

Building Information - Yellow Springs Exempted Village (45674) - Yellow Springs High School/McKinney Middle School

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Yellow Springs High with EEA Update & Related Scope Adjustments
Assessment Date (on-site; non-EEA)	2017-03-29
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Yellow Springs High School/McKinney Middle School
Building IRN	42416
Building Address	420 East Enon Road
Building City	Yellow Springs
Building Zipcode	45387
Building Phone	(937) 767-7224
Acreage	37.82
Current Grades:	7-12
Teaching Stations	22
Number of Floors	3
Student Capacity	412
Current Enrollment	383
Enrollment Date	2017-03-29
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	1
Historical Register	NO
Building's Principal	Mr. Tim Krier
Building Type	Middle/High

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

74,229 Total Existing Square Footage
1963,1963,1988,1999,2002 Building Dates
7-12 Grades
383 Current Enrollment
22 Teaching Stations
37.82 Site Acreage

Yellow Springs High School/McKinney Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1963, is a three story, 74,229 square foot brick, painted corrugated galbestos panels, EIFS, insulated metal panels, and painted concrete building located on the outer edge of a small town residential setting, next to rural property. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the 1963 Original Construction contains load bearing masonry as well as concrete columns with brick veneer type exterior wall construction, with load bearing masonry type wall construction in the interior. The structure of the 1988 Addition contains brick veneer on a wood frame type exterior wall construction with wood frame type wall construction on the interior. The structure of the 1999 Addition contains load bearing masonry walls with EIFS veneer type exterior wall construction, with load bearing masonry type wall construction on the interior. The structure of the 2002 Addition contains brick veneer on load bearing masonry type exterior wall construction, with load bearing masonry type interior wall construction. The base floor system consists of the 1963 Original Construction is a concrete slab on grade, except for the area over the basement which is a reinforced concrete slab. The floor construction of the intermediate floors of the 1963 Original Construction is a reinforced cast in place concrete slab type construction. The base floor system of the 1988 Addition is plywood on wood joist type construction over a crawl space. The base floor system of the 1999 and 2002 Addition is concrete slab on grade. The roof structure of the 1963 Original Construction is tectum and metal deck on steel joist type construction. The roof structure of the 1988 Addition is plywood on wood joist type construction. The roof structure of the 1999 and 2002 Additions is metal deck on steel joist type construction. The roofing system of the 1963 Original Construction is a built-up system with gravel ballast, installed in 1994 with selective replacement in 2009. The roofing system of the 1988 Addition is a modified bitumen system, installed in 2003. The roofing system of the 1999 Addition is a built-up system with gravel ballast, installed in 1999. The roofing system of the 2002 Addition is a built-up system with gravel ballast, installed in 2004. The ventilation system of the building is inadequate to meet the needs of the users. The majority of Classrooms are adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with a fire suppression system. The building contains asbestos. The overall building is largely compliant with ADA accessibility requirements. The school is located on a 37.82 acre site, shared with the district bus garage and the ESC of Greene County, and adjacent to residential and rural properties. The property athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

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Building Construction Information - Yellow Springs Exempted Village (45674) - Yellow Springs High School/McKinney Middle School (42416)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Gymnasium / Locker Room Addition	1963	no	1	22,232	no	no
Original Construction	1963	no	3	29,506	no	no
Classroom and Corridor Addition	1988	yes	1	6,914	no	no
Elevator Addition	1999	yes	3	444	no	no
Classroom Addition	2002	yes	1	15,133	no	no

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Building Component Information - Yellow Springs Exempted Village (45674) - Yellow Springs High School/McKinney Middle School (42416)

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
Gymnasium / Locker Room Addition (1963)														
Original Construction (1963)		8556		7563	2378		2892	1150						
Classroom and Corridor Addition (1988)		1730												
Elevator Addition (1999)		252												
Classroom Addition (2002)		4182												
Total	0	14,720	0	7,563	2,378	0	2,892	1,150	0	0	0	0	0	0

Master Planning Considerations

There are no readily evident conditions that might significantly effect master planning with regard to the site. There is a drainage ditch which runs through the middle of the site from north to south. Due to the size of the shared site, building expansion is not recommended. Additional acquisition of adjacent rural property could allow for significant facility expansion. The Educational Service Center of Greene County is located in a building on the same site as the Yellow Springs High School, and owned by the county.

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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 - Yellow Springs High School/McKinney Middle School (42416)

District: Yellow Springs Exempted Village				County: Greene		Area: Southwestern Ohio (1)				
Name: Yellow Springs High School/McKinney Middle School				Contact: Mr. Tim Krier						
Address: 420 East Enon Road Yellow Springs, OH 45387				Phone: (937) 767-7224						
Bldg. IRN: 42416				Date Prepared: 2017-03-29		By: Julie Apt				
				Date Revised: 2018-05-26		By: Paul Brown				
Current Grades	7-12	Acreage:	37.82	Suitability Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	22							
Current Enrollment	383	Classrooms:	1							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Construction</u>	1963	no	3	29,506	<u>Cover Sheet</u>	—	—	—	—	—
<u>Gymnasium / Locker Room Addition</u>	1963	no	1	22,232	<u>1.0 The School Site</u>	100	77	77%	Satisfactory	
<u>Classroom and Corridor Addition</u>	1988	yes	1	6,914	<u>2.0 Structural and Mechanical Features</u>	200	105	53%	Borderline	
<u>Elevator Addition</u>	1999	yes	3	444	<u>3.0 Plant Maintainability</u>	100	61	61%	Borderline	
<u>Classroom Addition</u>	2002	yes	1	15,133	<u>4.0 Building Safety and Security</u>	200	110	55%	Borderline	
Total				74,229	<u>5.0 Educational Adequacy</u>	200	139	70%	Satisfactory	
					<u>6.0 Environment for Education</u>	200	108	54%	Borderline	
					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					Total	1000	600	60%	Borderline	
Enhanced Environmental Hazards Assessment Cost Estimates										
C=Under Contract										
Renovation Cost Factor										
Cost to Renovate (Cost Factor applied) 95.95%										
Cost to Renovate (Cost Factor applied) \$15,757,617.84										
<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	\$2,532,693.48	-					
B.	<u>Roofing</u>		3	\$1,133,894.40	-					
C.	<u>Ventilation / Air Conditioning</u>		2	\$10,000.00	-					
D.	<u>Electrical Systems</u>		3	\$1,204,736.67	-					
E.	<u>Plumbing and Fixtures</u>		3	\$666,114.00	-					
F.	<u>Windows</u>		3	\$320,068.00	-					
G.	<u>Structure: Foundation</u>		2	\$47,340.00	-					
H.	<u>Structure: Walls and Chimneys</u>		2	\$891,130.25	-					
I.	<u>Structure: Floors and Roofs</u>		2	\$808,800.00	-					
J.	<u>General Finishes</u>		3	\$2,187,213.20	-					
K.	<u>Interior Lighting</u>		3	\$371,145.00	-					
L.	<u>Security Systems</u>		3	\$236,552.65	-					
M.	<u>Emergency/Egress Lighting</u>		3	\$74,229.00	-					
N.	<u>Fire Alarm</u>		3	\$129,900.75	-					
O.	<u>Handicapped Access</u>		2	\$85,445.80	-					
P.	<u>Site Condition</u>		3	\$585,961.45	-					
Q.	<u>Sewage System</u>		1	\$0.00	-					
R.	<u>Water Supply</u>		1	\$0.00	-					
S.	<u>Exterior Doors</u>		3	\$201,000.00	-					
T.	<u>Hazardous Material</u>		3	\$386,886.30	-					
U.	<u>Life Safety</u>		3	\$357,532.80	-					
V.	<u>Loose Furnishings</u>		2	\$296,916.00	-					
W.	<u>Technology</u>		3	\$670,784.03	-					
- X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$3,224,394.98	-					
Total				\$16,422,738.76						

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Original Construction (1963) Summary

District: Yellow Springs Exempted Village				County: Greene		Area: Southwestern Ohio (1)																																																																																																																																								
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I.	<u>Structure: Floors and Roofs</u>	2	\$94,800.00	-																																																																																																																																										
J.	<u>General Finishes</u>	3	\$1,036,355.10	-																																																																																																																																										
K.	<u>Interior Lighting</u>	3	\$147,530.00	-																																																																																																																																										
L.	<u>Security Systems</u>	3	\$84,092.10	-																																																																																																																																										
M.	<u>Emergency/Egress Lighting</u>	3	\$29,506.00	-																																																																																																																																										
N.	<u>Fire Alarm</u>	3	\$51,635.50	-																																																																																																																																										
O.	<u>Handicapped Access</u>	2	\$26,201.20	-																																																																																																																																										
P.	<u>Site Condition</u>	3	\$44,259.00	-																																																																																																																																										
Q.	<u>Sewage System</u>	1	\$0.00	-																																																																																																																																										
R.	<u>Water Supply</u>	1	\$0.00	-																																																																																																																																										
S.	<u>Exterior Doors</u>	3	\$95,800.00	-																																																																																																																																										
T.	<u>Hazardous Material</u>	3	\$303,741.60	-																																																																																																																																										
U.	<u>Life Safety</u>	3	\$214,419.20	-																																																																																																																																										
V.	<u>Loose Furnishings</u>	2	\$118,024.00	-																																																																																																																																										
W.	<u>Technology</u>	3	\$266,636.32	-																																																																																																																																										
- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$1,245,481.73	-																																																																																																																																										
Total			\$6,343,584.20																																																																																																																																											

Gymnasium / Locker Room Addition (1963) Summary

District: Yellow Springs Exempted Village				County: Greene		Area: Southwestern Ohio (1)	
Name: Yellow Springs High School/McKinney Middle School				Contact: Mr. Tim Krier			
Address: 420 East Enon Road Yellow Springs, OH 45387				Phone: (937) 767-7224			
Bldg. IRN: 42416				Date Prepared: 2017-03-29		By: Julie Apt	
				Date Revised: 2018-05-26		By: Paul Brown	
Current Grades	7-12	Acreage:	37.82	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	22				
Current Enrollment	383	Classrooms:	1				
Projected Enrollment	N/A						
Addition				Section	Points Possible	Points Earned	Percentage
	Date	HA	Number of Floors	Current Square Feet	Rating	Category	
<u>Original Construction</u>	1963	no	3	29,506			
Gymnasium / Locker Room Addition	1963	no	1	22,232			
<u>Classroom and Corridor Addition</u>	1988	yes	1	6,914			
<u>Elevator Addition</u>	1999	yes	3	444			
<u>Classroom Addition</u>	2002	yes	1	15,133			
Total				74,229			
				Enhanced Environmental Hazards Assessment Cost Estimates			
				C=Under Contract			
				Renovation Cost Factor			
				95.95%			
				Cost to Renovate (Cost Factor applied)			
				\$4,883,963.22			
<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	C	
Cost Set: 2018							
A.	<u>Heating System</u>		3	\$758,555.84	-		
B.	<u>Roofing</u>		3	\$464,776.00	-		
C.	<u>Ventilation / Air Conditioning</u>		2	\$10,000.00	-		
D.	<u>Electrical Systems</u>		3	\$360,825.36	-		
E.	<u>Plumbing and Fixtures</u>		3	\$209,324.00	-		
F.	<u>Windows</u>		3	\$178,320.00	-		
G.	<u>Structure: Foundation</u>		2	\$26,850.00	-		
H.	<u>Structure: Walls and Chimneys</u>		2	\$383,421.00	-		
I.	<u>Structure: Floors and Roofs</u>		2	\$0.00	-		
J.	<u>General Finishes</u>		3	\$607,664.00	-		
K.	<u>Interior Lighting</u>		3	\$111,160.00	-		
L.	<u>Security Systems</u>		3	\$88,361.20	-		
M.	<u>Emergency/Egress Lighting</u>		3	\$22,232.00	-		
N.	<u>Fire Alarm</u>		3	\$38,906.00	-		
O.	<u>Handicapped Access</u>		2	\$51,746.40	-		
P.	<u>Site Condition</u>		3	\$339,990.37	-		
Q.	<u>Sewage System</u>		1	\$0.00	-		
R.	<u>Water Supply</u>		1	\$0.00	-		
S.	<u>Exterior Doors</u>		3	\$53,900.00	-		
T.	<u>Hazardous Material</u>		3	\$23,728.20	-		
U.	<u>Life Safety</u>		3	\$71,142.40	-		
V.	<u>Loose Furnishings</u>		2	\$88,928.00	-		
W.	<u>Technology</u>		3	\$200,903.39	-		
-	X. <u>Construction Contingency / Non-Construction Cost</u>		-	\$999,378.63	-		
Total				\$5,090,112.79			

Classroom and Corridor Addition (1988) Summary

District: Yellow Springs Exempted Village					County: Greene		Area: Southwestern Ohio (1)																																																																			
Name: Yellow Springs High School/McKinney Middle School					Contact: Mr. Tim Krier																																																																					
Address: 420 East Enon Road Yellow Springs, OH 45387					Phone: (937) 767-7224																																																																					
Bldg. IRN: 42416					Date Prepared: 2017-03-29		By: Julie Apt																																																																			
					Date Revised: 2018-05-26		By: Paul Brown																																																																			
Current Grades	7-12	Acreage:		37.82	Suitability Appraisal Summary																																																																					
Proposed Grades	N/A	Teaching Stations:		22																																																																						
Current Enrollment	383	Classrooms:		1	<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td colspan="6"><u>Cover Sheet</u></td> </tr> <tr> <td>1.0 The School Site</td> <td>100</td> <td>77</td> <td>77%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td>2.0 Structural and Mechanical Features</td> <td>200</td> <td>105</td> <td>53%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>3.0 Plant Maintainability</td> <td>100</td> <td>61</td> <td>61%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>4.0 Building Safety and Security</td> <td>200</td> <td>110</td> <td>55%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>5.0 Educational Adequacy</td> <td>200</td> <td>139</td> <td>70%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td>6.0 Environment for Education</td> <td>200</td> <td>108</td> <td>54%</td> <td>Borderline</td> <td></td> </tr> <tr> <td colspan="6"><u>LEED Observations</u></td> </tr> <tr> <td colspan="6"><u>Commentary</u></td> </tr> <tr> <td>Total</td> <td>1000</td> <td>600</td> <td>60%</td> <td>Borderline</td> <td></td> </tr> </tbody> </table>				Section	Points Possible	Points Earned	Percentage	Rating	Category	<u>Cover Sheet</u>						1.0 The School Site	100	77	77%	Satisfactory		2.0 Structural and Mechanical Features	200	105	53%	Borderline		3.0 Plant Maintainability	100	61	61%	Borderline		4.0 Building Safety and Security	200	110	55%	Borderline		5.0 Educational Adequacy	200	139	70%	Satisfactory		6.0 Environment for Education	200	108	54%	Borderline		<u>LEED Observations</u>						<u>Commentary</u>						Total	1000	600	60%	Borderline	
Section	Points Possible	Points Earned	Percentage	Rating					Category																																																																	
<u>Cover Sheet</u>																																																																										
1.0 The School Site	100	77	77%	Satisfactory																																																																						
2.0 Structural and Mechanical Features	200	105	53%	Borderline																																																																						
3.0 Plant Maintainability	100	61	61%	Borderline																																																																						
4.0 Building Safety and Security	200	110	55%	Borderline																																																																						
5.0 Educational Adequacy	200	139	70%	Satisfactory																																																																						
6.0 Environment for Education	200	108	54%	Borderline																																																																						
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<u>Commentary</u>																																																																										
Total	1000	600	60%	Borderline																																																																						
Projected Enrollment	N/A																																																																									
Addition	Date	HA	Number of Floors	Current Square Feet																																																																						
<u>Original Construction</u>	1963	no	3	29,506																																																																						
<u>Gymnasium / Locker Room Addition</u>	1963	no	1	22,232																																																																						
Classroom and Corridor Addition	1988	yes	1	6,914																																																																						
<u>Elevator Addition</u>	1999	yes	3	444																																																																						
<u>Classroom Addition</u>	2002	yes	1	15,133																																																																						
Total				74,229																																																																						
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					<u>C=Under Contract</u>																																																																					
					<u>Renovation Cost Factor</u> 95.95%																																																																					
					<u>Cost to Renovate (Cost Factor applied)</u> \$2,234,375.87																																																																					
<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	\$235,905.68	-																																																																					
B.	<u>Roofing</u>		3	\$130,277.20	-																																																																					
C.	<u>Ventilation / Air Conditioning</u>		2	\$0.00	-																																																																					
D.	<u>Electrical Systems</u>		3	\$112,214.22	-																																																																					
E.	<u>Plumbing and Fixtures</u>		3	\$91,998.00	-																																																																					
F.	<u>Windows</u>		3	\$16,770.00	-																																																																					
G.	<u>Structure: Foundation</u>		2	\$5,040.00	-																																																																					
H.	<u>Structure: Walls and Chimneys</u>		2	\$59,971.00	-																																																																					
I.	<u>Structure: Floors and Roofs</u>		2	\$714,000.00	-																																																																					
J.	<u>General Finishes</u>		3	\$237,919.40	-																																																																					
K.	<u>Interior Lighting</u>		3	\$34,570.00	-																																																																					
L.	<u>Security Systems</u>		3	\$19,704.90	-																																																																					
M.	<u>Emergency/Egress Lighting</u>		3	\$6,914.00	-																																																																					
N.	<u>Fire Alarm</u>		3	\$12,099.50	-																																																																					
O.	<u>Handicapped Access</u>		2	\$4,382.80	-																																																																					
P.	<u>Site Condition</u>		3	\$10,371.00	-																																																																					
Q.	<u>Sewage System</u>		1	\$0.00	-																																																																					
R.	<u>Water Supply</u>		1	\$0.00	-																																																																					
S.	<u>Exterior Doors</u>		3	\$15,400.00	-																																																																					
T.	<u>Hazardous Material</u>		3	\$51,681.40	-																																																																					
U.	<u>Life Safety</u>		3	\$22,124.80	-																																																																					
V.	<u>Loose Furnishings</u>		2	\$27,656.00	-																																																																					
W.	<u>Technology</u>		3	\$62,479.73	-																																																																					
- X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$457,208.09	-																																																																					
Total					\$2,328,687.72																																																																					

Elevator Addition (1999) Summary

District: Yellow Springs Exempted Village				County: Greene		Area: Southwestern Ohio (1)					
Name: Yellow Springs High School/McKinney Middle School				Contact: Mr. Tim Krier							
Address: 420 East Enon Road Yellow Springs, OH 45387				Phone: (937) 767-7224							
Bldg. IRN: 42416				Date Prepared: 2017-03-29		By: Julie Apt					
				Date Revised: 2018-05-26		By: Paul Brown					
Current Grades	7-12	Acreage:	37.82	Suitability Appraisal Summary							
Proposed Grades	N/A	Teaching Stations:	22								
Current Enrollment	383	Classrooms:	1								
Projected Enrollment	N/A										
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category	
<u>Original Construction</u>	1963	no	3	29,506	<u>Cover Sheet</u>	—	—	—	—	—	
<u>Gymnasium / Locker Room Addition</u>	1963	no	1	22,232	<u>1.0 The School Site</u>	100	77	77%	Satisfactory		
<u>Classroom and Corridor Addition</u>	1988	yes	1	6,914	<u>2.0 Structural and Mechanical Features</u>	200	105	53%	Borderline		
Elevator Addition	1999	yes	3	444	<u>3.0 Plant Maintainability</u>	100	61	61%	Borderline		
<u>Classroom Addition</u>	2002	yes	1	15,133	<u>4.0 Building Safety and Security</u>	200	110	55%	Borderline		
Total				74,229	<u>5.0 Educational Adequacy</u>	200	139	70%	Satisfactory		
					<u>6.0 Environment for Education</u>	200	108	54%	Borderline		
					<u>LEED Observations</u>	—	—	—	—		
					<u>Commentary</u>	—	—	—	—		
					Total	1000	600	60%	Borderline		
Enhanced Environmental Hazards Assessment Cost Estimates											
C=Under Contract											
Renovation Cost Factor 95.95%											
Cost to Renovate (Cost Factor applied) \$123,541.83											
<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	\$15,149.28						
B.	<u>Roofing</u>			3	\$7,132.00						
C.	<u>Ventilation / Air Conditioning</u>			2	\$0.00						
D.	<u>Electrical Systems</u>			3	\$7,206.12						
E.	<u>Plumbing and Fixtures</u>			3	\$38,800.00						
F.	<u>Windows</u>			3	\$0.00						
G.	<u>Structure: Foundation</u>			2	\$0.00						
H.	<u>Structure: Walls and Chimneys</u>			2	\$12,791.50						
I.	<u>Structure: Floors and Roofs</u>			2	\$0.00						
J.	<u>General Finishes</u>			3	\$5,683.20						
K.	<u>Interior Lighting</u>			3	\$2,220.00						
L.	<u>Security Systems</u>			3	\$1,265.40						
M.	<u>Emergency/Egress Lighting</u>			3	\$444.00						
N.	<u>Fire Alarm</u>			3	\$777.00						
O.	<u>Handicapped Access</u>			2	\$88.80						
P.	<u>Site Condition</u>			3	\$666.00						
Q.	<u>Sewage System</u>			1	\$0.00						
R.	<u>Water Supply</u>			1	\$0.00						
S.	<u>Exterior Doors</u>			3	\$4,000.00						
T.	<u>Hazardous Material</u>			3	\$44.40						
U.	<u>Life Safety</u>			3	\$1,420.80						
V.	<u>Loose Furnishings</u>			2	\$1,776.00						
W.	<u>Technology</u>			3	\$4,012.28						
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$25,279.69						
Total						\$128,756.47					

Classroom Addition (2002) Summary

District: Yellow Springs Exempted Village				County: Greene		Area: Southwestern Ohio (1)																																																																																																																																								
Name: Yellow Springs High School/McKinney Middle School				Contact: Mr. Tim Krier																																																																																																																																										
Address: 420 East Enon Road Yellow Springs, OH 45387				Phone: (937) 767-7224																																																																																																																																										
Bldg. IRN: 42416				Date Prepared: 2017-03-29		By: Julie Apt																																																																																																																																								
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Current Grades	7-12	Acreage:	37.82	Suitability Appraisal Summary																																																																																																																																										
Proposed Grades	N/A	Teaching Stations:	22																																																																																																																																											
Current Enrollment	383	Classrooms:	1	<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td colspan="6">Cover Sheet</td> </tr> <tr> <td>1.0 The School Site</td> <td>100</td> <td>77</td> <td>77%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td>2.0 Structural and Mechanical Features</td> <td>200</td> <td>105</td> <td>53%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>3.0 Plant Maintainability</td> <td>100</td> <td>61</td> <td>61%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>4.0 Building Safety and Security</td> <td>200</td> <td>110</td> <td>55%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>5.0 Educational Adequacy</td> <td>200</td> <td>139</td> <td>70%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td>6.0 Environment for Education</td> <td>200</td> <td>108</td> <td>54%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>LEED Observations</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Commentary</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Total</td> <td>1000</td> <td>600</td> <td>60%</td> <td>Borderline</td> <td></td> </tr> </tbody> </table>				Section	Points Possible	Points Earned	Percentage	Rating	Category	Cover Sheet						1.0 The School Site	100	77	77%	Satisfactory		2.0 Structural and Mechanical Features	200	105	53%	Borderline		3.0 Plant Maintainability	100	61	61%	Borderline		4.0 Building Safety and Security	200	110	55%	Borderline		5.0 Educational Adequacy	200	139	70%	Satisfactory		6.0 Environment for Education	200	108	54%	Borderline		LEED Observations	—	—	—	—	—	Commentary	—	—	—	—	—	Total	1000	600	60%	Borderline																																																																						
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4.0 Building Safety and Security	200	110	55%	Borderline																																																																																																																																										
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6.0 Environment for Education	200	108	54%	Borderline																																																																																																																																										
LEED Observations	—	—	—	—	—																																																																																																																																									
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*HA	=	Handicapped Access																																																																																																																																												
*Rating	=	1 Satisfactory																																																																																																																																												
	=	2 Needs Repair																																																																																																																																												
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A. Heating System

Description:

The existing system for the overall facility is a natural gas fired heated water boiler type system, installed in 1963, with some recent upgrades, and is in fair condition. The existing systems for the 1988 and 2002 Additions are natural gas fired packaged roof top unit type system, installed in 1988 and 2002, and are in fair condition. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The (3) heated water boilers, manufactured by Patterson-Kelley Co., are assumed to be installed in 1998 and are in fair condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, fin tubes, air handlers, and multiple roof top units. The 1988 Addition is equipped with (6) ducted packaged roof top units (with DX cooling and natural gas/hot water heat), manufactured by Trane, were installed in 1988, and are in fair condition. Heated air is distributed to terminal units consisting of multiple VAV boxes. The 2002 Addition is equipped with (5) ducted packaged roof top units (with DX cooling and natural gas/hot water heat), manufactured by York, were installed in 2002, and are in fair condition. Heated air is distributed to terminal units consisting of multiple VAV boxes. All terminal equipment is original to each addition and is in fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic, digital, and DDC type system temperature controls are original to each addition with incremental upgrades 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 1963 Original Construction is equipped with widespread louvered interior doors to facilitate Corridor utilization as return air plenums. The remainder of the overall facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted in the 1988 and 2002 Additions and a portion of the 1963 Original Construction, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system in the remainder of the overall facility is not ducted, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating:

3 Needs Replacement

Recommendations:

Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Replace existing ductwork in the 1988 and 2002 Additions and a portion of the 1963 Original Construction to facilitate efficient exchange of conditioned air. Convert to ducted system the remainder of the overall facility to facilitate efficient exchange of conditioned air. Provide architectural soffits to accommodate the installation of ductwork.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$1,938,861.48	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$593,832.00	(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:			\$2,532,693.48	\$758,555.84	\$1,006,744.72	\$235,905.68	\$15,149.28	\$516,337.96		



Natural Gas Fired Heated Water Boilers



Heating Water Fin Tube Heater

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B. Roofing

Description: The roof over the Original Construction is a built-up system with gravel ballast that was installed in 1994, and is in fair condition; portions of the Original Construction were replaced with a built-up system in 2009, and is in fair condition. The roof over the 1988 Addition is a modified bitumen system that was installed in 2003, and is in fair condition. The roof over the 1999 Addition is a built-up system with gravel ballast that was installed in 1999, and is in fair condition. The roof over the 2002 Addition is a built-up system with gravel ballast that was installed in 2004, and is in good to fair condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to portions of the roof was gained by access hatches that are in poor condition. Fall safety protection cages are not required. There were observations of standing water on the roof. Metal cap flashings and stone copings are in fair to poor condition. Roof storm drainage is addressed through a system of gutters and downspouts and roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains in all additions though they will be required in areas of roof replacement. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to age of system and projected lifecycle. The flashing and coping on the overall facility require replacement due to condition. Due to existing conditions roof drains require replacement on the overall facility with the exception of the 2002 Addition. Due to existing conditions gutters and downspouts and roof drains require replacement. Provide funding for overflow roof drains and piping for the Original construction and the 1999 Addition. Due to age and condition provide for the replacement of two roof access ladders and hatches. Provide one new roof access ladder and hatch to provide access to all roof areas. Provide funding for guardrails to be added at the location of the two existing roof access hatches due to life safety.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft²	Original Construction (1963) 29,506 ft²	Classroom and Corridor Addition (1988) 6,914 ft²	Elevator Addition (1999) 444 ft²	Classroom Addition (2002) 15,133 ft²	Sum	Comments
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		22,760 Required	15,156 Required	7,103 Required	170 Required	14,403 Required	\$786,614.40	
Repair/replace cap flashing and coping:	\$18.40	n.ft.		445 Required	544 Required	355 Required	35 Required	576 Required	\$35,972.00	
Gutters/Downspouts	\$13.10	n.ft.			56 Required	260 Required			\$4,139.60	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		8 Required	5 Required		1 Required		\$16,800.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		8 Required	5 Required		1 Required		\$35,000.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)		22,760 Required	15,156 Required	7,103 Required	170 Required	14,403 Required	\$190,694.40	(non-tapered insulation for use in areas without drainage problems)
Roof Insulation:	\$4.70	sq.ft. (Qty)		9,920 Required					\$46,624.00	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each		1 Required	1 Required				\$4,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	n.ft.		1 Required	1 Required				\$200.00	(remove and replace)
Roof Access, Ladder & Fall Protection Cage:	\$3,850.00	each				1 Required			\$3,850.00	(provide when no roof access currently exists)
Other: Guard Rail at roof hatch	\$5,000.00	each		1 Required	1 Required				\$10,000.00	Provide guardrail at existing roof hatch location that is within 10 feet of building perimeter.
Sum:			\$1,133,894.40	\$464,776.00	\$284,901.60	\$130,277.20	\$7,132.00	\$246,807.60		



Typical Roof



Typical Roof

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C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units are located in several Classroom locations in the overall facility. An isolated room system consisting of an electric fired LG ducted split VRF type system (with the condensing units pad mounted and located on the exterior) is provided in the 3-story portion of the 1963 Original Construction. Isolated room systems consisting of multiple ducted packaged air cooled Trane and York roof top units (with DX cooling and natural gas/hot water heating) are provided in the Administrative Offices of the 1963 Original Construction, as well as throughout the 1998 and 2002 Additions. The ventilation system in the overall facility consists of unit ventilators, air handlers, and roof top units, original to each addition and in fair condition, providing fresh air to Classrooms, and air handlers and roof top units, original to each addition and in fair condition, providing fresh air to other miscellaneous spaces such as Gymnasium, Student Dining, and Media Center. Relief air venting is provided by louvered interior doors, central relief fans, air handlers, and roof top units. 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. The Art program is equipped with two (2) kilns, and existing kiln ventilation is inadequate, and in fair condition. General building exhaust systems for Restrooms, Storage Rooms, Art Rooms, and Custodial Closets are inadequately placed, and in fair condition.

Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
Kiln Exhaust System:	\$5,000.00	each		2 Required					\$10,000.00	
Sum:			\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00		



Roof Top Unit



Unit Ventilator

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D. Electrical Systems

Description: The electrical system provided to the 2002 Addition is a 120/208 volts, 1,600 amp, 3 phase and 4 wire system installed in 2002, and is in good to fair condition. The systems in the 1963 Original Condition and 1988 and 1999 Additions are an extension of that found in the 2002 Addition. Power is provided to the school by a single utility owned, pad-mounted transformer located outside the Mechanical Room, and in fair condition. The panel systems, original to each addition, are in fair condition, and for the most part cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains (6) general purpose outlets, (0) dedicated outlets for each Classroom computer, and (1) dedicated outlet for each Classroom television/ceiling mounted projector. Some Classrooms are equipped with as many as (7) 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 Corridors are 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 fully meet OSDM requirements. The overall electrical system does not fully meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$1,204,736.67	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:			\$1,204,736.67	\$360,825.36	\$478,882.38	\$112,214.22	\$7,206.12	\$245,608.59		



Main Electrical Distribution Panel



Pad Mounted Transformer

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E. Plumbing and Fixtures

Description:	<p>The service entrance is equipped with a reduced pressure back flow preventer in good to fair condition. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is copper and galvanized, is original to each addition, and is in fair condition. The waste piping in the overall facility is cast iron, with some galvanized, is original to each addition, and is in good to fair condition. The facility is equipped with a 40 gallon electric water heater in good to fair condition, and a 91 gallon gas water heater in good condition, with 1 separate 250 gallon storage tank in poor condition. The school contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 1 Locker Room Restroom for boys, 1 Locker Room Restroom for girls, 1 Restroom associated with specialty Classrooms, and 2 Restrooms for staff. Boys' Large Group Restrooms contain 3 ADA and 3 non-ADA wall and floor mounted flush valve and tank type toilets, 4 ADA and 5 non-ADA wall mounted flush valve urinals, as well as 5 ADA and 2 non-ADA countertop and wall mounted lavatories. Girls' Large Group Restrooms contain 3 ADA and 8 non-ADA wall and floor mounted tank type and flush valve toilets, as well as 5 ADA and 2 non-ADA countertop and wall mounted lavatories. Boys' Locker Room Restrooms contain 0 ADA and 1 non-ADA wall mounted flush valve toilets, 0 ADA and 1 non-ADA wall mounted flush valve urinals, 0 ADA and 1 non-ADA countertop lavatories, as well as 0 ADA and 9 non-ADA showers. Girls' Locker Room Restrooms contain 0 ADA and 2 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 2 non-ADA countertop lavatories, as well as 0 ADA and 8 non-ADA showers. Staff Restrooms contain 0 ADA and 3 non-ADA wall and floor mounted tank type and flush valve toilets, 0 ADA and 0 non-ADA urinals, as well as 0 ADA and 3 non-ADA wall mounted lavatories. Condition of fixtures is good to fair. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 2 ADA and 7 non-ADA electric water coolers, in good to fair condition. High School Special Education Classrooms are equipped with 0 ADA and 0 non-ADA sink mounted type drinking fountains. Special Education Classroom is equipped with the required Restroom facilities, and fixtures are in fair condition. Kitchen is not equipped with the required Restroom. Heath Clinic is not equipped with the required Restroom. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. Kitchen fixtures consist of 2 single compartment sink and 1 triple compartment sink, which are in fair condition. The Kitchen is not equipped with a grease interceptor. The Kitchen is provided the required 140 degree hot water supply. The school meets 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 8 toilets, 2 urinals, 10 lavatories, 1 Classroom sink mounted drinking fountains, and 5 electric water coolers. Observations revealed that the school is currently equipped with 28 toilets, 10 urinals, 25 lavatories, 0 Classroom sink mounted drinking fountains, and 9 electric water coolers. ADA requirements are not met for fixtures and drinking fountains see Item O. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair condition. Science Classrooms / Project Laboratories / Career Tech Laboratories are equipped with required utility sink, gas / compressed air connections, and safety shower / eyewash in good to fair condition. Biology and Chemistry Classrooms are not equipped with acid waste systems and neutralization tanks. Adequate exterior wall hydrants are not provided.</p>
Rating:	3 Needs Replacement
Recommendations:	<p>To facilitate the school's compliance with OBC and OSFC fixture requirements, provide 2 new toilets, 2 new lavatories and 1 new lavatory mounted type drinking fountains. Due to age, condition, LEED, and OSFC requirements, provide 22 new toilets, 21 new lavatories, 8 new urinals and 4 new electric water coolers. Replace water supply and sanitary waste piping in the 1963 Original Construction and 1988 Addition. Due to age replace the electric hot water heater in the 1988 Addition. Due to age and condition, replace the 250 gallon hot water storage tank. Due to age and condition replace all showers in the Original Construction. See Item O for replacement of fixtures related to ADA requirements. Provide the Science Classrooms with the required gas connections, compressed air connections, and safety shower / eyewash stations. Provide the Biology and Chemistry Classrooms with the required acid waste systems and neutralization tanks. See Item J for replacement of Kitchen fixtures. Replace one and provide three new exterior wall hydrants to meet OSFC requirements. Provide the Kitchen with a grease trap interceptor. Replace existing Custodial Closet sinks due to age and condition.</p>

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft²	Original Construction (1963) 29,506 ft²	Classroom and Corridor Addition (1988) 6,914 ft²	Elevator Addition (1999) 444 ft²	Classroom Addition (2002) 15,133 ft²	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit			1 Required				\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required			\$205,282.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required			\$205,282.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit				1 Required			\$5,100.00	(remove / replace)
Toilet:	\$3,800.00	unit		1 Required	1 Required				\$7,600.00	(new)
Toilet:	\$1,500.00	unit		7 Required	7 Required	8 Required			\$33,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit			4 Required	3 Required			\$10,500.00	(remove / replace)
Sink:	\$2,500.00	unit		2 Required					\$5,000.00	(new)
Sink:	\$1,500.00	unit		8 Required		5 Required			\$19,500.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		1 Required	1 Required	2 Required			\$12,000.00	(double ADA)
Three Station Modular Lavatory	\$4,000.00	unit			2 Required				\$8,000.00	(remove / replace)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - Remove and replace existing	\$450.00	each			1 Required				\$450.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	\$2,500.00	each			1 Required				\$2,500.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Natural Gas Connections	\$800.00	each			15 Required		11 Required		\$20,800.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	\$15,000.00	per system			2 Required		2 Required		\$60,000.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Grease Trap or Oil Interceptor	\$6,000.00	each			1 Required				\$6,000.00	
Other: Classroom Sink with Bubbler	\$3,800.00	each				1 Required			\$3,800.00	new
Other: Custodial Sinks	\$3,500.00	per unit			2 Required	1 Required		1 Required	\$14,000.00	Replace existing Custodial Closet sinks due to age and condition.
Other: Exterior Wall Hydrant	\$1,200.00	each		2 Required	1 Required	1 Required			\$4,800.00	Replace one and provide three new exterior wall hydrants to meet OSFC requirements.
Other: Grease Interceptor	\$6,000.00	per unit			1 Required				\$6,000.00	Provide the Kitchen with a grease trap interceptor.
Other: Provide acid waste system.	\$12,000.00	each			1 Required				\$12,000.00	(new)
Other: Replace 250 gallon Domestic hot water storage tank	\$2,500.00	each			1 Required				\$2,500.00	(remove / replace)
Other: Replace Shower Valves and Shower Heads	\$1,000.00	each		17 Required					\$17,000.00	remove/replace
Sum:			\$666,114.00	\$209,324.00	\$322,492.00	\$91,998.00	\$38,800.00	\$3,500.00		



Backflow Preventers



Typical Restroom Urinals

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F. Windows

Description:

The 1963 Original Construction is equipped with aluminum frame windows double glazed insulated glazing type window systems. There are two different window systems which appear to have been installed at two different dates. There is an aluminum framed curtain wall system located at the east stair tower which was installed in 2006, and is in good condition. The window system located in Classrooms appears to be older than 2006, and is in fair condition. Windows in the curtain wall system are inoperable. Windows located in Classrooms and Corridors are operable. Operable windows are equipped with opening limiters in fair condition and insect screens where provided in fair to poor condition. The 1988 Addition is equipped with aluminum frame windows with double glazed insulated glazing type window system, which was installed in 1988, and is in fair to poor condition. The window system features operable windows in most portions of the building, and operable windows are equipped with opening limiters in fair condition and insect screens in fair to poor condition. The 1999 Addition is equipped with aluminum frame windows with double glazed insulated glazing type window system, which was installed in 2006, and is in good condition. The window system features inoperable windows throughout the building. The 2002 Addition is equipped with aluminum frame windows with double glazed insulated glazing type window system, which was installed in 2002, and is in good condition. The window system features operable and inoperable windows throughout the building, and operable windows are equipped with opening limiters in good condition and insect screens where provided in good to fair condition. Window system seals in the 1963 Original Construction and 1999 Addition are in good to fair condition, with minimal air and water infiltration being experienced. Window system hardware is in good to fair condition. Window system seals in the 1988 Addition are in fair to poor condition, with moderate frequent air and water infiltration being experienced. Window system seals in the 2002 Addition are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window systems feature surface mounted blinds and shades, which are in fair to poor condition. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with aluminum and hollow metal frame sidelights and transoms with tempered single pane and double glazed insulated glazing, in good to fair condition. Exterior door vision panels are tempered single pane and double glazed insulated glazing. The school does not contain skylights. The school does contain 2 clerestories located on the third floor roof of the 1963 Original Construction featuring aluminum frames with insulated glazing, which are in good condition. Interior glass is in the 1963 Original Construction is not OSDM-compliant due to OBC requirements for safety glass in openings located within 36 inches of walking surfaces, larger than 9 square feet or located within 18 inches of door openings. Window security grilles are not provided for ground floor windows. There is a 20 SF Greenhouse located on the third floor of the 1963 Original Construction, and it is in poor condition. There is a 28 SF Greenhouse located in the 2002 Addition and it is in good condition.

Rating:

3 Needs Replacement

Recommendations:

Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements in the 1963 Original Construction and 1988 Addition. Replace window single glazed transoms and sidelights at exterior doors of the 1963 Original Construction. Replace existing greenhouse in the 1963 Original Construction. Replace single glazed door vision panels in the 2002 Addition. Replace damaged screens in the 2002 Addition. Provide new blinds in the 2002 Addition. Replace non-code compliant interior glazing in the 1963 Original Construction.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		2,224 Required	1,525 Required	258 Required			\$260,455.00	(includes blinds)
Greenhouse Replacement	\$85.00	sq.ft. (Qty)		20 Required					\$1,700.00	(demo and replace; based on area of greenhouse floor)
Other: Provide Blinds	\$15.00	sq.ft. (Qty)						575 Required	\$8,625.00	Provide new blinds in the 2002 Addition.
Other: Replace Damaged Insect Screens	\$8.00	sq.ft. (Qty)						246 Required	\$1,968.00	Replace damaged screens in the 2002 Addition.
Other: Replace Interior Glazing	\$28.00	sq.ft. (Qty)		1,080 Required	365 Required				\$40,460.00	Replace non-code compliant interior glazing in the 1963 Original Construction.
Other: Replace Single Pane Exterior Door Vision Panels	\$28.00	sq.ft. (Qty)						160 Required	\$4,480.00	Replace single glazed door vision panels in the 2002 Addition.
Other: Replace Single Pane Transom and Sidelight Glazing	\$28.00	sq.ft. (Qty)		65 Required	20 Required				\$2,380.00	Replace window single glazed transoms and sidelights at exterior doors of the 1963 Original Construction.
Sum:			\$320,068.00	\$178,320.00	\$109,905.00	\$16,770.00	\$0.00	\$15,073.00		



1963 Original Construction Interior Glazing



1963 Original Construction Classroom Windows

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G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit and concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good to fair condition. Areas of minor cracking and open joints in concrete masonry were observed in the 1963 Original Construction and the 1988 Addition. The District reports that there has been past leaking in the Mechanical Room located in the basement of the 1963 Original Construction. Some areas under emergency roof drains had small areas of depression which could contribute to future foundation deterioration.

Rating: 2 Needs Repair

Recommendations: Repair areas of cracking and open masonry joints in the 1963 Original Construction and 1988 Addition. Regrade depressed areas under emergency roof drains in the 1963 Original Construction. Repair leaks in Mechanical Room walls.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
Other: Regrade Grade at Roof Down Pipes	\$15.00	sq.ft. (Qty)		500 Required					\$7,500.00	Regrade depressed areas under emergency roof drains in the 1963 Original Construction.
Other: Repair Hairline Cracks and Spalling	\$15.00	sq.ft. (Qty)		1,290 Required		336 Required			\$24,390.00	Repair areas of cracking and open masonry joints in the 1963 Original Construction and 1988 Addition.
Other: Repair Mechanical Room Wall Leaks	\$15.00	sq.ft. (Qty)			1,030 Required				\$15,450.00	Repair leaks in Mechanical Room walls.
Sum:			\$47,340.00	\$26,850.00	\$15,450.00	\$5,040.00	\$0.00	\$0.00		



1963 Original Constructiton Exposed Foundation



1999 Addition Foundation

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H. Structure: Walls and Chimneys

Description: The 1963 Original Construction features exposed painted concrete columns, brick veneer, painted corrugated Galbestos panels and insulated metal panels which displayed locations of deterioration, and are in fair to poor condition. The 1988 Addition has a brick veneer on a wood framed wall system which displayed locations of deterioration, and is in fair to poor condition. The 1999 Addition has an EIFS veneer on a load bearing masonry wall system with an aluminum framed curtain wall system, which displayed locations of damage on EIFS wall areas near grade level, and is in good to fair condition. The 2002 Addition has a brick veneer on load bearing masonry wall system, which displayed minor locations of deterioration, and is in good to fair condition. The exterior masonry appears to have inappropriately spaced and inadequately caulked control joints in fair to poor condition. Control joints in the 1963 Original Construction and 1988 Addition are provided but not at most lintel location, door and window, building corner, and wall offset locations and are in poor condition. The 1963 Original Construction, 1988 and 1999 Additions do not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation. The 2002 Addition does have sufficient expansion joints, and they are in good to fair condition. Exterior walls in the 1963 Original Construction and 1988 Addition are inadequately insulated. Exterior walls in the 1999 and 2002 Additions are adequately insulated. Brick veneer masonry walls in the 1963 Original Construction and 1988 Addition are not cavity walls. Brick veneer masonry walls in the 2002 Addition are cavity walls. Weep holes and vents are not provided or required in the 1963 Original Construction, 1988 and 1999 Additions. Weep holes are provided in the 2002 Addition in sufficient quantity at the base of masonry cavity walls, and are in good condition. Weep holes are not rope type weeps/ Vents are not provided. The exterior masonry has not been cleaned and sealed in recent years, and shows some evidence of mortar deterioration, locations of masonry damage and areas of discoloration, efflorescence and mold. Architectural exterior accent materials consist of painted concrete, painted corrugated panels and insulated metal panels, which are in fair to poor condition. Exterior building fenestration in the 1963 Original Construction represents 15.9% of the exterior surfaces. Exterior building fenestration in the 1988 Addition represents 5.9% of the exterior surfaces. Exterior building fenestration in the 1999 Addition represents 24.4% of the exterior surfaces. Exterior building fenestration in the 2002 Addition represents 5.9% of the exterior surfaces. The 1963 Original Construction contains unit ventilator grilles in exterior walls which will be removed, necessitating exterior wall infill of associated exterior wall voids. Interior Corridor and demising walls are concrete masonry units, glazed block, stud framed partitions with gypsum board, stud partitions with FRP panels and demountable partitions. Most walls project full height from floor to bottom of deck, and are in good to fair condition. Partitions in the 1988 Addition are wood framed and demountable partitions which are in poor condition. Interior masonry appears to have inadequately spaced and caulked control joints in fair condition. Cracks in the masonry walls located in the Gymnasium were observed. Interior soffits are gypsum board, acoustical tile and preformed panel type construction, and in fair to poor condition. The window sills in the 1963 Original Construction and 1999 Addition are an element of the aluminum window system, and are in good to fair condition. The window sills in the 1988 Addition are stone concrete window system, and are in fair condition. The window sills in the 2002 Addition are brick, and are in good to fair condition. The exterior lintels in the 1963 Original Construction are concrete and steel, and are in fair condition. The exterior lintels in the 1988 and 1999 Additions are steel, and are in good to fair condition. The exterior lintels in the 2002 Addition are steel, and are in good condition. There is one chimney located in the 1963 Original Construction, and is in good to fair condition requiring minimal masonry repairs. There are no canopies over entrances in the overall facility. Entries in the 1963 Original Construction are covered by building soffits. Exterior soffits in the 1963 Original Construction are plaster and metal panel type construction, and in good to fair condition. Exterior soffits in the 1988 Addition are plywood type construction, and in poor condition. There are no exterior soffits in the 1999 and 2002 Additions. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing and caulking as required through the overall facility. Recaulk existing control joints. Provide masonry infill in the 1963 Original Construction. Provide masonry repairs for 1963 Original Construction chimney. Prep and paint exposed concrete structural elements in the 1963 Original Construction. Funding for the removal and abatement of corrugated Galbestos panels in the 1963 Original Construction is addressed in Item T. Replace Galbestos Panels in the 1963 Original Construction. Replace insulated metal panels in the 1963 Original Construction. Repair EIFS in the 1999 Addition. Repair exterior masonry as required throughout the overall facility. Repair interior masonry as required throughout the overall facility. Repoint stone window sills through the 1988 Addition. Repair chimney masonry. Replace non-code compliant railings. Prep and paint exposed steel lintels through the overall facility. Exterior wall insulation deficiencies are addressed in Item J. Provide for replacement of deficient gypsum board, acoustical tile, and preformed panel type interior soffits, with funding provided in Item J. Replace wood soffits in 1988 Addition. Wood structure elements of 1988 Addition are addressed in Item I.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft²	Original Construction (1963) 29,506 ft²	Classroom and Corridor Addition (1988) 6,914 ft²	Elevator Addition (1999) 444 ft²	Classroom Addition (2002) 15,133 ft²	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)		3,890 Required	3,183 Required	4,814 Required		1,410 Required	\$69,809.25	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		13,082 Required	10,496 Required	4,814 Required		9,405 Required	\$56,695.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		13,082 Required	10,496 Required	4,814 Required		9,405 Required	\$37,797.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		3,132 Required	2,563 Required	910 Required	305 Required	2,370 Required	\$51,040.00	(removing and replacing)
Other: Chimney Repair	\$5.25	sq.ft. (Qty)			64 Required				\$336.00	Repair chimney masonry.
Other: EIFS Repairs	\$35.00	sq.ft. (Qty)					230 Required		\$8,050.00	Repair EIFS in the 1999 Addition.
Other: Exterior Masonry Repairs	\$15.00	sq.ft. (Qty)		1,474 Required	4,420 Required	480 Required		940 Required	\$109,710.00	Repair exterior masonry as required throughout the overall facility.
Other: Galbestos Panel Replacement	\$50.00	sq.ft. (Qty)			3,264 Required				\$163,200.00	Replace Galbestos Panels in the 1963 Original Construction.
Other: Insulated Panel Replacement	\$50.00	sq.ft. (Qty)		4,392 Required		60 Required			\$222,600.00	Replace insulated metal panels in the 1963 Original Construction.
Other: Interior Masonry Repairs	\$15.00	sq.ft. (Qty)		3,860 Required	560 Required		200 Required	470 Required	\$76,350.00	Repair interior masonry as required throughout the overall facility.
Other: Prep and Paint Exposed Concrete Structure	\$10.00	sq.ft. (Qty)			6,368 Required				\$63,680.00	Prep and paint exposed concrete structural elements in the 1963 Original Construction.
Other: Prep and Paint Exposed Steel Lintels	\$8.00	sq.ft. (Qty)		780 Required		60 Required	8 Required	214 Required	\$8,496.00	Prep and paint exposed steel lintels through the overall facility.
Other: Provide Masonry Infill	\$27.00	sq.ft. (Qty)		96 Required					\$2,592.00	Provide masonry infill in the 1963 Original Construction.
Other: Railing Replacement	\$85.00	ln.ft.			65 Required				\$5,525.00	Replace non-code compliant railings.
Other: Recaulk Exterior Control Joints	\$5.50	ln.ft.		841 Required	407 Required	45 Required		256 Required	\$8,519.50	Recaulk existing control joints.
Other: Repoint Stone Sills	\$7.50	ln.ft.				64 Required			\$480.00	Repoint stone window sills through the 1988 Addition.
Other: Wood Soffit Replacement	\$25.00	sq.ft. (Qty)				250 Required			\$6,250.00	Replace wood soffits in 1988 Addition.
Sum:			\$891,130.25	\$383,421.00	\$366,726.75	\$59,971.00	\$12,791.50	\$68,220.00		



Insulated panels at 1963 Original Construction Music Room



1963 Original Construction Three Story Structure

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the 1963 Original Construction is a concrete slab on grade type construction except for the area over the basement which is a reinforced concrete slab, and is in good condition. There is no crawl space. The floor construction of the base floor of the 1999 and 2002 Additions is concrete slab on grade type construction, and is in good condition. There are no crawl spaces in these additions. The floor construction of the base floor of the 1988 Addition is plywood on wood joist type construction, and is in fair to poor condition. There is a crawl space located under the whole addition. The floor construction of the intermediate floors of the 1963 Original Construction is reinforced cast in place concrete type construction, and is in good to fair condition. Several areas of exterior wall separation from the intermediate floor structures were observed at the east wall of the second and third floors, as well as exterior wall separation at the third floor greenhouse. The floor construction of the intermediate floors of the 1999 Addition is concrete topping over metal form deck on steel joist and is in good condition. There are no intermediate floors in the single story structures of the 1988 and 2002 Additions. Ceiling to structural deck spaces are sufficient in most portions of the overall facility to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. Ceiling to structural deck spaces at first floor areas in the 1963 Original Construction are insufficient and the floor to ceiling height will not accommodate dropping the ceiling as a remedy. The roof construction of the 1963 Original Construction is tectum and metal deck on steel joist and truss type construction, and is in good to fair condition. The roof construction of the 1999 and 2002 Addition is metal deck on steel joist type construction, and is in good condition. The roof construction of the 1988 Addition is plywood on wood joist type construction, and is in fair to poor condition.

Rating: 2 Needs Repair

Recommendations: Remove and replace wood floor, wall and roof construction in the 1988 Addition with code compliant construction that meets with Ohio School Design Manual Requirements. Provide funding for an investigation and correction of the structural issues at the intermediate floors of the 1963 Original Construction. Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft²	Original Construction (1963) 29,506 ft²	Classroom and Corridor Addition (1988) 6,914 ft²	Elevator Addition (1999) 444 ft²	Classroom Addition (2002) 15,133 ft²	Sum	Comments
Other: Provide Structural Investigation	\$8,000.00	allowance			Required				\$8,000.00	Structural Investigation
Other: Structural Repairs	\$100.00	sq.ft. (Qty)			868 Required				\$86,800.00	Provide structural repairs to second and third floors of the 1963 Original Construction.
Other: Wood Structure Replacement	\$100.00	sq.ft. (Qty)				7,140 Required			\$714,000.00	Remove and replace wood floor, wall and roof construction in the 1988 Addition with code compliant construction that meets with Ohio School Design Manual Requirements.
Sum:			\$808,800.00	\$0.00	\$94,800.00	\$714,000.00	\$0.00	\$0.00		



1963 Original Construction Music Room Roof Structure



1963 Original Construction Student Dining Roof Structure

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J. General Finishes

Description: The 1963 Original Construction features conventionally partitioned Classrooms with marmoleum, VCT, VAT type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair to poor condition. The 1963 Original Construction has Corridors with marmoleum type flooring, spray foam and acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 1963 Original Construction has Restrooms with ceramic tile type flooring, painted wood type ceilings, as well as painted block and fiber reinforced panel type wall finishes, and they are in fair to poor condition. Toilet partitions are plastic, and are in poor condition. The 1988 Addition features conventionally partitioned Classrooms with carpet type flooring, acoustical tile type ceilings, as well as demountable gypsum panel type wall finishes, and they are in fair to poor condition. The 1988 Addition has Corridors with carpet type flooring, acoustical tile type ceilings, as well as painted brick and demountable gypsum panel type wall finishes, and they are in fair to poor condition. The 1988 Addition has Restrooms with ceramic tile type flooring, acoustical tile type ceilings, as well as ceramic tile type wall finishes, and they are in fair to poor condition. Toilet partitions are plastic, and are in fair condition. The 1999 Addition consists of an elevator and elevator lobby with VCT type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 2002 Addition features conventionally partitioned Classrooms with marmoleum type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 2002 Addition has Corridors with marmoleum and carpet type flooring, acoustical tile and painted gypsum type ceilings, as well as painted brick and painted block type wall finishes, and they are in fair condition. The 2002 Addition has Restrooms with ceramic tile type flooring, acoustical tile type ceilings, as well as ceramic tile type wall finishes, and they are in fair condition. Toilet partitions are plastic, and are in good condition. Classroom casework in the 1963 Original Construction is wood type construction with plastic laminate tops, is only provided in the Art Rooms, and is in fair condition. Each Art Room contains 40 lineal feet of casework. Classroom casework in the 1988 Addition is wood type construction with plastic laminate tops, is only provided in one Classroom, and is in fair condition. The single Classroom contains 36 lineal feet of casework. Classroom casework in the 2002 Addition is wood type construction with plastic laminate or epoxy tops, is adequately provided, and in good to fair condition. The typical Classroom contains 20 lineal feet of casework, and Classroom casework provided ranges from 15 to 30 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair condition. The lockers located in the Corridors, are adequately provided, and in fair condition. The Art program is equipped with two kilns in fair condition, and existing kiln ventilation is inadequate. The 1963 Original Construction is equipped with wood louvered and non-louvered interior doors that are flush mounted without proper ADA hardware, and in fair to poor condition. The 1988 Addition is equipped with wood non-louvered interior doors that are flush mounted without proper ADA hardware, and in poor condition. The 2002 Addition is equipped with metal non-louvered interior doors that are recessed with proper ADA hardware and clearances, and in good to fair condition. The Gymnasium space has wood type flooring, exposed tectum type ceilings, as well as painted block type wall finishes, and they are in fair condition. Wood Gymnasium flooring has been well maintained, will accommodate multiple future sandings and refinishinges, and is rated at a median stage of its product lifecycle. Gymnasium telescoping stands are a plastic type construction in good to fair condition. Five Gymnasium basketball backboards are fixed, one is electrically operated, and they are in good condition. The Media Center, located in the 1963 Original Construction, has carpet type flooring, acoustical tile type ceilings, as well as painted block and painted gypsum type wall finishes, and they are in fair condition. Student Dining, located in the 1963 Original Construction, has marmoleum type flooring, exposed metal deck type ceilings, as well as painted block, painted gypsum, and demountable gypsum panel type wall finishes, and they are in fair condition. OSDM-required fixed equipment for Stage is inadequately provided. Existing Gymnasium, Student Dining, and Media Center spaces are not provided with appropriate sound attenuation acoustical surface treatments. Existing Music space is adequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is adequately sized based on current enrollment, and the existing Kitchen equipment, installed in 1963, is in poor condition. The Kitchen hood is in poor condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. Walk-in cooler and reach-in freezers are located within the Kitchen spaces, and are in fair to poor condition.

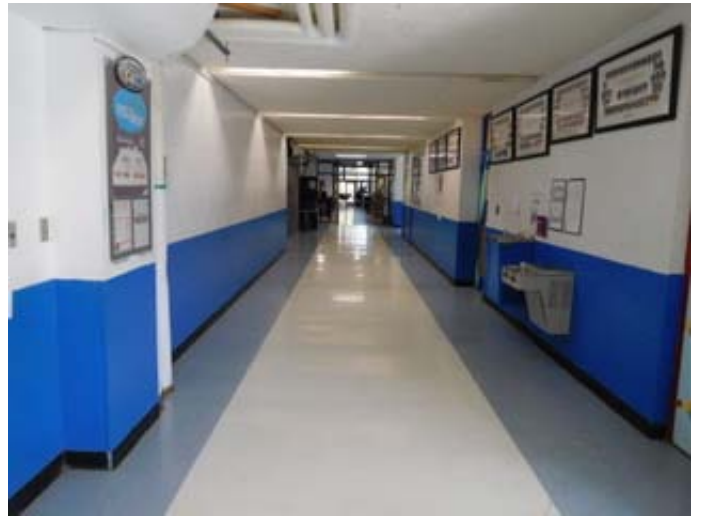
Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to condition and installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, U, and W. Provide for the replacement of toilet partitions due to age and condition. Provide for the replacement of toilet accessories. Provide for replacement of interior doors in the 1963 Original Construction and 1988 Addition due to age and condition. Provide for the replacement of the Art program kilns due to condition, with funding for exhaust system provided in Item C. Provide for the removal of demountable partitions and installation of new partition walls. Provide for additional wall insulation in the 1963 Original Construction and 1988 Addition. Provide for the replacement of the Kitchen hood due to age and condition. Provide for the replacement of the walk-in cooler due to age and condition. Provide for the complete replacement of Kitchen equipment due to age and condition. Provide for Stage Equipment allowances due to age and condition. Provide for appropriate sound attenuation acoustical surface treatments in the Gymnasium, Student Dining, and Media Center. Provide for the replacement of hard plaster, gypsum board, acoustical ceiling tile, and laboratory tables/countertops due to work in Item T. Funding for the replacement of resilient flooring due to work in Item T is provided for in Complete Replacement of Finishes. Replace gypsum board, acoustical tile, and preformed panel type interior soffits due to age and condition. POST-ASSESSMENT NOTE: Rii 5-26-18 Scope amended for Gypsum Board, Acoustic Panel, and Non-ACM Wall / Ceiling replacement to coordinate with Item T and PSI EEHA.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963)	Original Construction (1963)	Classroom and Corridor Addition (1988)	Elevator Addition (1999)	Classroom Addition (2002)	Sum	Comments
Complete Replacement of Finishes (excludes casework) (High):	\$12.60	sq.ft. (of entire building addition)		22,232 ft ²	29,506 ft ²	6,914 ft ²	444 ft ²	15,133 ft ²	\$5,594.40	(high school, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		2 Required	4 Required				\$6,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$14,845.80	(per building area)
Door, Frame, and Hardware:	\$1,300.00	each		60 Required	47 Required	19 Required		29 Required	\$201,500.00	(non-ADA)
Art Program Kiln:	\$2,750.00	each		2 Required					\$5,500.00	
Remove Demountable Partitions / Install New GWB Partitions:	\$9.00	sq.ft. (Qty)			440 Required	4,480 Required			\$44,280.00	(includes the demolition of the demountable partition, new partition with 5/8" abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		13,082 Required	10,496 Required	4,814 Required			\$170,352.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Gypsum Board Replacement	\$4.00	sq.ft. (Qty)			6,500 Required	7,800 Required			\$57,200.00	(Hazardous Material Replacement Cost - See T.)
Acoustical Panel / Tile Ceiling Replacement	\$1.50	sq.ft. (Qty)			7,091 Required				\$10,636.50	(Hazardous Material Replacement Cost - See T.)
Non-ACM Acoustical Panel Ceiling Replacement	\$1.50	sq.ft. (Qty)		1,780 Required	2,360 Required				\$6,210.00	(Hazardous Material Replacement Cost - See T.)
Walk-in Coolers/Freezers:	\$29,818.00	per unit			2 Required				\$59,636.00	
Kitchen Exhaust Hood:	\$56,000.00	per unit			1 Required				\$56,000.00	(includes fans, exhaust & ductwork)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)			1,150 Required				\$218,500.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Complete Replacement of Finishes and Casework (High):	\$17.70	sq.ft. (Qty)		14,821 Required	19,670 Required			10,139 Required	\$789,951.00	(high school, per building area, with removal of existing)
Other: Complete Replacement of Finishes and Casework (Middle):	\$15.90	sq.ft. (Qty)		7,411 Required	9,836 Required	6,914 Required		4,994 Required	\$463,564.50	(middle, per building area, with removal of existing)
Other: Interior Soffit Replacement	\$15.00	sq.ft. (Qty)			250 Required	100 Required			\$5,250.00	Replace gypsum board, acoustical tile, and preformed panel type interior soffits due to age and condition.
Other: Sound Control	\$3.00	sq.ft. (Qty)		7,563 Required	5,268 Required				\$38,493.00	Provide for appropriate sound attenuation acoustical surface treatments in the Gymnasium, Student Dining, and Media Center.
Other: Stage Equipment	\$33,700.00	allowance		Required					\$33,700.00	Provide for Stage Equipment allowances due to age and condition.
Sum:			\$2,187,213.20	\$607,664.00	\$1,036,355.10	\$237,919.40	\$5,683.20	\$299,591.50		



Kitchen Hood & Equipment



Typical Corridor Finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Classroom fixtures are in fair to poor condition, providing an average illumination of 39 FC, which is less than the 40 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in direct and T-8 1x4 surface mount (in recessed troughs) fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 22 FC, thus complying with the 15 FC recommended by the OSDM. The Gymnasium spaces are equipped with T-8 2x4 suspended (with metal cage) type lighting, in fair condition, providing an average illumination of 33 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting in fair condition, providing an average illumination of 37 FC, thus complying with the 30 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 1x4 suspended and surface mount fluorescent fixture type lighting with single level switching. Student Dining fixtures are in fair condition, providing an average illumination of 37 FC, which is less than the 40 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 surface mount (in recessed troughs) fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair to poor condition, providing an average illumination of 42 FC, which is less than the 50 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with pendant incandescent and T-8 1x4 suspended and surface mount fluorescent fixture type lighting in fair condition. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting in fair condition, providing inadequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age, condition, inadequate lighting levels, lack of multi-level switching, and the utilization of incandescent fixtures.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$371,145.00	Includes demo of existing fixtures
Sum:			\$371,145.00	\$111,160.00	\$147,530.00	\$34,570.00	\$2,220.00	\$75,665.00		



Typical Corridor Fluorescent Light Fixtures



Service Area Incandescent Light Fixture

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L. Security Systems

Description: The overall facility contains motion detector and CCTV type security system in fair condition. Motion detectors are inadequately 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. An automatic visitor control system is not provided. Compliant color CCTV cameras are inadequately provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a LCD monitor. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. The Administrative Offices are located adjacent to the main entry area of the facility, though a secure entrance Vestibule between the two spaces is not provided. The site provides only partial fencing, which is not compliant with OSDM standards. The exterior site lighting system is equipped with surface mounted HID high pressure sodium entry lights in fair condition. Pedestrian walkways are illuminated with surface mounted HID high pressure sodium entry lights in fair condition. Parking and bus pick-up / drop off areas are partially illuminated by pole mounted HID high pressure sodium fixtures in fair condition. The exterior site lighting system provides inadequate illumination due to age, condition, 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 OSDM-compliant playground fencing, funding included in complete replacement of security system. Provide a secure entrance Vestibule between the main entry area and Administrative Offices.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$137,323.65	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$74,229.00	(complete, area of building)
Other: Secure Entrance Vestibule	\$25,000.00	allowance		Required					\$25,000.00	Provide a secure entrance Vestibule between the main entry area and Administrative Offices.
Sum:			\$236,552.65	\$88,361.20	\$84,092.10	\$19,704.90	\$1,265.40	\$43,129.05		



Security System CCTV Camera



Pole Mounted HID High Pressure Sodium Light Fixture

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M. Emergency/Egress Lighting

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$74,229.00	(complete, area of building)
Sum:			\$74,229.00	\$22,232.00	\$29,506.00	\$6,914.00	\$444.00	\$15,133.00		



Exit Sign



Emergency Egress Light Fixture

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N. Fire Alarm

Description: The overall facility is equipped with a Notifier (by Honeywell) NFS-320 addressable type fire alarm system (with some Wheelock equipment), original to each addition with upgrades in 2002, and in fair condition, consisting of manual pull stations, bells, and strobe indicating devices. The system is partially automatic and is monitored by a third party. The system is not equipped with sufficient audible horns, strobe indicating devices, and smoke detectors. The system is not equipped with any flow switches, tamper switches, and heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not appear to have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft²	Original Construction (1963) 29,506 ft²	Classroom and Corridor Addition (1988) 6,914 ft²	Elevator Addition (1999) 444 ft²	Classroom Addition (2002) 15,133 ft²	Sum	Comments
Fire Alarm System:	\$1.75	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$129,900.75	(complete new system, including removal of existing)
Sum:			\$129,900.75	\$38,906.00	\$51,635.50	\$12,099.50	\$777.00	\$26,482.75		



Fire Alarm System Control Panel



Fire Alarm System Manual Pull Station

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are not all ADA accessible due to door hardware. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is not provided. Exterior doors are not all equipped with ADA hardware. Building entrances should be equipped with 1 ADA power assist door, and 1 is provided, which is in fair condition. One additional ADA power assist door should be located at the entrance of the 1999 Addition. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do meet all ADA requirements. Elevation changes within the overall facility are facilitated by 2 non-compliant stairwells in fair to poor condition, 2 compliant ramps in good condition. The multistory building that is part of the Original Construction has a compliant elevator that accesses every floor and is in good condition. Access to the Stage is not facilitated by an accessible route. Interior doors are not recessed, are provided adequate clearances, and are not provided with ADA-compliant hardware with exception of the 2002 Addition. 7 ADA-compliant toilets are required, and 7 are currently provided. 8 ADA-compliant Restroom lavatories are required, and 11 are currently provided. 4 ADA-compliant Science Classroom lab sinks are required, and 2 are currently provided. 3 ADA-compliant urinals are required, and 4 are currently provided. 2 ADA-compliant showers are required, and 2 are currently provided. 2 ADA-compliant electric water coolers are required, and 2 are currently provided. Toilet partitions are metal, and do provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors do meet ADA requirements for mounting heights. Science Classrooms in the Original Construction are not compliant with ADA requirements due to lack of ADA workstations. Special Education Restrooms are compliant with ADA requirements. The Health Clinic is not currently equipped with the required Restroom. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, power assist door opener, chair lift, urinal and showers in the Original Construction to facilitate the school's meeting of ADA requirements. Provide ADA-compliant signage, and sinks in the 1988 addition to facilitate the school's meeting of ADA requirements. Provide ADA-compliant Science Classroom workstations in the Original Construction. See Item S for Exterior Door replacement. Provide required ADA Restrooms for Kitchen and Health Clinic to meet requirements.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$14,845.80	(per building area)
Lifts:	\$15,000.00	unit		1 Required					\$15,000.00	(complete)
Toilet/Urinals/Sinks:	\$1,500.00	unit			1 Required	2 Required			\$4,500.00	(replacement ADA)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required					\$7,500.00	(openers, electrical, patching, etc)
Provide ADA Shower:	\$3,000.00	each		2 Required					\$6,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Other: ADA accessible Science Classroom Lab sink:	\$3,800.00	each		1 Required	1 Required				\$7,600.00	Provide new ADA compliant lab sink for installation in replaced casework. See Item J for complete casework replacement.
Other: New ADA Restroom	\$15,000.00	each		1 Required	1 Required				\$30,000.00	Provide required ADA Restrooms for Kitchen and Health Clinic to meet requirements.
Sum:			\$85,445.80	\$51,746.40	\$26,201.20	\$4,382.80	\$88.80	\$3,026.60		



ADA Compliant Ramp



Non-ADA Compliant Stage Access

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P. Site Condition

Description:

The 37.82 acre relatively flat site is located in a small town residential and rural setting with moderate tree, shrub, and floral type landscaping. The site is shared with the district bus garage and the ESC of Greene County. Outbuildings include several small storage sheds, a natural gas utility building, and an athletic facility ticket booth and press box. There are no apparent problems with ponding, although some signs of erosion were noticed at edges of pavement. The site is bordered by moderately traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided. A bus loop is provided for student loading and unloading. Staff, visitor, and student parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 163 parking places, which provides adequate parking for staff members, visitors, and students. Adequate parking is not provided for the disabled. The parking lot is shared with the ESC of Greene County. The site and parking lot drainage design, consisting of sheet drainage and catch basins which drain to a nearby ditch, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in poor condition are not appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in poor condition. Trash pick-up and service drive pavement appears heavy duty and is in fair to poor condition, and is equipped with a concrete pad area for dumpsters, which is in fair condition. Exterior concrete steps are located to provide access into the basement boiler room, and is in good to fair condition. Steel guardrails and handrails are provided, are in good to fair condition, but do not comply with the Ohio Building Code. A single exterior concrete step is provided at an exit, and is in good to fair condition. Steel handrails are provided, and are in fair to poor condition. An exterior concrete ramp is provided in the Courtyard, and is in good to fair condition. Steel guardrails and handrails are provided, and are in good to fair condition. Site fencing is partially provided for security into the athletic fields, and is in fair condition. Due to existing grade configuration, no playground considerations are relevant. The athletic facilities are comprised of practice fields, a track and field, bleachers, and field events, and are in fair condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of exterior furniture. There are no readily evident conditions that might significantly effect master planning with regard to the site. There is a drainage ditch which runs through the middle of the site from north to south. Due to the size of the shared site, building expansion is not recommended. Additional acquisition of adjacent rural property could allow for significant facility expansion.

Rating:

3 Needs Replacement

Recommendations:

Provide for heavy duty asphalt paving due to condition. Provide for light duty asphalt paving due to condition. Provide for the replacement of sidewalks due to condition. Provide for concrete curbs due to age and condition. Provide for soil stabilization due to erosion at edges of pavement. Provide for replacement exterior steel handrails and guardrails due to condition and compliance with the Ohio Building Code. Provide for a concrete dumpster pad due to age and condition. Provide allowances for unforeseen site circumstances. Provide for security fencing with funding provided in Item L. Provisions for adequate disabled parking spaces is provided in replacement of asphalt paving. Provide for adequate disabled parking space signage with funding provided in Item O.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		3,129 Required				2,086 Required	\$159,579.00	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$28.60	sq. yard		4,224 Required				2,816 Required	\$201,344.00	(including drainage / tear out for light duty asphalt)
Concrete Curb:	\$18.00	ln.ft.		480 Required				320 Required	\$14,400.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		4,953 Required				3,302 Required	\$38,715.95	(5 inch exterior slab)
Stabilize soil erosion:	\$2.50	sq.ft. (Qty)		1,416 Required				944 Required	\$5,900.00	(includes stripping and re-grading)
Exterior Hand / Guard Rails:	\$43.00	ln.ft.		53 Required					\$2,279.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required					\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required					\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$111,343.50	Include this one or the next. (Each addition should have this item)
Sum:			\$585,961.45	\$339,990.37	\$44,259.00	\$10,371.00	\$666.00	\$190,675.08		



Asphalt, Curb, and Sidewalk Condition



Concrete Dumpster Pad

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Q. Sewage System

Description: The sanitary sewer system is tied in to the city system, and is in good to 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	Gymnasium / Locker Room Addition (1963)	Original Construction (1963)	Classroom and Corridor Addition (1988)	Elevator Addition (1999)	Classroom Addition (2002)	Sum	Comments
				22,232 ft ²	29,506 ft ²	6,914 ft ²	444 ft ²	15,133 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Sanitary Waste Piping



Sanitary Waste Piping

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R. Water Supply

Description: The domestic water supply system is tied in to the municipal system, features 3" service, with water meter size and location unable to be determined during site visit. System appears to be in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963)	Original Construction (1963)	Classroom and Corridor Addition (1988)	Elevator Addition (1999)	Classroom Addition (2002)	Sum	Comments
				22,232 ft ²	29,506 ft ²	6,914 ft ²	444 ft ²	15,133 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Incoming Domestic Water Service Line



Incoming Domestic Water Service Meter

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S. Exterior Doors

Description: Typical exterior doors in the 1963 Original Construction are FRP and hollow metal type construction, installed on aluminum and hollow metal frames. FRP doors and aluminum frames are in good to fair condition. Hollow metal doors and frames are in poor condition. The exterior doors in the 1988 Addition are aluminum, installed on aluminum frames, and in fair condition. The exterior doors in the 1999 Addition are FRP, installed on aluminum frames, and in good to fair condition. The exterior doors in the 2002 Addition are aluminum type construction, installed on aluminum frames, and in good condition. The exterior doors in the 1963 Original Construction and 1999 Addition feature single glazed tempered glass vision panels, and inappropriate hardware. The exterior doors in the 1988 and 2002 Additions feature single glazed tempered glass vision panels, and appropriate hardware. Entrance doors in the overall facility are FRP and aluminum type construction, installed on aluminum frames, and in good to fair condition. Entrance doors in the 1963 Original Construction and 1999 Addition feature single glazed tempered glass vision panels and insulated glazed transoms, sidelights, and inappropriate hardware. Entrance doors in the 2002 Addition feature single glazed tempered glass vision panels and insulated glazed transoms, sidelights, 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 exterior doors in the 1963 Original Construction and 1999 Addition, due to condition and compliance with ADA and Ohio School Design Manual guidelines. Replacement of single glazed door vision panels in the 1988 and 2002 Additions is addressed in Item F.
 POST-ASSESSMENT NOTE: Rii 5-26-18 Fire Door replacement scope added to coordinate with Item T and PSI EEHA.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft²	Original Construction (1963) 29,506 ft²	Classroom and Corridor Addition (1988) 6,914 ft²	Elevator Addition (1999) 444 ft²	Classroom Addition (2002) 15,133 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		11 Required	5 Required		2 Required		\$36,000.00	(includes removal of existing)
Fire Door Replacement	\$1,100.00	each		29 Required	78 Required	14 Required		29 Required	\$165,000.00	(Hazardous Material Replacement Cost - See T.)
Sum:			\$201,000.00	\$53,900.00	\$95,800.00	\$15,400.00	\$4,000.00	\$31,900.00		



2002 Addition Exterior Door and Window



1963 Original Construction Main Entry Doors

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T. Hazardous Material

Description:	The School District provided the AHERA three year reinspection reports, prepared by Dayton Environmental Testing, and dated January 2017, documenting known and assumed locations of asbestos and other hazardous materials. Vinyl asbestos floor tile and mastic, Carpet mastic, Ceiling tile, Drywall and joint compound, Exterior Galbestos panels, Fire doors, Tank insulation, Pipe insulation, Cove base mastic, Chalk board mastic, Sheet flooring and mastic, Window and door caulking, Sink undercoating, Fume hood, Boiler components, and Laboratory countertops containing hazardous materials are located in the 1963 Original Construction, 1988 and 2002 Addition in fair to poor condition. These materials were described in the report and open to observation and found to be in friable and non-friable condition moderate damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting may require special disposal.
Rating:	3 Needs Replacement
Recommendations:	Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazards Assessment. Provide for the abatement of fire doors including all interior solid core doors as noted in the School District provided AHERA reports. Funding for replacement of interior doors is provided in Item J. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft²	Original Construction (1963) 29,506 ft²	Classroom and Corridor Addition (1988) 6,914 ft²	Elevator Addition (1999) 444 ft²	Classroom Addition (2002) 15,133 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				<i>EHA Form</i>	<i>EHA Form</i>	<i>EHA Form</i>	<i>EHA Form</i>	<i>EHA Form</i>	—	
Boiler/Furnace Insulation Removal	\$10.00	sq.ft. (Qty)		0 Required	1,000 Required	0 Required	0 Required	0 Required	\$10,000.00	
Breeching Insulation Removal	\$10.00	sq.ft. (Qty)		0 Required	325 Required	0 Required	0 Required	0 Required	\$3,250.00	
Tank Insulation Removal	\$8.00	sq.ft. (Qty)		0 Required	8 Required	0 Required	0 Required	0 Required	\$64.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		0 Required	5,000 Required	0 Required	0 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		0 Required	5,000 Required	0 Required	0 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		22,232 Required	29,506 Required	6,914 Required	444 Required	12,107 Required	\$7,120.30	
Pipe Insulation Removal	\$10.00	in.ft.		0 Required	1,210 Required	90 Required	0 Required	0 Required	\$13,000.00	
Pipe Fitting Insulation Removal	\$20.00	each		0 Required	25 Required	0 Required	0 Required	0 Required	\$500.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	in.ft.		445 Required	590 Required	0 Required	0 Required	0 Required	\$15,525.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		0 Required	3 Required	0 Required	0 Required	0 Required	\$6,000.00	
Gypsum Board Removal	\$6.00	sq.ft. (Qty)		0 Required	6,500 Required	7,800 Required	0 Required	0 Required	\$85,800.00	See J
Acoustical Panel/Tile Ceiling Removal	\$3.00	sq.ft. (Qty)		0 Required	7,091 Required	0 Required	0 Required	0 Required	\$21,273.00	See J
Laboratory Table/Counter Top Removal	\$100.00	each		0 Required	17 Required	0 Required	0 Required	12 Required	\$2,900.00	See J
Cement Board Removal	\$5.00	sq.ft. (Qty)		675 Required	5,291 Required	0 Required	0 Required	0 Required	\$29,830.00	
Fire Door Removal	\$100.00	each		29 Required	78 Required	14 Required	0 Required	29 Required	\$15,000.00	See S
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		1,780 Required	2,360 Required	0 Required	0 Required	0 Required	\$8,280.00	See J
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		1,665 Required	5,725 Required	0 Required	0 Required	0 Required	\$22,170.00	See J
Carpet Mastic Removal	\$2.00	sq.ft. (Qty)		0 Required	3,153 Required	0 Required	0 Required	0 Required	\$6,306.00	
Carpet Removal (over RFC)	\$1.00	sq.ft. (Qty)		0 Required	3,153 Required	0 Required	0 Required	0 Required	\$3,153.00	See J
Sink Undercoating Removal	\$100.00	each		0 Required	8 Required	0 Required	0 Required	0 Required	\$800.00	
Other: Chalkboard Mastic Removal	\$2.00	sq.ft. (Qty)			2,840 Required	360 Required	0 Required	800 Required	\$8,000.00	Provide for the removal of chalkboard mastic.
Other: Corrugated Galbestos Panel Removal	\$50.00	sq.ft. (Qty)			2,000 Required				\$100,000.00	Provide for the removal of exterior corrugated Galbestos Panels
Other: Cove Base Mastic Removal	\$1.00	in.ft.			2,965 Required	1,170 Required		780 Required	\$4,915.00	Provide for the removal of cove base mastic.
Other: EHA Other Hazard	\$1.00	per unit			3,000 Required				\$3,000.00	XRF testing for lead-based paint is recommended for compliance with EPA's RRP Program.
Other: Fume Hood Removal	\$10,000.00	each			1 Required				\$10,000.00	Provide for the removal of Science Classroom fume hoods
Sum:			\$386,886.30	\$23,728.20	\$303,741.60	\$51,681.40	\$44.40	\$7,690.70		



VAT Flooring



Pipe Insulation

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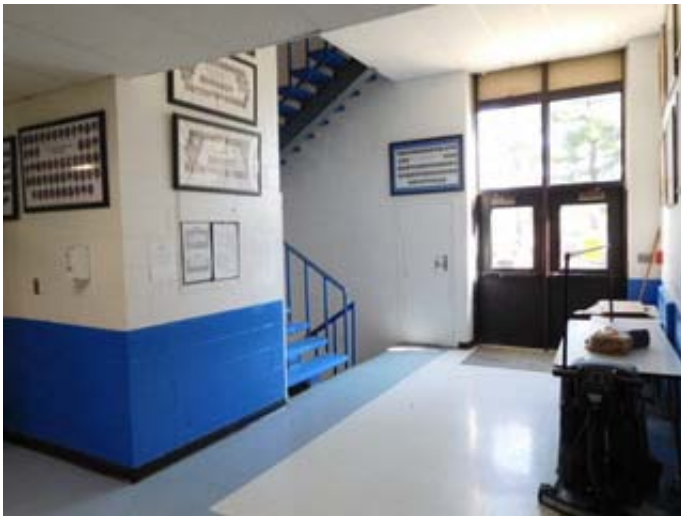
U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 2 interior stair towers, which are not protected by two hour fire enclosures. The facility does not have any exterior stairways from intermediate floors. Guardrails are constructed with vertical bars, that do not meet the 4" ball test, and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in poor condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not 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 insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

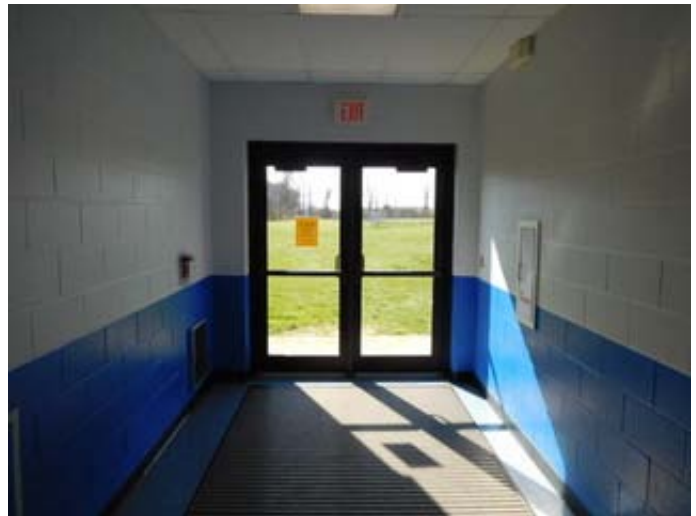
Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding provided in Item R. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new guardrails to meet the requirements of the Ohio Building Code. Provide new Kitchen hood with a UL 300 compliant wet chemical fire suppression system, funding included in item J. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system, funding included in item J. Rework existing non-compliant stair towers to provide 4" kick plates at perimeter of stairs and landings. Provide fire-rated enclosure around existing stair tower.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963)	Original Construction (1963)	Classroom and Corridor Addition (1988)	Elevator Addition (1999)	Classroom Addition (2002)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		22,232 Required	29,506 Required	6,914 Required	444 Required	15,133 Required	\$237,532.80	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level			6 Required				\$30,000.00	(includes associated doors, door frames and hardware)
Handrails:	\$5,000.00	level			6 Required				\$30,000.00	
Other: Rework existing non-compliant stairs	\$10,000.00	level			6 Required				\$60,000.00	Provide 4" kick plates at perimeter of intermediate landings and along stair stringers, provide infill at risers throughout existing stair.
Sum:			\$357,532.80	\$71,142.40	\$214,419.20	\$22,124.80	\$1,420.80	\$48,425.60		



Existing Stair Tower with fire alarm No 2 hour Enclosure



Typical Exit with Exit Signage, Fire Extinguisher, and Pull Station

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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair to poor condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 5 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
CEFPI Rating 4 to 5	\$4.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$296,916.00	
Sum:			\$296,916.00	\$88,928.00	\$118,024.00	\$27,656.00	\$1,776.00	\$60,532.00		



Typical Teacher Desk and Chair



Typical Student Desk and Chair

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W. Technology

Description: The typical Classroom is equipped with the required one data port for teacher use and one cable port and monitor/overhead projector to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with the required four technology data ports for student use, one voice port with a digitally based phone system, and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. 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 fair condition. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a media distribution center, and does not provide 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.

Item	Cost	Unit	Whole Building	Gymnasium / Locker Room Addition (1963) 22,232 ft ²	Original Construction (1963) 29,506 ft ²	Classroom and Corridor Addition (1988) 6,914 ft ²	Elevator Addition (1999) 444 ft ²	Classroom Addition (2002) 15,133 ft ²	Sum	Comments
MS portion of building with total SF 67,951 to 91,650	\$9.47	sq.ft. (Qty)		7,411 Required	9,836 Required	2,305 Required	148 Required	5,045 Required	\$234,335.15	
HS portion of building with total SF < 100,000	\$8.82	sq.ft. (Qty)		14,821 Required	19,670 Required	4,609 Required	296 Required	10,088 Required	\$436,448.88	
Sum:			\$670,784.03	\$200,903.39	\$266,636.32	\$62,479.73	\$4,012.28	\$136,752.31		



IT System Data Rack



IT System Classroom Projector

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$13,198,343.78
7.00%	Construction Contingency	\$923,884.06
Subtotal		\$14,122,227.84
16.29%	Non-Construction Costs	\$2,300,510.92
Total Project		\$16,422,738.76

Construction Contingency	\$923,884.06
Non-Construction Costs	\$2,300,510.92
Total for X.	\$3,224,394.98

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$4,236.67
Soil Borings / Phase I Envir. Report	0.10%	\$14,122.23
Agency Approval Fees (Bldg. Code)	0.25%	\$35,305.57
Construction Testing	0.40%	\$56,488.91
Printing - Bid Documents	0.15%	\$21,183.34
Advertising for Bids	0.02%	\$2,824.45
Builder's Risk Insurance	0.12%	\$16,946.67
Design Professional's Compensation	7.50%	\$1,059,167.09
CM Compensation	6.00%	\$847,333.67
Commissioning	0.60%	\$84,733.37
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$158,168.95
Total Non-Construction Costs	16.29%	\$2,300,510.92

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School Facility Appraisal

Name of Appraiser Paul Brown **Date of Appraisal** 2017-03-29
Building Name Yellow Springs High School/McKinney Middle School
Street Address 420 East Enon Road
City/Town, State, Zip Code Yellow Springs, OH 45387
Telephone Number(s) (937) 767-7224
School District Yellow Springs Exempted Village

Setting: Small City

Site-Acreage	37.82	Building Square Footage	74,229
Grades Housed	7-12	Student Capacity	412
Number of Teaching Stations	22	Number of Floors	3
Student Enrollment	383		
Dates of Construction	1963,1963,1988,1999,2002		

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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	Points Allocated	Points
1.0 The School Site		
1.1 Site is large enough to meet educational needs as defined by state and local requirements <i>The site is 37.82 acres compared to 38 acres required by the OSDM.</i>	25	20
1.2 Site is easily accessible and conveniently located for the present and future population <i>The School is centrally located within the School District, and is easily accessible.</i>	20	16
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The site is adjacent to residential and agricultural uses, and there are no undesirable features adjacent to the School site.</i>	10	8
1.4 Site is well landscaped and developed to meet educational needs <i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i>	10	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>Athletic facilities include multi-purpose fields, and a football field, including a track, which is provided with proper separation from vehicular use areas, and is provided with adequate solid surface parking</i>	10	7
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>The site is gently sloped to provided positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.</i>	5	4
1.7 Site has stable, well drained soil free of erosion <i>Soils appear to be stable and well drained, although erosion was evident at edges of sidewalks and pavement.</i>	5	3
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.</i>	5	4
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.</i>	5	4
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in fair to poor condition. Parking is not adequately provided for the disabled.</i>	5	3
TOTAL - 1.0 The School Site	100	77

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally <i>Entire building meets all ADA requirements except Stage access, signage, some exterior doors.</i>	15	11
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs over the entire facility are in good to fair condition but require replacement in some areas due to age and standing water conditions.</i>	15	5
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are in good to fair condition with observable minor cracking and open joints.</i>	10	9
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior walls feature exposed painted concrete columns, brick veneer, painted corrugated siding and insulated metal panels which displayed locations of deterioration, and are in good to fair condition.</i>	10	6
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Exits are properly located to allow safe egress from the building.</i>	10	8
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Building envelope does not meet minimum energy conservation requirements.</i>	10	2
2.7 Structure is free of friable asbestos and toxic materials <i>The building is reported to contain asbestos and other hazardous materials.</i>	10	5
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Due to multiple additions, a variety of Classroom sizes have been provided throughout the facility.</i>	10	7
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Light sources are improperly placed and provide inadequate lighting in some areas. Fixtures are well maintained in most areas. Light fixtures do not appear to be subject to overheating.</i>	15	6
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>Internal water supply will not support a future fire suppression system, but is adequate for current requirements.</i>	15	6
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Classrooms have an inadequate number of outlets and data jacks for technology applications.</i>	15	2
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Disconnect switches are provided in required easily accessible locations to allow for safe servicing of equipment.</i>	10	8
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 meet ADA requirements in most areas. Drinking fountains are properly maintained.</i>	10	7
2.14 Number and size of restrooms meet requirements <i>The number and size of Restrooms meet requirements.</i>	10	8
2.15 Drainage systems are properly maintained and meet requirements <i>Drainage systems exhibit minimal signs of past leakage and do not have overflow drains in all areas.</i>	10	7
2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements <i>The facility is not sprinkled. Fire alarm systems are not provided with required devices. Smoke detectors are inadequately provided.</i>	10	6

2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10 0
<i>No intercommunication system is provided in the facility.</i>	
2.18 Exterior water supply is sufficient and available for normal usage	5 2
<i>Exterior wall hydrants are inadequately provided around the exterior of the facility.</i>	
<hr/>	
TOTAL - 2.0 Structural and Mechanical Features	200 105

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>Exterior materials for exterior walls require maintenance. Materials and finishes for doors and windows require maintenance.</i></p>	15	9
<p>3.2 Floor surfaces throughout the building require minimum care</p> <p><i>Flooring throughout the facility consists of VCT, VAT, marmoleum, sealed concrete, wood, ceramic tile, and carpet which is somewhat well maintained throughout the facility.</i></p>	15	10
<p>3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain</p> <p><i>Acoustical tile and spray foam ceilings are not easily cleaned or resistant to stain. Painted block, glazed block, fiber reinforced panels, and ceramic tile type wall finishes are easily cleaned and resistant to stain. Drywall type wall finishes are not easily cleaned and resistant to stain.</i></p>	10	7
<p>3.4 Built-in equipment is designed and constructed for ease of maintenance</p> <p><i>Casework is wood type construction with plastic laminate tops, is well constructed and in fair condition, but inadequately provided.</i></p>	10	6
<p>3.5 Finishes and hardware, with compatible keying system, are of durable quality</p> <p><i>Door hardware varies throughout the facility, and does not meet ADA requirements.</i></p>	10	4
<p>3.6 Restroom fixtures are wall mounted and of quality finish</p> <p><i>Fixtures are floor and wall mounted and are of good quality.</i></p>	10	7
<p>3.7 Adequate custodial storage space with water and drain is accessible throughout the building</p> <p><i>Custodial storage space is adequately located throughout the facility, including provisions for water and drains.</i></p>	10	8
<p>3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area</p> <p><i>Electrical outlets are adequately provided in Corridors and allow for convenient routine cleaning.</i></p>	10	8
<p>3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement</p> <p><i>Outdoor light fixtures are provided inadequately, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.</i></p>	10	2
TOTAL - 3.0 Plant Maintainability	100	61

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
<p>4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Student loading is partially separated from vehicular traffic and pedestrian walkways.</i></p>	15	10
<p>4.2 Walkways, both on and offsite, are available for safety of pedestrians</p> <p><i>Walkways are adequately provided both on and off-site for pedestrian safety.</i></p>	10	8
<p>4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>School signs are located as required on adjacent access streets, however signals are not provided.</i></p>	5	4
<p>4.4 Vehicular entrances and exits permit safe traffic flow</p> <p><i>Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.</i></p>	5	3
<p>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</p> <p><i>Athletic field equipment is properly located and is free from hazard.</i></p>	5	4
Building Safety		
<p>4.6 The heating unit(s) is located away from student occupied areas</p> <p><i>Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the Classrooms and other learning areas.</i></p>	20	10
<p>4.7 Multi-story buildings have at least two stairways for student egress</p> <p><i>The building does have 2 stairways, which are not enclosed, and are not OBC compliant.</i></p>	15	8
<p>4.8 Exterior doors open outward and are equipped with panic hardware</p> <p><i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i></p>	10	8
<p>4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.</i></p>	10	4
<p>4.10 Classroom doors are recessed and open outward</p> <p><i>Classroom doors in the 2002 Addition are adequately recessed with proper ADA clearances, and open outward. Classroom doors in the 1963 Original Construction and 1988 Addition are not recessed from the Corridor and open outward, which impede traffic flow in the Corridors.</i></p>	10	6
<p>4.11 Building security systems are provided to assure uninterrupted operation of the educational program</p> <p><i>Security systems are inadequately provided and are in fair condition.</i></p>	10	2
<p>4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition</p> <p><i>Terrazzo and VCT flooring has been well maintained throughout the facility.</i></p>	5	3
<p>4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16</p> <p><i>Stair treads and risers are improperly designed and do not meet OBC requirements.</i></p>	5	2
<p>4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury</p> <p><i>Glass at door transoms and sidelights in the 1963 Original Construction is provided with wire mesh for safety.</i></p>	5	3
<p>4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall</p> <p><i>Fixed projections in the Corridor exceed 8 inches.</i></p>	5	2
<p>4.16 Traffic areas terminate at an exit or a stairway leading to an egress</p> <p><i>Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a Corridor leading to the exterior.</i></p>	5	4

Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	4
<i>The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.</i>		
4.18 There are at least two independent exits from any point in the building	15	12
<i>Multiple exits are provided from Corridors throughout the facility.</i>		
4.19 Fire-resistant materials are used throughout the structure	15	9
<i>The structure is a combination of reinforced concrete, masonry load bearing system with steel joist and wood framing system.</i>		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	4
<i>The fire alarm is provided with manual and automatic actuation, but is not provided with all required fire alarm devices.</i>		
<hr/>		
TOTAL - 4.0 Building Safety and Security	200	110

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>The average Classroom is 950 SF compared to 900 SF required by the OSDM.</i>	25	20
5.2 Classroom space permits arrangements for small group activity <i>Most Classrooms are large enough to allow effective small group activity spaces.</i>	15	12
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The Gymnasium and Music program is properly isolated from the academic learning areas to reduce distractions.</i>	10	8
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Classrooms are large enough to allow privacy time for individual students.</i>	10	8
5.5 Storage for student materials is adequate <i>Lockers, located in the Corridor, are adequately provided for student storage.</i>	10	8
5.6 Storage for teacher materials is adequate <i>Casework is inadequately provided for storage of teacher materials.</i>	10	4
Special Learning Space		
5.7 Size of special learning area(s) meets standards <i>Two Special Education Classrooms total 1,649 SF compared to 900 SF recommended in the OSDM. Special Education Classrooms are appropriately sized, and meet standards.</i>	15	10
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Special Education spaces are properly designed to meet instructional needs.</i>	10	7
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The Media Center is 2,378 SF compared to 900 SF recommended in the OSDM. The Media Center is a somewhat attractive space, including natural light and sufficient book storage space.</i>	10	8
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The Gymnasium is 7,563 SF compared to 9,300-17,400 SF recommended in the OSDM.</i>	5	2
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>Science Classrooms are appropriately sized and equipped for effective science instruction.</i>	10	8
5.12 Music Program is provided adequate sound treated space <i>The Music Room is 2,257 SF compared to 1,800-3,000 recommended in the OSDM. The Music Room is designed appropriately, including acoustic panels on walls.</i>	5	4
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>Two Art Rooms total 2,702 SF compared to 1,200-1,400 SF recommended in the OSDM. The Art program is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.</i>	5	4
School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment <i>The facility is not provided with Computer Labs for student use.</i>	5	2
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms <i>Work rooms are provided adjacent to the Classrooms for small groups and remedial instruction.</i>	5	4

5.16 Storage for student and teacher material is adequate	5	2
<i>Lockers have been adequately provided for storage of student materials. Casework is not adequately provided for storage of teacher materials.</i>		
Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	4
<i>There is no dedicated space for a Teacher Lounge. Limited work space is provided for preparation of teacher materials.</i>		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	7
<i>The Student Dining space is 2,892 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1,150 SF compared to 900 SF recommended in the OSDM.</i>		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	4
<i>Administrative Offices are adequately provided for High School and Middle School students.</i>		
5.20 Counselor's office insures privacy and sufficient storage	5	4
<i>The Counselor's Offices total 494 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM.</i>		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	2
<i>The Clinic is 72 SF compared to 370 SF recommended in the OSDM. The Clinic is located within the Administrative Offices and lacks required equipment.</i>		
5.22 Suitable reception space is available for students, teachers, and visitors	5	4
<i>Reception space consists of approximately 409 SF compared to 200-400 SF recommended by the OSDM.</i>		
5.23 Administrative personnel are provided sufficient work space and privacy	5	3
<i>The Administrative area consists of approximately 1,800 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.</i>		
<hr/> TOTAL - 5.0 Educational Adequacy	200	139

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	6
<i>The building consists of several uncoordinated materials due to multiple renovations and additions, and is not aesthetically pleasing.</i>		
6.2 Site and building are well landscaped	10	8
<i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i>		
6.3 Exterior noise and poor environment do not disrupt learning	10	8
<i>The site is adjacent to residential and agricultural uses, and there are no undesirable features adjacent to the school site.</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	8
<i>The main entrance to the School is partially sheltered.</i>		
6.5 Building materials provide attractive color and texture	5	3
<i>Exterior building materials consist of brick, insulated panels, painted corrugated panels, painted concrete and EIFS, which does not provide an attractive color and texture.</i>		
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	12
<i>The color palette is comprised of neutral hues with accent color of more saturated hues. School colors are reflected in the athletic areas. The use of repeated colors and materials give the building some unity and a sense of consistency, which provide an acceptable learning environment.</i>		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	4
<i>The facility is not air conditioned to provide year-round temperature and humidity control.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	4
<i>The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.</i>		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	6
<i>The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses.</i>		
6.10 Drinking fountains and restroom facilities are conveniently located	15	8
<i>Drinking fountains and Restroom facilities are conveniently located.</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	6
<i>There are some areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school. An outdoor courtyard has been provided to encourage socialization and communication among students.</i>		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	6
<i>Classroom doorways are not recessed and impede traffic flow.</i>		
6.13 Areas for students to interact are suitable to the age group	10	6
<i>There are some areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school.</i>		
6.14 Large group areas are designed for effective management of students	10	7
<i>The Gymnasium is slightly undersized to allow effective management of large groups of students.</i>		
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	5
<i>No acoustical treatment has been provided in the Gymnasium, Student Dining, or Media Center. Adequate acoustical treatment is provided in the Music Room.</i>		

6.16 Window design contributes to a pleasant environment	10	6
<i>The windows are fairly well designed to contribute to an acceptable environment.</i>		
6.17 Furniture and equipment provide a pleasing atmosphere	10	5
<i>Classroom furniture is mismatched and in fair to poor condition.</i>		
<hr/>		
TOTAL - 6.0 Environment for Education	200	108

LEED Observation Notes

School District: Yellow Springs Exempted Village
County: Greene
School District IRN: 45674
Building: Yellow Springs High School/McKinney Middle School
Building IRN: 42416

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

The amount of asphalt is a negligible contribution to the heat island effect for non-roofs (see SS Credit 7.1). Open space is effectively maximized at this site (see SS Credit 5.2). The size of the parking area does not exceed the amount required (see SS Credit 4.4). Reducing the amount of redundant asphalt and providing softer landscape elements including grasses, shrubs and flora, would contribute to a reduction in the heat island effect. Roof surfaces have high reflectance and low thermal emittance, which helps to reduce the heat island effect. (see SS Credit 7.2).

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

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

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

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

Material & Resources

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

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

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

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

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

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

Justification for Allocation of Points

Building Name and Level: **Yellow Springs High School/McKinney Middle School**

7-12

Building features that clearly exceed criteria:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

1. The facility is not equipped with a compliant security system.
2. The facility is not equipped with an automated fire suppression system.
- 3.
- 4.
- 5.
- 6.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Yellow Springs Exempted Village
Facility:	Yellow Springs High School/McKinney Middle School
Date of Initial Assessment:	Mar 29, 2017
Date of Assessment Update:	May 26, 2018
Cost Set:	2018

District IRN:	45674
Building IRN:	42416
Firm:	Resource International, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1963 Gymnasium / Locker Room Addition	22,232	\$149,643.20	\$26,728.20
1963 Original Construction	29,506	\$182,096.60	\$172,096.60
1988 Classroom and Corridor Addition	6,914	\$49,791.40	\$49,791.40
1999 Elevator Addition	444	\$44.40	\$44.40
2002 Classroom Addition	15,133	\$5,310.70	\$5,310.70
Total	74,229	\$386,886.30	\$253,971.30
Total with Regional Cost Factor (95.95%)	—	\$371,217.40	\$243,685.46
Regional Total with Soft Costs & Contingency	—	\$461,906.93	\$303,218.55

Environmental Hazards - Yellow Springs Exempted Village (45674) - Yellow Springs High School/McKinney Middle School (42416) - Gymnasium / Locker Room Addition

Owner: Yellow Springs Exempted Village

Bldg. IRN: 42416

Facility: Yellow Springs High School/McKinney Middle School

BuildingAdd: Gymnasium / Locker Room Addition

Date On-Site:

Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	445	\$15.00	\$6,675.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Assumed Asbestos-Containing Material	675	\$5.00	\$3,375.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	29	\$100.00	\$2,900.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	1780	\$2.00	\$3,560.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	1665	\$3.00	\$4,995.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$21,505.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$21,505.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 22232	22232	\$0.10	\$2,223.20

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$23,728.20
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$23,728.20

* 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 - Yellow Springs Exempted Village (45674) - Yellow Springs High School/McKinney Middle School (42416) - Original Construction

Owner: Yellow Springs Exempted Village **Bldg. IRN:** 42416
Facility: Yellow Springs High School/McKinney Middle School **BuildingAdd:** Original Construction
Date On-Site: 2017-10-17 **Consultant Name:** PSI

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Assumed Asbestos-Containing Material	1000	\$10.00	\$10,000.00
2. Breaching Insulation Removal	Reported Asbestos-Containing Material	325	\$10.00	\$3,250.00
3. Tank Insulation Removal	Reported Asbestos-Containing Material	8	\$8.00	\$64.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	1210	\$10.00	\$12,100.00
6. Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	25	\$20.00	\$500.00
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	590	\$15.00	\$8,850.00
10. Dismantling of Boiler/Furnace/Incinerator	Reported Asbestos-Containing Material	3	\$2,000.00	\$6,000.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Reported / Assumed Asbestos-Free Material	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 Asbestos-Containing Material	6500	\$6.00	\$39,000.00
16. Acoustical Panel/Tile Ceiling Removal	Reported Asbestos-Containing Material	7091	\$3.00	\$21,273.00
17. Laboratory Table/Counter Top Removal	Assumed Asbestos-Containing Material	17	\$100.00	\$1,700.00
18. Cement Board Removal	Assumed Asbestos-Containing Material	5291	\$5.00	\$26,455.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Reported / Assumed Asbestos-Free Material	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	78	\$100.00	\$7,800.00
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	2360	\$2.00	\$4,720.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	5725	\$3.00	\$17,175.00
30. Carpet Mastic Removal	Reported Asbestos-Containing Material	3153	\$2.00	\$6,306.00
31. Carpet Removal (over RFC)	Reported Asbestos-Containing Material	3153	\$1.00	\$3,153.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Reported Asbestos-Containing Material	8	\$100.00	\$800.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. Cove Base and Mastic	Reported / Assumed Asbestos-Free Material	0	lump sum	\$0.00
36. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work			\$169,146.00
37. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work			\$169,146.00

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	\$5,000.00
2. Special Engineering Fees for LBP Mock-Ups	\$5,000.00
3. (Sum of Lines 1-2) Total Cost for Lead-Based Paint Mock-Ups	\$10,000.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 29506	29506	\$0.10	\$2,950.60

E. Other Environmental Hazards/Remarks <input checked="" type="checkbox"/> None Reported		
Description	Cost Estimate	
1. See Bulk Sample Record Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 18 for sample results for this addition.	\$0.00	
2. XRF testing for lead-based paint is recommended for compliance with EPA's RRP Program.	\$3,000.00	
3. (Sum of Lines 1-2) Total Cost for Other Environmental Hazards - Renovation	\$3,000.00	
4. (Sum of Lines 1-2) Total Cost for Other Environmental Hazards - Demolition	\$3,000.00	

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A36, B1, C3, D1, and E3	Total Cost for Env. Hazards Work - Renovation	\$185,096.60
2. A37, B1, D1, and E4	Total Cost for Env. Hazards Work - Demolition	\$175,096.60

* 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.

Environmental Hazards - Yellow Springs Exempted Village (45674) - Yellow Springs High School/McKinney Middle School (42416) - Elevator Addition

Owner: Yellow Springs Exempted Village **Bldg. IRN:** 42416
Facility: Yellow Springs High School/McKinney Middle School **BuildingAdd:** Elevator Addition
Date On-Site: 2017-10-11 **Consultant Name:** PSI

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

B. Removal Of Underground Storage Tanks <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. 444	444	\$0.10	\$44.40

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

F. Environmental Hazards Assessment Cost Estimate Summaries	
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation \$44.40
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition \$44.40

* 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 - Yellow Springs Exempted Village (45674) - Yellow Springs High School/McKinney Middle School (42416) - Classroom Addition

Owner: Yellow Springs Exempted Village **Bldg. IRN:** 42416
Facility: Yellow Springs High School/McKinney Middle School **BuildingAdd:** Classroom Addition
Date On-Site: 2017-10-11 **Consultant Name:** PSI

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	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	Assumed Asbestos-Containing Material	12	\$100.00	\$1,200.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Reported / Assumed Asbestos-Free Material	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	29	\$100.00	\$2,900.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	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	Not Present	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	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$4,100.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$4,100.00

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. 15133	12107	\$0.10	\$1,210.70

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	\$5,310.70
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$5,310.70

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

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