements. (Cost includes funding for new fixtures, grab bars, and toilet accessories)
Sum:			\$748,512.60	\$654,242.60	\$91,748.80	\$2,521.20		



Stairs to Main Entry



Existing Chair Lift

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P. Site Condition

Description:

The 3-acre flat site is 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. No entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. Due to the size and proximity of this school, there is no bus service provided by the School District. Staff and visitor parking is facilitated by no parking lots, utilizing only street parking containing 34 parking places, which does not provide adequate parking for staff members, visitors, and the disabled. The site drainage design, consisting of sheet drainage, catch basins and storm provides adequate evacuation of storm water, and no problems with 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. The access from the adjacent street to the dumpster location is over hard-surface (asphalt) play area. Exterior steps to the front canopy are in fair condition due to settlement. Stairs to basement door are installed per building code and in good condition. Rails are metal and in fair condition, which are not to building code. Tall fencing is provided at the basketball court and Gaga Ball area. Site is not entirely enclosed by fencing. Playgrounds are in close proximity to the adjacent street. The playground equipment is primarily constructed of coated steel and high density plastic, and is in good condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch of sufficient depth, with a basketball goal and Gaga Ball Court being provided on an asphalt surface in fair condition). The site and playground area is not equipped with sufficient tables or benches. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of open field space. Due to the small size of the site with no room to expand, providing any on-site parking or any building additions will be at the cost of playground or open play space.

Rating:

2 Needs Repair

Recommendations:

Provide additional parking spaces to meet OSDM guidelines, including adequate provisions for the disabled. Repair existing asphalt for soft play area. Replace asphalt paving at dumpster locations. Replace fencing at hard-surface play area. Replace the concrete walk of the front entry canopy. Replace rails at the front entries.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft ²	Gymnasium Addition (1968) 16,244 ft ²	Classroom Addition (2003) 12,606 ft ²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		816 Required			\$24,969.60	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$28.60	sq. yard		2,230 Required			\$63,778.00	(including drainage / tear out for light duty asphalt)
New Asphalt Paving (light duty):	\$25.80	sq. yard		1,960 Required			\$50,568.00	
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		832 Required			\$3,902.08	(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$43.00	ln.ft.		175 Required			\$7,525.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		2 Required			\$4,800.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required			\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	Required	\$125,344.50	Include this one or the next. (Each addition should have this item)
Other: Replace Playground Fencing	\$12.80	ln.ft.		461 Required			\$5,900.80	Hard surface play area.
Sum:			\$336,787.98	\$293,512.98	\$24,366.00	\$18,909.00		



Playground Fencing



Street Parking

Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
				54,713 ft ²	16,244 ft ²	12,606 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



2 Compartment Sink Sanitary Trap



2 Compartment Sink Sanitary Trap

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R. Water Supply

Description: The domestic water supply system is tied in to the municipal system, features 4" service in good condition. No water meter was observed during the physical site assessment. 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, with a 6" fire service, which provides adequate support for the building. The Original Construction and the 1968 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	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
				54,713 ft ²	16,244 ft ²	12,606 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Domestic Water Service and Fire Service Entrance at Smith Elementary



Domestic Water Backflow Preventers at Smith Elementary

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors feature no vision panels, and inappropriate hardware. Entrance doors in the 1928 Original Construction are wood type construction, installed on wood frames, and in fair condition. Entrance doors feature single glazed unprotected vision panels and transoms, and have inappropriate hardware. There is one entrance door that has a couple glass panels with wire mesh. Entrance doors in the 1968 Addition are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature insulated tempered glass vision panels and inappropriate hardware. Entrance doors in the 2003 Addition are wood type construction, installed on wood frames, and in fair to poor condition. Entrance doors feature insulated tempered glass vision panels and transoms, and appropriate 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 Scope added for Fire Door replacement to coordinate with Item T.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft²	Gymnasium Addition (1968) 16,244 ft²	Classroom Addition (2003) 12,606 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		7 Required	8 Required	3 Required	\$36,000.00	(includes removal of existing)
Fire Door Replacement	\$1,100.00	each		3 Required			\$3,300.00	(Hazardous Material Replacement Cost - See T.)
Sum:			\$39,300.00	\$17,300.00	\$16,000.00	\$6,000.00		



Wood Exterior Door in 1928 Original Construction



Aluminum Exterior door in 1968 Addition

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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, pipe fitting insulation, and resilient flooring are reported to be in the 1928 Original Construction and 1968 Addition in good condition. 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 1928 Original Construction and 1968 Addition. 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 in the 1928 Original Construction and 1968 Addition 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	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
<i>Environmental Hazards Form</i>				EEHA Form	EEHA Form	EEHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		54,713 Required	16,244 Required	12,606 Required	\$8,356.30	
Pipe Insulation Removal	\$10.00	in.ft.		60 Required	0 Required	0 Required	\$600.00	
Pipe Fitting Insulation Removal	\$20.00	each		0 Required	50 Required	0 Required	\$1,000.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	in.ft.		1,200 Required	200 Required	0 Required	\$21,000.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		1 Required	0 Required	0 Required	\$2,000.00	
Hard Plaster Removal	\$7.00	sq.ft. (Qty)		164,150 Required	0 Required	0 Required	\$1,149,050.00	See J
Fire Door Removal	\$100.00	each		3 Required	0 Required	0 Required	\$300.00	See S
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		4,800 Required	800 Required	0 Required	\$11,200.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$300.00	each		0 Required	44 Required	0 Required	\$13,200.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		20,975 Required	2,700 Required	0 Required	\$71,025.00	See J
Carpet Removal (over RFC)	\$1.00	sq.ft. (Qty)		18,875 Required	1,050 Required	0 Required	\$19,925.00	See J
Sink Undercoating Removal	\$100.00	each		29 Required	2 Required	0 Required	\$3,100.00	
Sum:			\$1,310,756.30	\$1,279,721.30	\$29,774.40	\$1,260.60		



Fluorescent Lights

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U. Life Safety

Description: The 1928 Original Construction and the 1968 Addition are not equipped with an automated fire suppression system. The 2003 Addition is equipped with a compliant automated fire suppression system in good condition, with a fire service entrance sized for the overall school. Exit Corridors are situated such that dead-end Corridors are not present. The Original Construction features 3 interior stair towers, which are not protected by two-hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Guardrails are not needed due to stair configuration with walls. Handrails do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in fair condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. Kitchen hood exhaust ductwork is not 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 municipal 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 new automated fire suppression system in the 1928 Original Construction and 1968 Building Additions to meet Ohio School Design Manual guidelines. Provide 2-hour stair enclosures in the 1928 Original Construction. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new kitchen hood, with funding provided via complete replacement in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq. ft. (Qty)		54,713 ft ²	16,244 ft ²	12,606 ft ²		
Interior Stairwell Closure:	\$5,000.00	per level		45,171 Required	15,199 Required		\$193,184.00	(includes increase of service piping, if required)
				3 Required			\$15,000.00	(includes associated doors, door frames and hardware)
Sum:			\$208,184.00	\$159,547.20	\$48,636.80	\$0.00		



Fire Extinguisher



Fire Alarm

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V. Loose Furnishings

Description: The typical Classroom furniture is of consistent design, and in generally good condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, 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 9 due to observed conditions.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
				54,713 ft ²	16,244 ft ²	12,606 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Typical Classroom Loose Furnishings



Art Room Loose Furnishings

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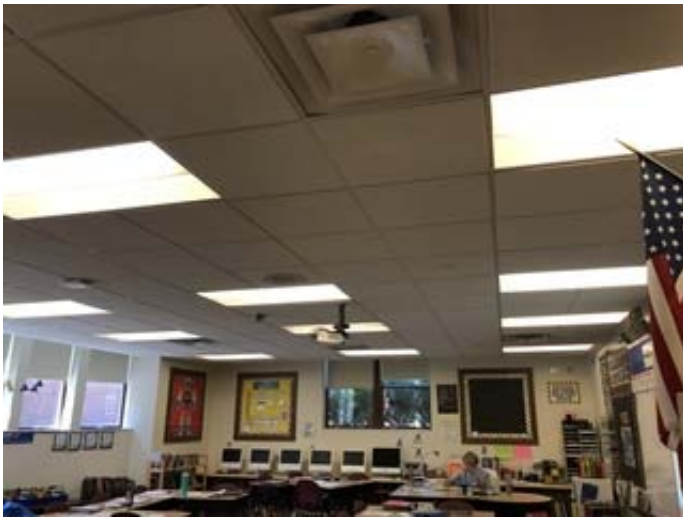
W. Technology

Description: The typical Classroom in the 1928 Original Construction, 1968, and 2003 Additions 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 equipped with central sound system. The typical Classroom is not equipped with curriculum technology such as interactive tablet, student response system and document camera. The facility is not equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, 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	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
				54,713 ft ²	16,244 ft ²	12,606 ft ²		
ES portion of building with total SF 50,000 to 69,360	\$11.51	sq.ft. (Qty)		45,594 Required	13,537 Required	10,505 Required	\$801,510.36	
MS portion of building with total SF < 67,950	\$10.29	sq.ft. (Qty)		9,119 Required	2,707 Required	2,101 Required	\$143,308.83	
Sum:			\$944,819.19	\$618,621.45	\$183,665.90	\$142,531.84		



Typical Classroom Technology



Typical Classroom Data Configuration

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$13,086,136.02
7.00%	Construction Contingency	\$916,029.52
Subtotal		\$14,002,165.54
16.29%	Non-Construction Costs	\$2,280,952.77
Total Project		\$16,283,118.31

Construction Contingency	\$916,029.52
Non-Construction Costs	\$2,280,952.77
Total for X.	\$3,196,982.29

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$4,200.65
Soil Borings / Phase I Envir. Report	0.10%	\$14,002.17
Agency Approval Fees (Bldg. Code)	0.25%	\$35,005.41
Construction Testing	0.40%	\$56,008.66
Printing - Bid Documents	0.15%	\$21,003.25
Advertising for Bids	0.02%	\$2,800.43
Builder's Risk Insurance	0.12%	\$16,802.60
Design Professional's Compensation	7.50%	\$1,050,162.42
CM Compensation	6.00%	\$840,129.93
Commissioning	0.60%	\$84,012.99
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$156,824.25
Total Non-Construction Costs	16.29%	\$2,280,952.77

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School Facility Appraisal

Name of Appraiser Paul Brown **Date of Appraisal** 2017-08-24
Building Name Edwin D Smith Elem
Street Address 1701 Shafor Blvd
City/Town, State, Zip Code Dayton, OH 45419
Telephone Number(s) (937) 297-5335
School District Oakwood City

Setting: Suburban

Site-Acreage	3.00	Building Square Footage	83,563
Grades Housed	PK, 1-6	Student Capacity	557
Number of Teaching Stations	36	Number of Floors	3
Student Enrollment	458		
Dates of Construction	1928,1968,2003		

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

Type of Construction

Load bearing masonry
 Steel frame
 Concrete frame
 Wood
 Steel Joists

Exterior Surfacing

Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction

Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements <i>The site is only 3.00 acres and does not meet OFCC guidelines.</i>	25	5
1.2 Site is easily accessible and conveniently located for the present and future population <i>The site is centrally located within the community. However, there is very limited on-site parking, which makes circulation around the site difficult.</i>	20	15
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The school is located in a residential area and is removed from undesirable business, industry, traffic, and natural hazards.</i>	10	8
1.4 Site is well landscaped and developed to meet educational needs <i>Site is well landscaped providing spaces for students and the community.</i>	10	8
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking <i>Playground is separated from streets and is fenced. Other play areas are also fenced in for security.</i>	10	8
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>Slight is gently sloped.</i>	5	4
1.7 Site has stable, well drained soil free of erosion <i>No visible signs of erosion were observed.</i>	5	4
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>Site is well maintained and provides suitable areas for outdoor learning.</i>	5	4
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Sidewalks, crosswalks, curb cuts, and slopes appear to be sufficient.</i>	5	4
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>Parking is mainly on adjacent streets. There is not sufficient on-site solid surface parking for faculty, staff, or the disabled.</i>	5	1
TOTAL - 1.0 The School Site	100	61

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally <i>Structure does not meet all barrier free requirements. The main entry is facilitated by stairs.</i>	15	6
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>Ponding was found on the roof and there are district reports of current leaking in the Media Center.</i>	15	6
2.3 Foundations are strong and stable with no observable cracks <i>Foundations have no visible cracks.</i>	10	8
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Expansion joints appear to be sufficient and free of deterioration.</i>	10	8
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Entrances and exits are at the end of every Corridor.</i>	10	8
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Walls of the 1928 Original Construction and 1968 Additions are not cavity walls and does not provide for energy conservation.</i>	10	4
2.7 Structure is free of friable asbestos and toxic materials <i>Structure is assumed to contain asbestos and toxic materials in the 1928 Original Construction and 1968 Addition. The district has not provided updated asbestos or abatement reports.</i>	10	1
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>No flexible partitions are provided.</i>	10	1
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Most of the light sources with the exception of the Gymnasiums comply with the OSDM recommended lighting levels.</i>	15	10
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>Internal water supply is adequate with sufficient pressure.</i>	15	10
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>The typical Classroom is equipped with adequate convenient wall outlets, phone and computer cabling for technology applications.</i>	15	12
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Electrical Controls are not safely protected with disconnect switches.</i>	10	3
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are adequate in number and placement, and are properly maintained.</i>	10	6
2.14 Number and size of restrooms meet requirements <i>The number and size of Restrooms is not meeting ADA compliance and OSFC requirements</i>	10	3
2.15 Drainage systems are properly maintained and meet requirements <i>The gutters and downspouts and roof drains are not properly maintained and doesn't meet requirements.</i>	10	3
2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements <i>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.</i>	10	8

2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10 8
<i>The facility has a 2-way PA system that can be initiated by either party and is equipped with central sound system.</i>	
2.18 Exterior water supply is sufficient and available for normal usage	5 2
<i>Exterior water supply is insufficient and inadequate for normal usage due to age and condition.</i>	
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TOTAL - 2.0 Structural and Mechanical Features	200 107

3.0 Plant Maintainability	Points Allocated	Points
<p>3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance</p> <p><i>The building has mostly wood windows and doors, which are not easily maintained.</i></p>	15	7
<p>3.2 Floor surfaces throughout the building require minimum care</p> <p><i>Corridors, which are either terrazzo or sealed linoleum require minimum maintenance, but there is carpet in most Classrooms which requires more attention.</i></p>	15	9
<p>3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain</p> <p><i>Ceilings throughout the building are mostly ACT, which is not resistant to stain. Walls throughout the building are a mix of plaster, brick, glazed block and painted CMU - not all are resistant to stain.</i></p>	10	7
<p>3.4 Built-in equipment is designed and constructed for ease of maintenance</p> <p><i>Built-in equipment is designed and constructed for ease of maintenance.</i></p>	10	7
<p>3.5 Finishes and hardware, with compatible keying system, are of durable quality</p> <p><i>Old hardware has various keying systems. Hardware throughout the 1928 Original Construction and 1968 Addition are not ADA compliant.</i></p>	10	4
<p>3.6 Restroom fixtures are wall mounted and of quality finish</p> <p><i>Restroom fixtures include both wall mounted and floor mounted types. All appear to be in good condition.</i></p>	10	8
<p>3.7 Adequate custodial storage space with water and drain is accessible throughout the building</p> <p><i>Adequate custodial storage space is provided.</i></p>	10	8
<p>3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area</p> <p><i>The Corridors are not equipped with adequate electrical outlets for servicing.</i></p>	10	3
<p>3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement</p> <p><i>The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures. Adequate GFI protected exterior outlets are not provided around the perimeter of the building.</i></p>	10	3
<hr/>		
TOTAL - 3.0 Plant Maintainability	100	56

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>Student loading and unloading areas are along the narrow, congested street.</i>	15	3
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways surrounding the school are adequate.</i>	10	8
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>Adequate signs are provided on adjacent streets.</i>	5	3
4.4 Vehicular entrances and exits permit safe traffic flow <i>Congested streets with parking on both sides are too narrow to accommodate volume of traffic and safety of pedestrians.</i>	5	2
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>Playground equipment is fenced in and free from hazard.</i>	5	4
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated.</i>	20	10
4.7 Multi-story buildings have at least two stairways for student egress <i>Stairways are provided at the end of each hall.</i>	15	13
4.8 Exterior doors open outward and are equipped with panic hardware <i>Doors open outward, but not all are equipped with panic hardware.</i>	10	6
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>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.</i>	10	5
4.10 Classroom doors are recessed and open outward <i>Doors are not recessed in the 1928 Original Construction and 1968 Addition.</i>	10	4
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>The overall facility contains a CCTV (Honeywell), and Door Alarm type security system. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines.</i>	10	4
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Flooring is well maintained.</i>	5	4
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair risers are appropriate.</i>	5	4
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Safety glass is not provided on the interior of the 1928 Original Construction and 1968 Addition.</i>	5	2
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Corridors in the 1928 Original Construction have coat racks and shelves that protrude into walkways.</i>	5	3
4.16 Traffic areas 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 fire safety equipment is properly located <i>Fire safety equipment is adequate and properly located.</i>	15	13
4.18 There are at least two independent exits from any point in the building <i>There are at least two independent exits from any point in the building.</i>	15	13
4.19 Fire-resistant materials are used throughout the structure <i>The 1928 Original Construction has a wood truss roof system.</i>	15	6
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <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. The system is adequately provided throughout, but does not have additional zone capabilities.</i>	15	12
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TOTAL - 4.0 Building Safety and Security	200	123

5.0 Educational Adequacy	Points Allocated	Points
 Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>Classrooms are undersized throughout the 1928 Original Construction and 1968 Addition per OSDM standards. The 2003 Addition has adequately sized Classrooms.</i>	25	15
5.2 Classroom space permits arrangements for small group activity <i>Classrooms are too small to provide small group activity, with the exception of Classrooms in the 2003 Addition.</i>	15	6
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The Gymnasium is located in a separate wing from the academic learning areas.</i>	10	8
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Classrooms are too small to permit privacy.</i>	10	4
5.5 Storage for student materials is adequate <i>Lockers and cubbies provide adequate storage space.</i>	10	8
5.6 Storage for teacher materials is adequate <i>Casework, cabinets, and bookshelves provide adequate storage.</i>	10	8
 Special Learning Space		
5.7 Size of special learning area(s) meets standards <i>Special learning areas are too small.</i>	15	6
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Special learning areas are too small.</i>	10	4
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>Library/Media Center is an attractive space that is cohesive with the architectural design of the school.</i>	10	8
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>Gymnasium is adequate for physical education instruction.</i>	5	4
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Pre-kindergarten space is adequate.</i>	10	8
5.12 Music Program is provided adequate sound treated space <i>Music Room does not have adequate sound treatment.</i>	5	3
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>Art Room and its supplies are adequate.</i>	5	4
 School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment <i>Computer room appears to be well equipped.</i>	5	4
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms <i>There are not spaces for small groups or remedial instruction.</i>	5	2
5.16 Storage for student and teacher material is adequate	5	4

Storage for student and teacher material appears to be adequate.

Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals <i>Teacher lounge and work areas are adequate.</i>	10	8
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>Cafeteria/Kitchen are undersized based on current enrollment.</i>	10	4
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served <i>Offices are sufficient and meet student needs.</i>	5	4
5.20 Counselor's office insures privacy and sufficient storage <i>Counselor's office is small with limited storage.</i>	5	2
5.21 Clinic is near administrative offices and is equipped to meet requirements <i>Clinic is undersized and not equipped to meet requirements.</i>	5	2
5.22 Suitable reception space is available for students, teachers, and visitors <i>Reception space has limited seating.</i>	5	2
5.23 Administrative personnel are provided sufficient work space and privacy <i>Privacy and work spaces are limited for staff.</i>	5	3
<hr/>		
TOTAL - 5.0 Educational Adequacy	200	121

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students <i>Overall design is aesthetically pleasing to students and community.</i>	15	13
6.2 Site and building are well landscaped <i>Site and building beautifully landscaped.</i>	10	9
6.3 Exterior noise and poor environment do not disrupt learning <i>Residential setting does not create disruptive noise.</i>	10	8
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>The main entrance is sheltered from sun, but all other entrances are exposed.</i>	10	6
6.5 Building materials provide attractive color and texture <i>Brick, limestone, and slate shingled roofs provide attractive color and texture.</i>	5	4
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>Color schemes and building materials are consistent throughout the facility.</i>	20	18
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>Year around comfortable temperature and humidity are inadequately provided throughout the building</i>	15	6
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>Ventilating system is inadequate due to age and condition</i>	15	5
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>The overall lighting system complies the OSDM recommended lighting levels throughout the facility. The Gymnasium is the only space that didn't meet the recommended illumination level.</i>	15	10
6.10 Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains and Restroom facilities are conveniently located.</i>	15	12
6.11 Communication among students is enhanced by commons area(s) for socialization <i>Common areas for the students are limited internally, but the courtyard provides an adequate space for socialization.</i>	10	7
6.12 Traffic flow is aided by appropriate foyers and corridors <i>Traffic flow is aided by appropriate foyers and Corridors. Corridors in the 1928 Addition have areas where coat racks and lockers disrupt traffic flow.</i>	10	6
6.13 Areas for students to interact are suitable to the age group <i>Library, Gymnasium, and outdoor courtyard provide adequate areas for students to interact.</i>	10	8
6.14 Large group areas are designed for effective management of students <i>Gymnasium space is adequate for effective management of students.</i>	10	8
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>Glazed block walls, terrazzo and sealed linoleum do not provide sound control.</i>	10	6
6.16 Window design contributes to a pleasant environment <i>Window design fits the architectural style of the building and contributes to a pleasing environment.</i>	10	8
6.17 Furniture and equipment provide a pleasing atmosphere	10	9

TOTAL - 6.0 Environment for Education

200

143

LEED Observation Notes

School District: Oakwood City
County: Montgomery
School District IRN: 44586
Building: Edwin D Smith Elem
Building IRN: 34694

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.

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.

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.

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.

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.

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: **Edwin D Smith Elem**

PK, 1-6

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.

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Environmental Hazards Assessment Cost Estimates

Owner:	Oakwood City
Facility:	Edwin D Smith Elem
Date of Initial Assessment:	Aug 24, 2017
Date of Assessment Update:	Mar 9, 2018
Cost Set:	2018

District IRN:	44586
Building IRN:	34694
Firm:	Resource International, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1928 Original Construction	54,713	\$1,279,721.30	\$1,269,721.30
1968 Gymnasium Addition	16,244	\$29,774.40	\$29,774.40
2003 Classroom Addition	12,606	\$1,260.60	\$1,260.60
Total	83,563	\$1,310,756.30	\$1,300,756.30
Total with Regional Cost Factor (98.97%)	—	\$1,297,255.51	\$1,287,358.51
Regional Total with Soft Costs & Contingency	—	\$1,614,178.92	\$1,601,864.06

Environmental Hazards(Enhanced) - Oakwood City (44586) - Edwin D Smith Elem (34694) - Gymnasium Addition

Owner: Oakwood City **Bldg. IRN:** 34694
Facility: Edwin D Smith Elem **BuildingAdd:** Gymnasium Addition
Date On-Site: 2018-02-20 **Consultant Name:** Tom Abbinante

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	Assumed Asbestos-Containing Material	50	\$20.00	\$1,000.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	200	\$15.00	\$3,000.00
10. Dismantling of Boiler/Furnace/Incinerator	Reported / Assumed Asbestos-Free Material	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Reported / Assumed Asbestos-Free Material	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	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	Reported / Assumed Asbestos-Free Material	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Reported / Assumed Asbestos-Free Material	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	Reported / Assumed Asbestos-Free Material	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	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	800	\$2.00	\$1,600.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	44	\$300.00	\$13,200.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	2700	\$3.00	\$8,100.00
30. Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	1050	\$1.00	\$1,050.00
32. Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Assumed Asbestos-Containing Material	2	\$100.00	\$200.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$28,150.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$28,150.00

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 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. 16244		\$0.10	\$1,624.40

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	\$29,774.40
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$29,774.40

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

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

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

Environmental Hazards(Enhanced) - Oakwood City (44586) - Edwin D Smith Elem (34694) - Classroom Addition

Owner: Oakwood City **Bldg. IRN:** 34694
Facility: Edwin D Smith Elem **BuildingAdd:** Classroom Addition
Date On-Site: 2018-02-20 **Consultant Name:** Tom Abbinante

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	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	Reported / Assumed Asbestos-Free Material	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Reported / Assumed Asbestos-Free Material	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	Reported / Assumed Asbestos-Free Material	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Reported / Assumed Asbestos-Free Material	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	Reported / Assumed Asbestos-Free Material	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	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	Reported / Assumed Asbestos-Free Material	0	\$100.00	\$0.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	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. 12606	12606	\$0.10	\$1,260.60

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	\$1,260.60
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$1,260.60

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

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

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