

Building Information - Yellow Springs Exempted Village (45674) - Mills Lawn Elementary / Middle School

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Mills Lawn Elementary / Middle with 2021 Costs
Assessment Date (on-site; non-EEA)	2017-03-29
Kitchen Type	Full Kitchen
Cost Set:	2021
Building Name	Mills Lawn Elementary / Middle School
Building IRN	24919
Building Address	200 South Walnut Street
Building City	Yellow Springs
Building Zipcode	45387
Building Phone	(937) 767.7217
Acreage	8.84
Current Grades:	K-6
Teaching Stations	25
Number of Floors	2
Student Capacity	378
Current Enrollment	374
Enrollment Date	2017-03-29
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	23
Historical Register	NO
Building's Principal	Michelle Person
Building Type	Elementary/Middle

[Next Page](#)

Building Pictures - Yellow Springs Exempted Village(45674) - Mills Lawn Elementary / Middle School (24919)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

47,324 Total Existing Square Footage
1952,1957,2002 Building Dates
K-6 Grades
374 Current Enrollment
25 Teaching Stations
8.84 Site Acreage

Mills Lawn Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1952 is generally a one story, 47,324 square foot brick and stone school building located in a small town residential setting. The existing facility features a conventionally partitioned design, and does utilize one modular building. The structure of the 1952 Original Construction and 2002 Addition contains brick veneer on masonry load bearing type exterior wall construction, with masonry load bearing type wall construction in the interior. The structure of the 1957 Addition contains steel frame with brick veneer type exterior wall construction, with masonry load bearing type wall construction in the interior. The base floor system of the overall facility consists of concrete slab on grade. The intermediate floor system in the 1957 and 2002 Addition is metal form deck on steel joist type construction. The roof structure of the 1952 Original Construction is cast in place concrete type construction. The roof structure of the 1957 Addition is tectum on steel joist type construction. The roof structure of the 2002 Addition is metal form deck on steel joist type construction. The roofing system of the 1952 Original Construction is a built-up system with gravel ballast, installed in 1952. The roofing system of the 1957 Addition is a built-up system with gravel ballast, installed in 1957. The roofing system of the 2002 Addition is a built-up system with gravel ballast, installed in 2002. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are slightly undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multipurpose space. 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 8.84 acre site adjacent to residential properties, school district offices, and a church. The property and playgrounds are not fenced for security. Access onto the site is unrestricted. Site circulation is fair to poor. There is no dedicated space for school buses to load and unload on the site. School bus loading and unloading takes place on the street. Parking for staff, visitors and community events is adequate. The 1957 and 2002 Additions each have a single room on what would be considered a second floor. The second floor of the 1957 Addition consists of a small Classroom for remedial instruction. The second floor of the 2002 Addition consists of storage for the Art Room and contains a kiln.

No Significant Findings

[Previous Page](#)

[Next Page](#)

Building Construction Information - Yellow Springs Exempted Village (45674) - Mills Lawn Elementary / Middle School (24919)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1952	no	1	23,900	no	no
Classroom and Media Center Addition	1957	no	2	10,163	no	no
Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition	2002	yes	2	13,261	no	no

[Previous Page](#)

[Next Page](#)

Building Component Information - Yellow Springs Exempted Village (45674) - Mills Lawn Elementary / Middle School (24919)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1952)		3571		2481				665						
Classroom and Media Center Addition (1957)					2925									
Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002)		2727		2109										
Total	0	6,298	0	4,590	2,925	0	0	665	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. Due to the size of the site, building expansion is not recommended.												

[Previous Page](#)

[Next Page](#)

Existing CT Programs for Assessment

[Next Page](#)

[Previous Page](#)

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

Main Assessment Menu - Yellow Springs Exempted Village (45674) - Mills Lawn Elementary / Middle School (24919)

Building Summary - Mills Lawn Elementary / Middle School (24919)

District: Yellow Springs Exempted Village				County: Greene		Area: Southwestern Ohio (1)	
Name: Mills Lawn Elementary / Middle School				Contact: Michelle Person			
Address: 200 South Walnut Street Yellow Springs, OH 45387				Phone: (937) 767.7217			
Bldg. IRN: 24919				Date Prepared: 2017-03-29		By: Julie Apt	
				Date Revised: 2021-04-06		By: Valerie Montoya	
Current Grades		K-6	Acreage:		8.84		
Proposed Grades		N/A	Teaching Stations:		25		
Current Enrollment		374	Classrooms:		23		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Construction</u>		1952	no	1	23,900		
<u>Classroom and Media Center Addition</u>		1957	no	2	10,163		
<u>Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition</u>		2002	yes	2	13,261		
Total					47,324		
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2021				Rating	Dollar Assessment	C	
A.	<u>Heating System</u>	3	\$1,902,424.80	-			
B.	<u>Roofing</u>	3	\$926,575.10	-			
C.	<u>Ventilation / Air Conditioning</u>	2	\$5,000.00	-			
D.	<u>Electrical Systems</u>	3	\$1,133,409.80	-			
E.	<u>Plumbing and Fixtures</u>	3	\$432,341.00	-			
F.	<u>Windows</u>	3	\$471,899.60	-			
G.	<u>Structure: Foundation</u>	2	\$46,475.00	-			
H.	<u>Structure: Walls and Chimneys</u>	2	\$347,175.00	-			
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-			
J.	<u>General Finishes</u>	3	\$1,386,506.90	-			
K.	<u>Interior Lighting</u>	3	\$307,606.00	-			
L.	<u>Security Systems</u>	3	\$207,197.40	-			
M.	<u>Emergency/Egress Lighting</u>	3	\$47,324.00	-			
N.	<u>Fire Alarm</u>	3	\$115,943.80	-			
O.	<u>Handicapped Access</u>	3	\$213,452.60	-			
P.	<u>Site Condition</u>	2	\$345,106.20	-			
Q.	<u>Sewage System</u>	1	\$0.00	-			
R.	<u>Water Supply</u>	1	\$0.00	-			
S.	<u>Exterior Doors</u>	3	\$84,500.00	-			
T.	<u>Hazardous Material</u>	3	\$437,587.40	-			
U.	<u>Life Safety</u>	2	\$171,436.80	-			
V.	<u>Loose Furnishings</u>	3	\$260,282.00	-			
W.	<u>Technology</u>	3	\$600,620.00	-			
- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$2,306,919.86	-			
Total					\$11,749,783.26		
Suitability Appraisal Summary							
Section		Points Possible	Points Earned	Percentage	Rating Category		
<u>Cover Sheet</u>		—	—	—	—		
<u>1.0 The School Site</u>		100	72	72%	Satisfactory		
<u>2.0 Structural and Mechanical Features</u>		200	98	49%	Poor		
<u>3.0 Plant Maintainability</u>		100	59	59%	Borderline		
<u>4.0 Building Safety and Security</u>		200	105	53%	Borderline		
<u>5.0 Educational Adequacy</u>		200	130	65%	Borderline		
<u>6.0 Environment for Education</u>		200	125	63%	Borderline		
<u>LEED Observations</u>		—	—	—	—		
<u>Commentary</u>		—	—	—	—		
Total		1000	589	59%	Borderline		
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor						98.78%	
Cost to Renovate (Cost Factor applied)						\$11,606,435.90	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

[Previous Page](#)

Classroom and Media Center Addition (1957) Summary

District: Yellow Springs Exempted Village				County: Greene		Area: Southwestern Ohio (1)	
Name: Mills Lawn Elementary / Middle School				Contact: Michelle Person			
Address: 200 South Walnut Street Yellow Springs, OH 45387				Phone: (937) 767.7217			
Bldg. IRN: 24919				Date Prepared: 2017-03-29		By: Julie Apt	
				Date Revised: 2021-04-06		By: Valerie Montoya	
Current Grades	K-6	Acreage:	8.84		Suitability Appraisal Summary		
Proposed Grades	N/A	Teaching Stations:	25				
Current Enrollment	374	Classrooms:	23				
Projected Enrollment	N/A						
Addition		Date	HA	Number of Floors	Current Square Feet	Section	Points Possible
<u>Original Construction</u>		1952	no	1	23,900	<u>1.0 The School Site</u>	100
Classroom and Media Center Addition		1957	no	2	10,163	<u>2.0 Structural and Mechanical Features</u>	200
<u>Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition</u>		2002	yes	2	13,261	<u>3.0 Plant Maintainability</u>	100
Total					47,324	<u>4.0 Building Safety and Security</u>	200
	*HA =	Handicapped Access				<u>5.0 Educational Adequacy</u>	200
	*Rating =	1 Satisfactory				<u>6.0 Environment for Education</u>	200
		=2 Needs Repair				<u>LEED Observations</u>	—
		=3 Needs Replacement				<u>Commentary</u>	—
	*Const P/S =	Present/Scheduled Construction				Total	1000
FACILITY ASSESSMENT				Rating	Dollar Assessment	Enhanced Environmental Hazards Assessment Cost Estimates	
Cost Set: 2021						C=Under Contract	
A.	<u>Heating System</u>		3	\$408,552.60	-	Renovation Cost Factor	
B.	<u>Roofing</u>		3	\$204,706.50	-	98.78%	
C.	<u>Ventilation / Air Conditioning</u>		2	\$0.00	-	Cost to Renovate (Cost Factor applied)	
D.	<u>Electrical Systems</u>		3	\$243,403.85	-	\$2,589,665.61	
E.	<u>Plumbing and Fixtures</u>		3	\$111,041.00	-	<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	
F.	<u>Windows</u>		3	\$122,379.35	-		
G.	<u>Structure: Foundation</u>		2	\$11,850.00	-		
H.	<u>Structure: Walls and Chimneys</u>		2	\$50,834.00	-		
I.	<u>Structure: Floors and Roofs</u>		1	\$0.00	-		
J.	<u>General Finishes</u>		3	\$270,888.80	-		
K.	<u>Interior Lighting</u>		3	\$66,059.50	-		
L.	<u>Security Systems</u>		3	\$39,127.55	-		
M.	<u>Emergency/Egress Lighting</u>		3	\$10,163.00	-		
N.	<u>Fire Alarm</u>		3	\$24,899.35	-		
O.	<u>Handicapped Access</u>		3	\$88,602.60	-		
P.	<u>Site Condition</u>		2	\$60,257.80	-		
Q.	<u>Sewage System</u>		1	\$0.00	-		
R.	<u>Water Supply</u>		1	\$0.00	-		
S.	<u>Exterior Doors</u>		3	\$26,900.00	-		
T.	<u>Hazardous Material</u>		3	\$131,719.30	-		
U.	<u>Life Safety</u>		2	\$47,521.60	-		
V.	<u>Loose Furnishings</u>		3	\$55,896.50	-		
W.	<u>Technology</u>		3	\$132,119.00	-		
- X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$514,727.44	-		
Total					\$2,621,649.74		

Main Assessment Menu - Yellow Springs Exempted Village (45674) - Mills Lawn Elementary / Middle School (24919)

Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) Summary

District: Yellow Springs Exempted Village				County: Greene		Area: Southwestern Ohio (1)	
Name: Mills Lawn Elementary / Middle School				Contact: Michelle Person			
Address: 200 South Walnut Street Yellow Springs, OH 45387				Phone: (937) 767.7217			
Bldg. IRN: 24919				Date Prepared: 2017-03-29		By: Julie Apt	
				Date Revised: 2021-04-06		By: Valerie Montoya	
Current Grades		K-6	Acreage:		8.84		
Proposed Grades		N/A	Teaching Stations:		25		
Current Enrollment		374	Classrooms:		23		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Construction</u>		1952	no	1	23,900		
<u>Classroom and Media Center Addition</u>		1957	no	2	10,163		
Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition		2002	yes	2	13,261		
Total				47,324			
		*HA =	Handicapped Access				
		*Rating =	1 Satisfactory				
			=2 Needs Repair				
			=3 Needs Replacement				
		*Const P/S =	Present/Scheduled Construction				
FACILITY ASSESSMENT Cost Set: 2021				Rating	Dollar Assessment	C	
A.	<u>Heating System</u>		3	\$533,092.20	-		
B.	<u>Roofing</u>		3	\$231,604.90	-		
C.	<u>Ventilation / Air Conditioning</u>		2	\$5,000.00	-		
D.	<u>Electrical Systems</u>		3	\$317,600.95	-		
E.	<u>Plumbing and Fixtures</u>		3	\$48,200.00	-		
F.	<u>Windows</u>		3	\$22,232.00	-		
G.	<u>Structure: Foundation</u>		2	\$12,400.00	-		
H.	<u>Structure: Walls and Chimneys</u>		2	\$94,045.00	-		
I.	<u>Structure: Floors and Roofs</u>		1	\$0.00	-		
J.	<u>General Finishes</u>		3	\$250,822.10	-		
K.	<u>Interior Lighting</u>		3	\$86,196.50	-		
L.	<u>Security Systems</u>		3	\$51,054.85	-		
M.	<u>Emergency/Egress Lighting</u>		3	\$13,261.00	-		
N.	<u>Fire Alarm</u>		3	\$32,489.45	-		
O.	<u>Handicapped Access</u>		3	\$99,000.00	-		
P.	<u>Site Condition</u>		2	\$80,358.30	-		
Q.	<u>Sewage System</u>		1	\$0.00	-		
R.	<u>Water Supply</u>		1	\$0.00	-		
S.	<u>Exterior Doors</u>		3	\$0.00	-		
T.	<u>Hazardous Material</u>		3	\$4,356.10	-		
U.	<u>Life Safety</u>		2	\$47,435.20	-		
V.	<u>Loose Furnishings</u>		3	\$72,935.50	-		
W.	<u>Technology</u>		3	\$157,801.00	-		
- X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$527,666.40	-		
Total					\$2,687,551.45		
Suitability Appraisal Summary							
Section		Points Possible	Points Earned	Percentage	Rating Category		
<u>Cover Sheet</u>		—	—	—	—		
<u>1.0 The School Site</u>		100	72	72%	Satisfactory		
<u>2.0 Structural and Mechanical Features</u>		200	98	49%	Poor		
<u>3.0 Plant Maintainability</u>		100	59	59%	Borderline		
<u>4.0 Building Safety and Security</u>		200	105	53%	Borderline		
<u>5.0 Educational Adequacy</u>		200	130	65%	Borderline		
<u>6.0 Environment for Education</u>		200	125	63%	Borderline		
<u>LEED Observations</u>		—	—	—	—		
<u>Commentary</u>		—	—	—	—		
Total		1000	589	59%	Borderline		
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor 98.78%							
Cost to Renovate (Cost Factor applied) \$2,654,763.32							
<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

A. Heating System

Description: The existing system for the 1952 Original Construction is a natural gas fired heated water boiler type system, installed in 1952, and is in fair condition. The system in the 1957 Addition is an extension of that found in the 1952 Original Construction. The existing system for the 2002 Addition is a natural gas fired packaged roof top unit type system, installed in 2002, and is in fair condition. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The 1952 Original Construction is equipped with (2) Copper-fin II boilers, manufactured by Lochinvar, are believed 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 roof top units. The 2002 Addition is equipped with (2) 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 appear to comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic, digital, and DDC type system temperature controls are original to each addition, with incremental upgrades, and are in fair to poor condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The 1952 Original Construction is not 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 interiors doors. The existing system is ducted in the 2002 Addition and a portion of the 1952 Original Construction and 1957 Addition, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system is not ducted in the remainder of the overall facility, and floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not equipped with central air conditioning. The site does not contain 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 2002 Addition and a portion of the 1952 Original Construction and 1957 Addition to facilitate efficient exchange of conditioned air. Convert to ducted system the remainder of the overall facility to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft ²	Classroom and Media Center Addition (1957) 10,163 ft ²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft ²	Sum	Comments
HVAC System Replacement:	\$32.20	sq.ft. (of entire building addition)		Required	Required	Required	\$1,523,832.80	(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	\$378,592.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$1,902,424.80	\$960,780.00	\$408,552.60	\$533,092.20		



Natural Gas Fired Heated Water Boilers



Unit Heater

[Back to Assessment Summary](#)

Facility Assessment

B. Roofing

Description: The roof over the Original Construction is a built-up system with gravel ballast that was installed in 1952, and is in poor condition. The roof over the 1957 Addition is a built-up system with gravel ballast that was installed in 1957, and is in poor condition. The roof over the 2002 Addition is a built-up system with gravel ballast that was installed in 2002, and is in fair condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch that is in poor condition. Fall safety protection cages are not required, and are not provided. There were observations of standing water on the roof. Metal cap flashings and copings are in fair to poor condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair to poor condition. The roof of the Original Construction and the 1957 Addition are not equipped with overflow roof drains though they will be required in areas of roof replacement. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition and age of system 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 age and condition replace the existing access ladder and hatch. Provide two new roof access ladders. Replace existing roof drains and sumps due to condition and replacement of the roofing system. Provide new overflow roof drains and piping.

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft ²	Classroom and Media Center Addition (1957) 10,163 ft ²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft ²	Sum	Comments
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		21,615 Required	9,539 Required	12,299 Required	\$573,579.60	
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		864 Required	476 Required	492 Required	\$33,708.80	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		9 Required	6 Required		\$18,000.00	
Overflow Roof Drains and Piping:	\$3,000.00	each		9 Required	6 Required		\$45,000.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)		14,893 Required			\$47,657.60	(non-tapered insulation for use in areas without drainage problems)
Roof Insulation:	\$4.70	sq.ft. (Qty)		21,615 Required	9,539 Required	12,299 Required	\$204,229.10	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each		1 Required			\$2,000.00	(remove and replace)
Other: Roof Access Ladder without Fall Protection Cage	\$1,200.00	each				2 Required	\$2,400.00	Provide when no roof access currently exists, no fall protection needed
Sum:			\$926,575.10	\$490,263.70	\$204,706.50	\$231,604.90		



Built-Up Roof with Gravel Ballast



Built-Up Roof with Gravel Ballast

[Back to Assessment Summary](#)

Facility Assessment

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units are provided at multiple Classroom locations throughout the overall facility, as well as in the Teacher's Lounge. An isolated room system consisting of ductless split AC wall cassettes with (2) condensing units (pad mounted and located on the exterior) is provided in the Administrative Offices in the 1952 Original Construction. An isolated room system consisting of a single ducted HVAC/furnace type unit and (1) condensing unit (pad mounted and located on the exterior) is provided in the Administrative Office Conference Room of the 2002 Addition. An isolated room system consisting of (2) ducted packaged air cooled York roof top units (with DX cooling and natural gas/hot water heat) is provided in the majority of the 2002 Addition and the Multi-Purpose Room (Gymnasium/Student Dining) and Media Center of the 1952 Original Construction. The ventilation system in the overall facility consists of unit ventilators 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 Multi-Purpose Room (Gymnasium/Student Dining) and Media Center. Relief air venting is provided by louvered interior doors, ceiling plenums / being ducted back through energy recovery units, 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 in this facility though no system is provided. The Art program is equipped with a kiln, 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	Original Construction (1952) 23,900 ft²	Classroom and Media Center Addition (1957) 10,163 ft²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft²	Sum	Comments
Kiln Exhaust System:	\$5,000.00	each				1 Required	\$5,000.00	
Sum:			\$5,000.00	\$0.00	\$0.00	\$5,000.00		



Roof Top Unit



Unit Ventilator

[Back to Assessment Summary](#)

Facility Assessment

D. Electrical Systems

Description: The electrical system provided to the 2002 Addition is a 208Y/120 volts, 1,200 amp, 3 phase and 4 wire system installed in 2002, and is in good to fair condition. The systems in the 1952 Original Construction and 1957 Addition 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 at the front of the School, and in fair condition. The panel systems are 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 (5) 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 (6) general purpose outlets, while others are equipped with as few as (3) 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 appear to be provided and are in fair condition. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair condition and does not meet OSDM requirements. The overall electrical system does not 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, 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. Replace the existing lightning protection safeguards in the overall facility, including associated grounding system, with funding included in the electrical system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft ²	Classroom and Media Center Addition (1957) 10,163 ft ²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft ²	Sum	Comments
System Replacement:	\$23.95	sq. ft. (of entire building addition)		Required	Required	Required	\$1,133,409.80	(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:			\$1,133,409.80	\$572,405.00	\$243,403.85	\$317,600.95		



Main Electrical Distribution Panel



Pad Mounted Transformer

[Back to Assessment Summary](#)

E. Plumbing and Fixtures

Description:	<p>The service entrance is equipped with a reduced pressure back flow preventer in 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 and galvanized, is original to each addition, and is in fair condition. The facility is equipped with a 71 gallon gas water heater in good condition. The school contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 3 Restrooms associated with specialty Classrooms, 8 Restrooms for Individual Classrooms, and 5 Restrooms for staff. Boys' Large Group Restrooms contain 2 ADA and 1 non-ADA wall mounted flush valve toilets, 6 ADA and 1 non-ADA wall mounted flush valve and waterless urinals, as well as 2 ADA wall mounted lavatories and 2 non-ADA countertop lavatories. Girls' Large Group Restrooms contain 2 ADA and 6 non-ADA wall mounted flush valve toilets, as well as 2 ADA wall mounted lavatories and 2 non-ADA countertop lavatories. Individual Classroom Restrooms contain 2 ADA and 7 non-ADA wall and floor mounted flush valve toilets, 2 ADA wall mounted urinals, as well as 3 ADA and 4 non-ADA countertop and wall mounted lavatories. Staff Restrooms contain 2 ADA and 2 non-ADA wall mounted flush valve toilets, 1 non-ADA floor mounted tank type toilet, as well as 2 ADA and 3 non-ADA wall mounted lavatories. Condition of fixtures is good to fair. The facility is equipped with 2 ADA and 4 non-ADA electric water coolers, in good to fair condition. The 22 Elementary Classrooms are not equipped with sink mounted type drinking fountains. Special Education Classroom is equipped with the required Restroom facilities, and fixtures are in good to fair condition. Kitchen is equipped with the required Restroom, and fixtures are in fair to poor condition. Heath Clinic is equipped with the required Restroom, and fixtures are in fair to poor condition. Kindergarten / Pre-K Classrooms are equipped with Restroom facilities, and fixtures are in poor condition. Kitchen fixtures consist of 1 single compartment sink, 1 double compartment sink, and 1 triple compartment sink, which are all 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 does not full meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures, but is equipped with waterless urinals. Per OBC and OSDM requirements this facility should be equipped with 6 toilets, 2 urinals, 8 lavatories, 22 Classroom sink mounted drinking fountains, and 4 electric water coolers. Observations revealed that the school is currently equipped with 30 toilets, 9 urinals, 26 lavatories, 5 Classroom sink mounted drinking fountains, and 6 electric water coolers. ADA requirements are not met for fixtures and drinking fountains see Item O. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair to poor condition. Science Classrooms are not equipped with required utility sink, gas / compressed air connections, and safety shower / eyewash. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are not provided.</p>
Rating:	3 Needs Replacement
Recommendations:	<p>Due to age, condition, LEED, and OBC and OSFC requirements, provide 23 new toilets, 21 new lavatories, 3 new electric water coolers, 22 new lavatory mounted type drinking fountains. Replace water supply and sanitary waste piping in the 1952 Original Construction and the 1957 Addition due to age and condition. Replace reduced pressure back flow preventer due to age and condition. Provide for the replacement and addition of exterior hose bibs to meet OSDM Standards. Provide funding for a new grease trap in the kitchen. Provide funding for a new grease interceptor in the art classroom. See Item J for replacement of kitchen fixtures. See Item O for replacement of fixtures related to ADA requirements. Provide the Science Classroom with the required utility sink, gas connections, compressed air connections, and safety shower / eyewash stations. Provide required sink mounted type drinking fountains in Elementary Classroom spaces.</p>

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft²	Classroom and Media Center Addition (1957) 10,163 ft²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 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		\$119,220.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required		\$119,220.50	(remove / replace)
Toilet:	\$1,500.00	unit		17 Required	6 Required		\$34,500.00	(remove / replace) See Item O
Sink:	\$1,500.00	unit		11 Required	4 Required	6 Required	\$31,500.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		2 Required	1 Required		\$9,000.00	(double ADA)
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 - Utility Sink	\$2,400.00	unit			1 Required		\$2,400.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Natural Gas Connections	\$800.00	each			1 Required		\$800.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	\$15,000.00	per system			1 Required		\$15,000.00	
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 Deck Mounted Drinking Fountain	\$3,800.00	each		13 Required		9 Required	\$83,600.00	Provide required classroom sink with deck mounted drinking fountain
Other: Exterior Wall Hydrant	\$1,200.00	each		2 Required	1 Required		\$3,600.00	Provide for the replacement and addition of exterior hose bibs to meet OSDM Standards.
Sum:			\$432,341.00	\$273,100.00	\$111,041.00	\$48,200.00		



Incoming Domestic Water Service Backflow Preventer



Classroom Sink

[Back to Assessment Summary](#)

Facility Assessment

F. Windows

Description: The 1952 Original Construction is equipped with an aluminum frame window with single glazed type window system, which was installed in 1952, and is in poor condition. The window system features operable windows throughout most portions of the building, and operable windows are equipped with opening limiters in poor condition and insect screens where provided in fair to poor condition. Window system seals are in poor condition, with frequent air and water infiltration being experienced. Window system hardware is in poor condition. The 1957 Addition is equipped with an aluminum frame window with double glazed insulated glazing and insulated panel type window system, and is in fair condition. Date of installation was not available. The window system features operable windows throughout most portions of the building, and operable windows are equipped with opening limiters in fair condition and insect screens where provided in fair condition. Window system seals are in fair condition. The District reported that moderate air and water infiltration is being experienced. Window system hardware is in fair condition. The 2002 Addition is equipped with thermally broken 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 in good condition. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window systems in the overall facility feature surface mounted shades, which are in fair condition. The window system in the 2002 Conference Room Addition feature surface mounted vertical blinds in fair condition. This facility is not equipped with any curtain wall systems. There are glass block windows in the 1952 Original Construction, in fair condition. The exterior doors in the 1952 Original Construction are equipped with aluminum frame transoms with insulated FRP panels, in good to fair condition and wood frame transoms with single pane glazing in poor condition. Exterior door vision panels in the FRP doors are tempered double glazed insulated glazing in good to fair condition. Exterior door vision panels in the wood doors are single pane wire glazing in poor condition. The exterior doors in the 1957 Addition are equipped with aluminum frame sidelights and transoms with tempered double glazed insulated glazing and insulated metal panels in good to fair condition. Exterior door vision panels are tempered double glazed insulated glazing, in good to fair condition. The exterior doors in the 2002 Addition are equipped with aluminum frame sidelights and transoms with tempered double glazed insulated glazing, in good condition. Exterior door vision panels are tempered single pane glazing. The school does contain 2 skylights which are equipped with aluminum frames and insulated fiberglass panels, in good condition. The school does not contain any clerestories. Interior glass is OSDM-compliant. Window security grilles are not provided for ground floor windows. There is a 94 SF Greenhouse in the 1957 Addition, and it is in poor condition.

Rating: 3 Needs Replacement

Recommendations: Replace the existing non-insulated window system with a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements in the 1952 Original Construction. Replace the existing glass block with a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements in the 1952 Original Construction. Replace the existing insulated window system in the 1957 Addition due to condition with a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace the existing insulated panel system in the 1957 Addition due to condition with a new insulated panel system. Replace non-insulated glazing in transoms and sidelights at exterior doors in the 1952 Original Construction and 1957 Addition. Replace existing greenhouse in the 1957 Addition due to condition. Replace single glazed door vision panels in the 2002 Addition. Replace blinds in the 2002 Addition.

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft ²	Classroom and Media Center Addition (1957) 10,163 ft ²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft ²	Sum	Comments
Insulated Glass/Panels:	\$101.55	sq.ft. (Qty)		3,115 Required	677 Required		\$385,077.60	(includes integral blinds and removal of existing windows)
Greenhouse Replacement	\$85.00	sq.ft. (Qty)			94 Required		\$7,990.00	(demo and replace; based on area of greenhouse floor)
Other: Replace Glass Block	\$60.00	sq.ft. (Qty)		108 Required			\$6,480.00	Replace the existing glass block with a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements in the 1952 Original Construction.
Other: Replace Insulated Panels	\$35.00	sq.ft. (Qty)			1,234 Required		\$43,190.00	Replace the existing insulated panel system in the 1957 Addition due to condition with a new insulated panel system.
Other: Replace Single Pane Exterior Door Vision Panels	\$28.00	sq.ft. (Qty)				140 Required	\$3,920.00	Replace single glazed door vision panels in the 2002 Addition.
Other: Replace Single Pane Transom and Sidelight Glazing	\$35.00	sq.ft. (Qty)		128 Required	70 Required		\$6,930.00	Replace non-insulated glazing in transoms and sidelights at exterior doors in the 1952 Original Construction and 1957 Addition.
Other: Replace Window Blinds	\$8.00	sq.ft. (Qty)				2,289 Required	\$18,312.00	Replace blinds in the 2002 Addition.
Sum:			\$471,899.60	\$327,288.25	\$122,379.35	\$22,232.00		



1952 Original Construction Typical Classroom Windows



1957 Addition Typical Window System and Greenhouse

[Back to Assessment Summary](#)

Facility Assessment

G. Structure: Foundation

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

Rating: 2 Needs Repair

Recommendations: Repair areas of cracking and spalling through the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1952)	Classroom and Media Center Addition (1957)	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002)	Sum	Comments
Other: Repair Hairline Cracks and Spalling	\$25.00	sq.ft. (Qty)		23,900 ft ²	10,163 ft ²	13,261 ft ²		
			889 Required	474 Required	496 Required		\$46,475.00	Repair areas of cracking and spalling through the overall facility.
Sum:			\$46,475.00	\$22,225.00	\$11,850.00	\$12,400.00		



Typical 1952 Original Construction Exposed Foundation



1957 Addition Exposed Concrete Foundation

[Back to Assessment Summary](#)

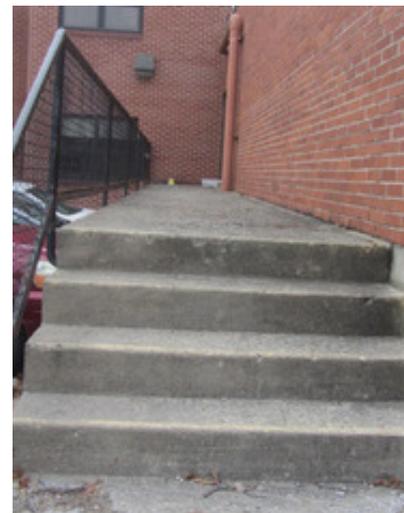
H. Structure: Walls and Chimneys

Description:	<p>The 1952 Original Construction and 2002 Addition have brick veneer on load bearing masonry wall systems which displayed locations of deterioration, and are in good to fair condition. The 1957 Addition has a steel frame with brick veneer and aluminum framed storefront system with insulated panels and windows. The brick veneer and storefront system displayed locations of deterioration, and are in good to fair condition. The exterior masonry in the 1952 Original Construction and 1957 Addition appears to have inappropriately spaced and inadequately caulked control joints in fair to poor condition. Control joints are not provided at lintel locations, at doors and windows, building corners, and wall offsets though are not needed. The exterior masonry in the 2002 Addition appears to have appropriately spaced and adequately inadequately caulked control joints in good to fair condition. Control joints are provided at some lintel locations, at doors and windows, building corners, and wall offsets and are in good to fair condition. The school does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation. Exterior walls in the 1952 Original Construction and 1957 Addition are inadequately insulated. Brick veneer masonry walls are not cavity walls. Exterior walls in the 2002 Addition are adequately insulated. Brick veneer masonry walls are cavity walls. Weep holes and vents are not provided or required in the 1952 Original Construction and 1957 Addition. Weep holes are provided in sufficient quantity 48" on center at the base of masonry cavity walls in the 2002 Addition, and are in good condition. Weep holes are not provided at lintels and below sills. 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 under window sills and at exterior building corners. There is also some discoloration and mold under roof drain locations. Architectural exterior accent materials in the 1952 Original Construction consist of exposed concrete soffits and sills, which are in good to fair condition. Architectural exterior accent materials in the 1957 Addition consist of painted insulated metal panels, which are in fair condition. Architectural exterior accent materials in the 2002 Addition consist of brick patterns and colors which are in good condition. Exterior building fenestration in the 1952 Original Construction represents 20.3% of the exterior surfaces. Exterior building fenestration in the 1957 Addition represents 18.4% of the exterior surfaces. Exterior building fenestration in the 2002 Addition represents 12.5% of the exterior surfaces. Installation of new HVAC systems will result in removal of any existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids. The 1952 Original Construction will require masonry infill. The infill for 1957 Addition grilles located in insulated metal panels and will be covered by storefront replacement funding in Item F. Interior Corridor and demising walls are concrete masonry units, glazed block, aluminum framed glazed walls and metal stud framed partitions board, project full height from floor to bottom of deck, and are in good to fair condition. Interior masonry in the 1952 Original Construction appears to have inadequately spaced and caulked control joints in fair to poor condition. Interior soffits are of gypsum board and acoustical tile type construction, and in good to fair condition. The window sills in the 1952 Original Construction are concrete and are in fair to poor condition. The exterior lintels are concrete and steel, and are good to fair condition. The window sills in the 1957 Addition are an element of the aluminum window system, and are in good to fair condition. The exterior lintels are precast steel, and are in good to fair condition. The window sills in the 2002 Addition are brick, stone and an element of the aluminum window system, and are in good condition. The exterior lintels are precast steel, and are good condition. The chimney in the 1952 Original Construction is in good to fair condition and requires tuckpointing in several areas. Canopies over entrances in the 1952 Original Construction are exposed concrete type construction, and are in fair condition. Canopies over entrances in the 2002 Addition are plaster type construction, and are in good condition. Exterior soffits in the 1952 Original Construction are of exposed concrete type construction, and in good to fair condition. The 1957 Addition has one small area of exposed tectum, in fair condition. The 2002 Addition has EIFS soffits in several areas, which are in good condition. The school is not equipped with a loading dock.</p>
Rating:	2 Needs Repair
Recommendations:	<p>Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry repairs as necessary in the 1952 Original Construction and 1957 Addition. Provide masonry tuckpointing for existing chimney in the 1952 Original Construction. Provide masonry infill in the 1952 Original Construction. Provide masonry cleaning, sealing and caulking as required through the overall facility. Recaulk existing exterior and interior control joints through the overall facility. Repair concrete window sills in the 1952 Original Construction. Repair concrete soffits in the 1952 Original Construction. Repair entrance canopy in the 1952 Original Construction. Repair and provide metal flashing for exposed tectum soffits in the 1957 Addition. Replace non-code compliant railing at the 1952 Original Construction Mechanical Room Entry. Repair concrete steps and walls at the 1952 Original Construction Mechanical Room Entry. Replace concrete walkway and railing at the 1957 Addition. Prep and paint exposed steel lintels through the overall facility. Exterior wall insulation deficiencies are addressed in Item J. Replacement of insulated metal panels in 1957 Addition is addressed in Item F.</p>

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft²	Classroom and Media Center Addition (1957) 10,163 ft²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft²	Sum	Comments
Tuckpointing:	\$7.50	sq.ft. (Qty)		2,760 Required	456 Required	2,372 Required	\$41,910.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		9,197 Required	1,520 Required	9,488 Required	\$30,307.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		9,197 Required	1,520 Required	9,488 Required	\$20,205.00	(wall surface)
Exterior Caulking:	\$7.50	ln.ft.		2,754 Required	680 Required	1,660 Required	\$38,205.00	(removing and replacing)
Other: Chimney Tuckpointing	\$5.25	sq.ft. (Qty)		850 Required			\$4,462.50	Provide masonry tuckpointing for existing chimney in the 1952 Original Construction.
Other: Entry Canopy Repairs	\$30.00	sq.ft. (Qty)		360 Required			\$10,800.00	Repair entrance canopy in the 1952 Original Construction.
Other: Exterior Masonry Repairs	\$15.00	sq.ft. (Qty)		1,380 Required	228 Required	1,423 Required	\$45,465.00	Repair exterior masonry as required through out the overall facility.
Other: Interior Masonry Repairs	\$15.00	sq.ft. (Qty)		1,100 Required	180 Required	1,140 Required	\$36,300.00	Repair interior masonry as required through out the overall facility.
Other: Masonry Infill	\$27.00	sq.ft. (Qty)		48 Required			\$1,296.00	Provide masonry infill in the 1952 Original Construction.
Other: Prep and Paint Exposed Steel Lintels	\$8.00	ln.ft.		60 Required	218 Required	205 Required	\$3,864.00	Prep and paint exposed steel lintels through the overall facility.
Other: Repair Concrete Steps and Walls	\$50.00	sq.ft. (Qty)		280 Required			\$14,000.00	Repair concrete steps and walls at the 1952 Original Construction Mechanical Room Entry.
Other: Repair Concrete Window Sills	\$20.00	sq.ft. (Qty)		1,118 Required			\$22,360.00	Repair concrete window sills in the 1952 Original Construction.
Other: Repair Exposed Concrete Soffits	\$15.00	sq.ft. (Qty)		2,930 Required			\$43,950.00	Repair concrete soffits in the 1952 Original Construction.
Other: Replace Concrete Walkway	\$100.00	sq.ft. (Qty)			250 Required		\$25,000.00	Replace concrete walkway at the 1957 Addition.
Other: Replace Railings	\$85.00	ln.ft.		40 Required	50 Required		\$7,650.00	Replace non-code compliant railing at the 1952 Original Construction Mechanical Room Entry and 1957 Addition Walkway.
Other: Tectum Soffit Repairs	\$25.00	sq.ft. (Qty)			56 Required		\$1,400.00	Repair and provide metal flashing for exposed tectum soffits in the 1957 Addition.
Sum:			\$347,175.00	\$202,296.00	\$50,834.00	\$94,045.00		



1952 Original Construction Window Sill and Unit Ventilator Opening



1957 Addition Concrete Walkway

[Back to Assessment Summary](#)

Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There are no crawl spaces. There is a utility tunnel in the 1957 Addition. The intermediate floor system in the 1957 and 2002 Addition is metal form deck on steel joist type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1952 Original Construction is cast-in-place concrete type construction, and is in good condition. The roof construction of the 1957 Addition is tectum on steel joist type construction, and is in good condition. The roof construction of the 2002 Addition is metal form deck on steel joist type construction, and is in good condition.

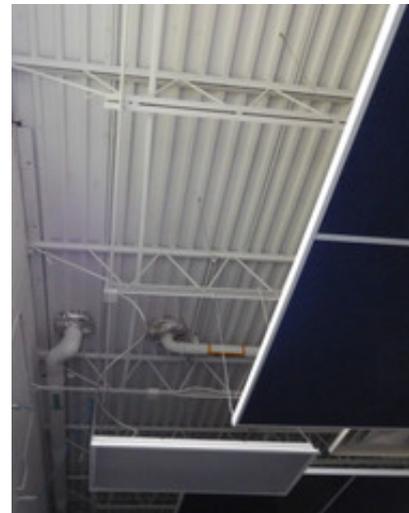
Rating: 1 Satisfactory

Recommendations: Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work. Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Construction (1952)	Classroom and Media Center Addition (1957)	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002)	Sum	Comments
				23,900 ft ²	10,163 ft ²	13,261 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



1952 Original Construction Typical Roof Construction



2002 Addition Typical Roof Construction

[Back to Assessment Summary](#)

J. General Finishes

Description:	<p>The 1952 Original Construction features conventionally partitioned Classrooms with carpet type flooring, 12x12 acoustical tile type ceilings, as well as glazed block and painted block type wall finishes, and they are in fair to poor condition. The 1952 Original Construction has Corridors with marmoleum, VAT, and terrazzo type flooring, acoustical tile type ceilings, as well as painted gypsum, painted block, and glazed block type wall finishes, and they are in fair to poor condition. The 1952 Original Construction has Restrooms with terrazzo type flooring, acoustical tile type ceilings, as well as glazed block type wall finishes, and they are in fair to poor condition. Toilet partitions are wood and plastic laminate, and are in fair condition. The 1957 Addition features the Media Center, Art Room, and conventionally partitioned Classrooms with carpet, LVT, and VCT type flooring, acoustical tile type ceilings, as well as painted gypsum, painted block, and glazed block type wall finishes, and they are in fair to poor condition. The 1957 Addition does not have Corridors. The 1957 Addition has Restrooms with epoxy paint type flooring, 12x12 acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. Restrooms are single, and do not contain toilet partitions. The 2002 Addition features conventionally partitioned Classrooms with carpet type flooring, acoustical tile or exposed type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 2002 Addition has Corridors with marmoleum, carpet, and LVT type flooring, acoustical tile and painted gypsum type ceilings, as well as 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 to fair condition. Classroom casework in the 1952 Original Construction is only provided in one of the Kindergarten Rooms, and is a wood type construction with plastic laminate tops, and in poor condition. Classroom casework in the 1957 Addition is a wood type construction with plastic laminate tops, is adequately provided, and in poor condition. The typical Classroom contains 20 lineal feet of casework. Classroom casework in the 2002 Addition is a wood type construction with plastic laminate tops, is adequately provided, and in fair condition. The typical Classroom contains 12 lineal feet of casework. Classrooms are provided adequate markerboards and tackboards which are in fair to poor condition. The lockers and Classroom storage cubbies, located in the Classrooms, are adequately provided, and in fair condition. The Art program is equipped with a kiln in fair condition, and existing kiln ventilation is inadequate. The 1952 Original Construction is equipped with wood louvered interior doors that are flush mounted without proper ADA hardware, and in fair to poor condition. Some doors have been replaced with updated painted metal doors, which are in good condition. Doors are equipped with wire mesh vision panels. The 1957 Addition is equipped with wood non-louvered interior doors that are flush mounted without proper ADA hardware, and in fair to poor condition. Doors are equipped with non-tempered vision panels. The 2002 Addition is equipped with wood non-louvered interior doors that are flush mounted with proper ADA hardware and clearances, and in good to fair condition. The Gymnasium space has hard rubber type flooring, acoustical tile and painted gypsum type ceilings, as well as painted block and painted brick type wall finishes, and they are in fair condition. Gymnasium stands are not provided. Six Gymnasium basketball backboards are a fixed type, and are in good condition. The Media Center, located in the 1957 Addition, has carpet and VCT type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair to poor condition. Student Dining shares the Gymnasium space. OSDM-required fixed equipment for Stage is adequately provided, and in fair condition. Existing Gymnasium, and Music spaces are adequately provided with appropriate sound attenuation acoustical surface treatments. Existing Media Center is inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in 1952 is in poor condition. The Kitchen hood is in poor condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. Reach-in coolers and freezers are located within the Kitchen spaces, and are in fair to poor condition.</p>
Rating:	3 Needs Replacement
Recommendations:	<p>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 1952 Original Construction and 1957 Addition due to age and condition. Provide for the replacement of interior fire doors as noted in the School District provided AHERA reports, with abatement included in Item T. Provide for terrazzo floor repair due to condition. Provide for gymnasium bleachers. Provide for the replacement of the Art program kiln due to condition, with funding for exhaust system provided in Item C. Provide for additional wall insulation in the 1952 Original Construction and 1957 Addition. Provide for the replacement of a walk-in cooler and freezer due to age and condition. Provide for the replacement of the kitchen hood 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 Media Center. Provide for the replacement of hard plaster, gypsum board, acoustical ceiling tile, and window panels 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.</p>

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft²	Classroom and Media Center Addition (1957) 10,163 ft²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft²	Sum	Comments
Toilet Partitions:	\$1,000.00	per stall		9 Required			\$9,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	\$9,464.80	(per building area)
Door, Frame, and Hardware:	\$1,300.00	each		60 Required	25 Required		\$110,500.00	(non-ADA)
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		300 Required			\$7,500.00	(floor area affected; max. area to be 300 sf)
Bleacher Replacement	\$110.00	per seat		187 Required		187 Required	\$41,140.00	(based on current enrollment)
Art Program Kiln:	\$2,750.00	each				1 Required	\$2,750.00	
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		9,197 Required	1,520 Required		\$64,302.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Hard Plaster Replacement	\$9.00	sq.ft. (Qty)			3,250 Required		\$29,250.00	(Hazardous Material Replacement Cost - See T.)
Acoustical Panel / Tile Ceiling Replacement	\$1.50	sq.ft. (Qty)		1,912 Required	813 Required		\$4,087.50	(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)		665 Required			\$126,350.00	(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 (Elementary):	\$15.90	sq.ft. (Qty)		20,076 Required	8,537 Required	11,139 Required	\$632,056.80	(elementary, per building area, with removal of existing)
Other: Complete Replacement of Finishes and Casework (Middle):	\$15.90	sq.ft. (Qty)		3,824 Required	1,626 Required	2,122 Required	\$120,394.80	(middle, per building area, with removal of existing)
Other: Fire Door Replacement	\$1,100.00	each		59 Required	24 Required		\$91,300.00	(Hazardous Material Replacement Cost - See T.)
Other: Sound Control	\$3.00	sq.ft. (Qty)			2,925 Required		\$8,775.00	Provide for appropriate sound attenuation acoustical surface treatments in the Media Center.
Other: Stage Equipment	\$14,000.00	allowance				Required	\$14,000.00	Provide for an allowance for Elementary Stage Equipment
Sum:			\$1,386,506.90	\$864,796.00	\$270,888.80	\$250,822.10		



Gymnasium Finishes



Kitchen Hood

[Back to Assessment Summary](#)

Facility Assessment

K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 1x4 surface mount fluorescent fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 45 FC, thus complying with the 40 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with incandescent cans and T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 12 FC, which is less than the 15 FC recommended by the OSDM. The Multi-Purpose Room (Gymnasium/Student Dining) spaces are equipped with T-8 2x4 suspended fluorescent fixture type lighting, in fair condition, providing an average illumination of 27 FC, which is less than the 30 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 35 FC, thus complying with the 30 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 surface mount fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 44 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	Original Construction (1952) 23,900 ft ²	Classroom and Media Center Addition (1957) 10,163 ft ²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft ²	Sum	Comments
Complete Building Lighting Replacement	\$6.50	sq.ft. (of entire building addition)		Required	Required	Required	\$307,606.00	Includes demo of existing fixtures
Sum:			\$307,606.00	\$155,350.00	\$66,059.50	\$86,196.50		



Typical Fluorescent Classroom Light Fixtures



Service Area Fluorescent Light Fixture

[Back to Assessment Summary](#)

Facility Assessment

L. Security Systems

Description: The overall facility contains a motion detector 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 provided. Compliant color CCTV cameras are not provided at main entry areas, parking lots, central gathering areas, and main Corridors. 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. There are playground fencing issues requiring attention, as the existing playground is not equipped with the required OSDM-compliant playground fencing. 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 areas are not illuminated. 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	Original Construction (1952) 23,900 ft ²	Classroom and Media Center Addition (1957) 10,163 ft ²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft ²	Sum	Comments
Security System:	\$2.85	sq.ft. (of entire building addition)		Required	Required	Required	\$134,873.40	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	\$47,324.00	(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:			\$207,197.40	\$117,015.00	\$39,127.55	\$51,054.85		



Security System Motion Detection Device



Pole Mounted HID Exterior Light Fixture

[Back to Assessment Summary](#)

Facility Assessment

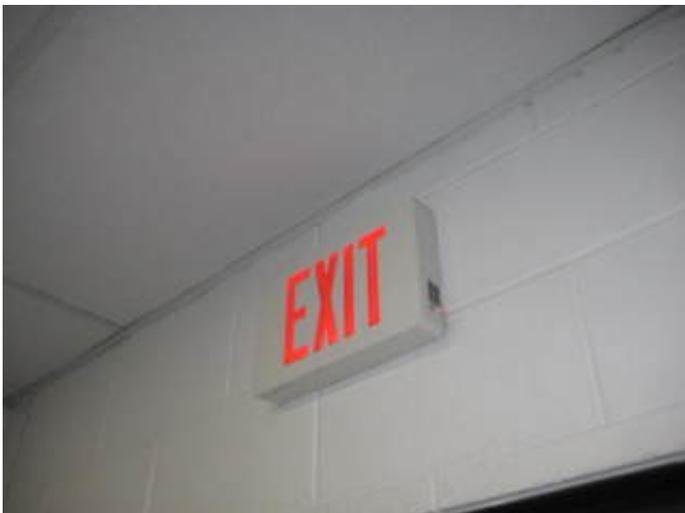
M. Emergency/Egress Lighting

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	Original Construction (1952)	Classroom and Media Center Addition (1957)	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		23,900 ft ²	10,163 ft ²	13,261 ft ²		
Sum:			\$47,324.00	\$23,900.00	\$10,163.00	\$13,261.00	\$47,324.00	(complete, area of building)



Exit Sign



Emergency Egress Light Fixture

[Back to Assessment Summary](#)

Facility Assessment

N. Fire Alarm

Description: The overall facility is equipped with a Notifier AFP-200 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	Original Construction (1952)	Classroom and Media Center Addition (1957)	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002)	Sum	Comments
Fire Alarm System:	\$2.45	sq.ft. (of entire building addition)		23,900 ft ² Required	10,163 ft ² Required	13,261 ft ² Required	\$115,943.80	(complete new system, including removal of existing)
Sum:			\$115,943.80	\$58,555.00	\$24,899.35	\$32,489.45		



Fire Alarm System Control Panel



2002 Addition Fire Alarm System Manual Pull Station

[Back to Assessment Summary](#)

Facility Assessment

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 provided on the street which is located off of school property. Exterior doors are not equipped with ADA hardware. Building entrances should be equipped with 1 ADA power assist doors, and 1 is provided, which is in fair condition. Playground layout and equipping are compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do meet all ADA requirements. Elevation changes within the Original Construction are facilitated by 2 compliant steps in good condition and 2 compliant ramps in poor condition. Elevation changes within the 1957 Addition are facilitated by 2 sets of compliant steps in good condition and 2 compliant ramps in good condition. Elevation changes in the 2002 Addition are facilitated by 2 compliant ramps in good condition. The 1957 and 2002 Additions are not equipped with an elevator. Access to the Stage is facilitated by a chair lift, and is in good condition. Interior doors are not recessed, are provided adequate clearances, and are not provided with ADA-compliant hardware. Interior doors within the Original Construction are not recessed and do not have ADA-compliant hardware. Interior doors within the 1957 Addition are not recessed and do not have ADA-compliant hardware. Interior doors within the 2002 Addition Construction are not recessed and do have ADA-compliant hardware. 5 ADA-compliant toilets are required, and 9 are currently provided. 5 ADA-compliant Restroom lavatories are required, and 9 are currently provided. 1 ADA-compliant Science Classroom lab sink is required, and 0 are currently provided. 2 ADA-compliant urinals are required, and 8 are currently provided. 0 ADA-compliant showers are required, and 0 are currently provided. 3 ADA-compliant electric water coolers are required, and 2 are currently provided. Toilet partitions are metal and phenolic, and do provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Science Classrooms are not compliant with ADA requirements due to lack of ADA compliant lab station and fixtures. Special Education Restrooms are compliant with ADA requirements. The Health Clinic Restroom is not compliant with ADA requirements due to size, mounting heights, faucet type. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Replace the wood framed ramps of the Original Construction due to age and condition. Provide ADA-compliant signage in the Original Construction to facilitate the school's meeting of ADA requirements. Provide ADA-compliant signage in the 1957 addition to facilitate the school's meeting of ADA requirements. Remount restroom mirrors in the Original Construction and the 1957 Addition for ADA compliance. Provide for the replacement of toilet accessories to meet ADA requirements. Parking issues are corrected in Item P. See Item E for electric water cooler replacement. See Item J for Interior Door replacement. See Item S for Exterior Door replacement. Remount Restroom mirrors to handicapped height. Provide for the replacement of Science Classroom lab station and fixtures to meet ADA requirements. Provide an elevator in the 1957 and 2002 Additions to meet ADA requirements. Replace the existing ADA power assist door with new due to age and condition. Rework existing Health Clinic Restroom by providing new ADA-compliant toilet, sink, toilet accessories and clearances to facilitate the school's meeting of ADA requirements.

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft ²	Classroom and Media Center Addition (1957) 10,163 ft ²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft ²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required		\$6,812.60	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)		100 Required			\$4,000.00	(per ramp/interior-exterior complete)
Elevators:	\$42,000.00	each			2 Required	2 Required	\$168,000.00	(per stop, \$84,000 minimum)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required			\$7,500.00	(openers, electrical, patching, etc)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		2 Required	2 Required		\$1,140.00	
Provide Toilet Accessories:	\$1,000.00	per restroom		2 Required	2 Required		\$4,000.00	
Other: New ADA Restroom	\$15,000.00	each				1 Required	\$15,000.00	Rework existing Health Clinic Restroom by providing new ADA-compliant toilet, sink, toilet accessories and clearances to facilitate the school's meeting of ADA requirements.
Other: Science Classroom Lab Station	\$3,500.00	per unit		2 Required			\$7,000.00	Provide for the replacement of Science Classroom lab station and fixtures to meet ADA requirements.
Sum:			\$213,452.60	\$25,850.00	\$88,602.60	\$99,000.00		



Typical Restroom Lavatory



ADA Access Ramp

[Back to Assessment Summary](#)

Facility Assessment

P. Site Condition

Description: The 8.84 acre relatively flat site is located in a small town residential setting with generous tree, shrub, and floral type landscaping. Outbuildings include a small storage shed and a 28'x60' modular unit. There are no reported or observed problems with ponding. Signs of erosion were observed at edges of pavement and various locations on site. The site is bordered by lightly traveled city streets. A single entrance onto the site does not facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone in front of the school, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by an asphalt parking lot in fair to poor condition, containing 42 parking places, which provides adequate parking for staff members and visitors. Adequate parking is provided for the disabled, but it is located on the street side in front of the school. The site and parking lot drainage design, consisting of catch basins and sheet drainage provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Site features no curbing due to sheet drainage storm water management design. There is a concrete retaining wall between the play areas and the school. Concrete and asphalt sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and range from fair to poor condition. Trash pick-up and service drive pavement does not appear heavy duty and is in fair condition, and is not equipped with a concrete pad area for dumpsters. The 1952 Original Construction features an exterior cantilevered concrete walkway with steps and steel handrail leading out from the Art Room, and it is in poor condition. The 1952 Original Construction features exterior concrete steps and steel handrail leading out from the Boiler Room, and it is in fair to poor condition. The 2002 Addition features concrete steps and steel handrail leading out of the Gymnasium, and it is in good condition. Site fencing is not provided, except for around tennis courts, which is in poor condition. The playground equipment is primarily constructed of coated steel and high density plastic, and is in good to fair condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch of sufficient depth. Painted surface games and basketball courts are provided on an asphalt surface in fair to poor condition. The site and playground area is equipped with sufficient tables and benches in good to fair condition. The athletic facilities are comprised of open grass field, disc golf, and tennis courts, which are in poor condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of outdoor furniture. There are no readily evident conditions that might significantly effect master planning with regard to the site. Due to the size of the site, building expansion is not recommended.

Rating: 2 Needs Repair

Recommendations: Provide for heavy duty asphalt paving due to condition. Provide for a new asphalt wear layer for the staff parking lot. Provide for appropriate area for on-site bus pickup and drop off. Provide for the replacement of sidewalks due to condition. Provide for soil stabilization due to erosion at edges of pavement. Provide for replacement exterior steel handrails and guardrails due to condition. Provide for replacement of exterior concrete steps, including steps and cantilevered walkway, due to age and condition. Provide for a concrete dumpster pad. Provide allowances for unforeseen site circumstances. Provide for security fencing around the playground areas with funding provided in Item L. Provide for the replacement of exterior basketball hoops due to condition.

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft²	Classroom and Media Center Addition (1957) 10,163 ft²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		1,317 Required	542 Required	723 Required	\$79,009.20	(including drainage / tear out for heavy duty asphalt)
Asphalt Paving / New Wearing Course:	\$19.00	sq. yard		642 Required	264 Required	353 Required	\$23,921.00	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Elementary	\$110.00	per student		153 Required	63 Required	84 Required	\$33,000.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of elementary school students riding)
Bus Drop-Off for Middle	\$110.00	per student		51 Required	21 Required	28 Required	\$11,000.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of middle school students riding)
Concrete Sidewalk:	\$5.80	sq.ft. (Qty)		3,843 Required	1,582 Required	2,110 Required	\$43,703.00	(5 inch exterior slab)
Stabilize soil erosion:	\$2.50	sq.ft. (Qty)		265 Required	109 Required	146 Required	\$1,300.00	(includes stripping and re-grading)
Exterior Hand / Guard Rails:	\$43.00	ln.ft.		50 Required	20 Required	27 Required	\$4,171.00	
Replace Concrete Steps:	\$32.00	sq.ft. (Qty)		450 Required	102 Required	136 Required	\$22,016.00	
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	\$70,986.00	Include this one or the next. (Each addition should have this item)
Other: Exterior Basketball Backboards	\$600.00	each		3 Required	1 Required	2 Required	\$3,600.00	Provide for the replacement of exterior basketball backboards due to condition.
Sum:			\$345,106.20	\$204,490.10	\$60,257.80	\$80,358.30		



Asphalt Condition



Typical Playground Equipment

[Back to Assessment Summary](#)

Facility Assessment

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	Original Construction (1952)	Classroom and Media Center Addition (1957)	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002)	Sum	Comments
				23,900 ft ²	10,163 ft ²	13,261 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Kitchen Grease Trap Interceptor



Sanitary Waste Piping

[Back to Assessment Summary](#)

Facility Assessment

R. Water Supply

Description: The domestic water supply system is tied in to the municipal system, features 4" service and 2" water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, 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	Original Construction (1952)	Classroom and Media Center Addition (1957)	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002)	Sum	Comments
				23,900 ft ²	10,163 ft ²	13,261 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Incoming Domestic Water Service Line



Incoming Domestic Water Meter

[Back to Assessment Summary](#)

Facility Assessment

S. Exterior Doors

Description: Exterior doors in the 1952 Original Construction and are FRP, hollow metal and wood type construction, installed on aluminum, hollow metal and wood frames. FRP doors and aluminum frames are in fair condition. Hollow metal and wood doors and frames are in poor condition. Typical exterior doors feature single glazed tempered and wire glass vision panels, and inappropriate hardware. Exterior doors in the 1957 Addition and are FRP type construction, installed on aluminum frames, and are in fair condition. Typical exterior doors feature single glazed tempered glass vision panels, and inappropriate hardware. Exterior doors in the 2002 Addition are FRP type construction, installed on aluminum frames, and are in good condition. Typical exterior doors feature single glazed tempered glass vision panels, and inappropriate hardware. Entrance doors in the 1952 Original Construction are FRP type construction, installed on aluminum frames, and in fair condition. Entrance doors in the 2002 Addition are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature single glazed tempered glass vision panels, insulated tempered glass transoms, sidelights, and appropriate hardware. The facility is not equipped with any roof access doors. There are no overhead doors in the facility.

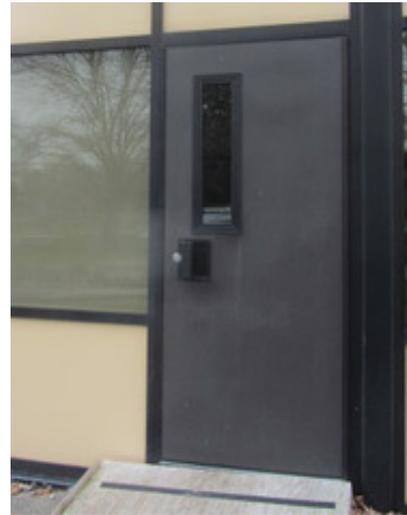
Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors in the 1952 Original Construction and 1957 Addition, due to poor condition and to comply ADA and Ohio School Design Manual guidelines. Replacement of single glazed door vision panels in the 2002 Addition is addressed in Item F. Replacement of interior fire doors as noted in the School District provided AHERA reports included in Item J, with abatement included in Item T. POST-ASSESSMENT NOTE: Rii 1-9-18 Providing funding for replacement of Fire Doors per EEHA and Item T.

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft²	Classroom and Media Center Addition (1957) 10,163 ft²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,500.00	per leaf		16 Required	9 Required		\$62,500.00	(includes removal of existing)
Fire Door Replacement	\$1,100.00	each		16 Required	4 Required		\$22,000.00	(Hazardous Material Replacement Cost - See T.)
Sum:			\$84,500.00	\$57,600.00	\$26,900.00	\$0.00		



1952 Original Construction Main Entry Doors



1957 Addition Typical Classroom Door

[Back to Assessment Summary](#)

Facility Assessment

T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Dayton Environmental Testing, LLC and dated 2017, documenting known and assumed locations of asbestos and other hazardous materials. Vinyl asbestos floor tile and mastic, Carpet mastic, Ceiling tile, Insulated window panel fillers, Fire and insulated doors, Pipe insulation, Sink undercoating, Sheet flooring and mastic, Hard plaster, Cove base and mastic, and Window or door frame caulking containing hazardous materials are located in the 1952 Original Construction and 1957 Addition and are in fair to poor condition. These materials were described in the report and open to observation and found to be in non-friable condition with 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	Original Construction (1952) 23,900 ft ²	Classroom and Media Center Addition (1957) 10,163 ft ²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft ²	Sum	Comments
<i>Environmental Hazards Form</i>				<u>EHA Form</u>	<u>EHA Form</u>	<u>EHA Form</u>	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		8,000 Required	0 Required	0 Required	\$8,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		23,900 Required	10,163 Required	13,261 Required	\$4,732.40	
Pipe Insulation Removal	\$10.00	ln.ft.		765 Required	0 Required	0 Required	\$7,650.00	
Pipe Fitting Insulation Removal	\$20.00	each		10 Required	0 Required	0 Required	\$200.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	ln.ft.		478 Required	203 Required	0 Required	\$10,215.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		2 Required	0 Required	0 Required	\$4,000.00	
Hard Plaster Removal	\$7.00	sq.ft. (Qty)		0 Required	3,250 Required	0 Required	\$22,750.00	See J
Fire Door Removal	\$100.00	each		16 Required	4 Required	0 Required	\$2,000.00	See S
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		1,912 Required	813 Required	0 Required	\$5,450.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$300.00	each		255 Required	105 Required	0 Required	\$108,000.00	
Window Component (Compound, Tape, or Caulk) - Reno Only	\$300.00	each		255 Required	105 Required	0 Required	\$108,000.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		15,061 Required	8,525 Required	0 Required	\$70,758.00	See J
Carpet Mastic Removal	\$2.00	sq.ft. (Qty)		0 Required	2,575 Required	0 Required	\$5,150.00	
Carpet Removal (over RFC)	\$1.00	sq.ft. (Qty)		11,957 Required	6,572 Required	0 Required	\$18,529.00	See J
Acoustical Tile Mastic Removal	\$3.00	sq.ft. (Qty)		15,726 Required	0 Required	0 Required	\$47,178.00	
Sink Undercoating Removal	\$100.00	each		13 Required	6 Required	0 Required	\$1,900.00	
Other: Chalkboard Mastic Removal	\$2.00	sq.ft. (Qty)		1,530 Required	630 Required	840 Required	\$6,000.00	Provide for removal of chalkboard mastic
Other: Cove Base Mastic Removal	\$1.00	ln.ft.			725 Required	750 Required	\$1,475.00	Provide for removal of cove base mastic
Other: Stage Curtain Removal	\$1.00	sq.ft. (Qty)				600 Required	\$600.00	Provide for the removal of the stage curtains
Sum:			\$437,587.40	\$301,512.00	\$131,719.30	\$4,356.10		



Fire Door



Pipe Insulation

[Back to Assessment Summary](#)

Facility Assessment

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Exit Corridors are situated such that dead-end Corridors are not present. Stair towers and guardrails are not present in the 1952 Original Construction, as this is a single story structure. This facility does not have any exterior stairways from intermediate floors. The 1957 and 2002 Additions are each equipped an interior stair tower, neither of which are protected by two hour fire enclosures. These facilities do not feature any exterior concrete stairways providing egress from intermediate floors. Guardrails are constructed with vertical bars, 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 not 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 of proper construction, material, insulation, or installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system, and is 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: 2 Needs Repair

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new guardrail and handrails in the 1957 Addition 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.

Item	Cost	Unit	Whole Building	Original Construction (1952)	Classroom and Media Center Addition (1957)	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		23,900 Required	10,163 Required	13,261 Required	\$151,436.80	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level			1 Required	1 Required	\$10,000.00	(includes associated doors, door frames and hardware)
Handrails:	\$5,000.00	level			2 Required		\$10,000.00	
Sum:			\$171,436.80	\$76,480.00	\$47,521.60	\$47,435.20		



Existing kitchen hood in the Original Construction



Stairs and handrail in the 1957 Addition

[Back to Assessment Summary](#)

Facility Assessment

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.

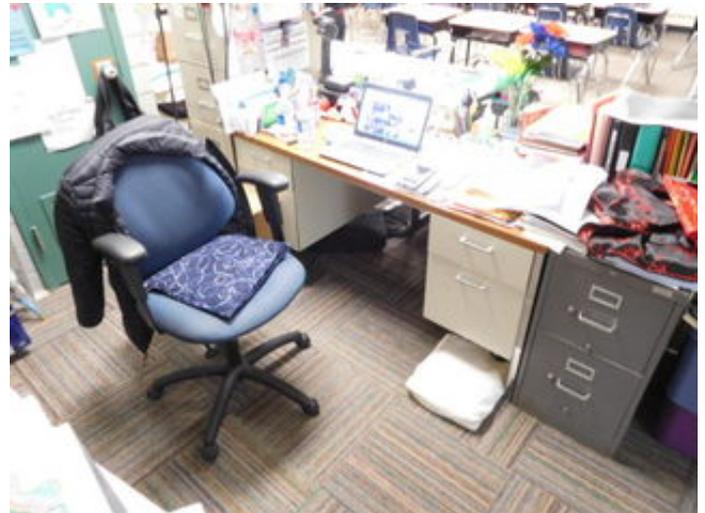
Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft ²	Classroom and Media Center Addition (1957) 10,163 ft ²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft ²	Sum	Comments
CEFPI Rating 4 to 5	\$5.50	sq.ft. (of entire building addition)		Required	Required	Required	\$260,282.00	
Sum:			\$260,282.00	\$131,450.00	\$55,896.50	\$72,935.50		



Typical Student Desk and Chair



Typical Teacher Desk and Chair

[Back to Assessment Summary](#)

Facility Assessment

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. The facility is not equipped with elevators.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1952) 23,900 ft ²	Classroom and Media Center Addition (1957) 10,163 ft ²	Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002) 13,261 ft ²	Sum	Comments
ES portion of building with total SF < 50,000	\$13.00	sq.ft. (Qty)		23,900 Required	10,163 Required	5,965 Required	\$520,364.00	
MS portion of building with total SF < 67,950	\$11.00	sq.ft. (Qty)				7,296 Required	\$80,256.00	
Sum:			\$600,620.00	\$310,700.00	\$132,119.00	\$157,801.00		



IT System Data Rack



IT System Classroom Projector

[Back to Assessment Summary](#)

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$9,442,863.40
7.00%	Construction Contingency	\$661,000.44
Subtotal		\$10,103,863.84
16.29%	Non-Construction Costs	\$1,645,919.42
Total Project		\$11,749,783.26

Construction Contingency	\$661,000.44
Non-Construction Costs	\$1,645,919.42
Total for X.	\$2,306,919.86

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$3,031.16
Soil Borings / Phase I Envir. Report	0.10%	\$10,103.86
Agency Approval Fees (Bldg. Code)	0.25%	\$25,259.66
Construction Testing	0.40%	\$40,415.46
Printing - Bid Documents	0.15%	\$15,155.80
Advertising for Bids	0.02%	\$2,020.77
Builder's Risk Insurance	0.12%	\$12,124.64
Design Professional's Compensation	7.50%	\$757,789.79
CM Compensation	6.00%	\$606,231.83
Commissioning	0.60%	\$60,623.18
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$113,163.27
Total Non-Construction Costs	16.29%	\$1,645,919.42

[Back to Assessment Summary](#)

School Facility Appraisal - Yellow Springs Exempted Village

Name of Appraiser Valerie Montoya **Date of Appraisal** 2017-03-29
Building Name Mills Lawn Elementary / Middle School
Street Address 200 South Walnut Street
City/Town, State, Zip Code Yellow Springs, OH 45387
Telephone Number(s) (937) 767.7217
School District Yellow Springs Exempted Village

Setting: Small City

Site-Acreage	8.84	Building Square Footage	47,324
Grades Housed	K-6	Student Capacity	378
Number of Teaching Stations	25	Number of Floors	2
Student Enrollment	374		
Dates of Construction	1952,1957,2002		

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

[Back to Assessment Summary](#)

Suitability Appraisal of 1.0 The School Site for Mills Lawn Elementary / Middle with 2021 Costs

[Bottom of page](#)

Suitability Appraisal of 1.0 The School Site for Mills Lawn Elementary / Middle with 2021 Costs

1.0 The School Site	Points Allocated	Points
<p>1.1 Site is large enough to meet educational needs as defined by state and local requirements</p> <p><i>The site is 8.84 acres compared to 24 acres required by the OSDM.</i></p>	25	10
<p>1.2 Site is easily accessible and conveniently located for the present and future population</p> <p><i>The School is centrally located within the School District, and is easily accessible.</i></p>	20	20
<p>1.3 Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the School site.</i></p>	10	10
<p>1.4 Site is well landscaped and developed to meet educational needs</p> <p><i>The site is generously landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i></p>	10	8
<p>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</p> <p><i>Playground areas consist of coated steel and high density plastic type play equipment, which is in good condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is not provided to separate vehicular traffic from pedestrians.</i></p>	10	7
<p>1.6 Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><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></p>	5	4
<p>1.7 Site has stable, well drained soil free of erosion</p> <p><i>Soils appear to be stable and well drained, although erosion was evident at edges of sidewalks and pavement.</i></p>	5	3
<p>1.8 Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.</i></p>	5	4
<p>1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes. Existing sidewalk ranges from fair to poor condition.</i></p>	5	3
<p>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</p> <p><i>Adequate parking is provided for faculty, staff, and the community, and is located on asphalt pavement in fair to poor condition.</i></p>	5	3
TOTAL - 1.0 The School Site	100	72

Suitability Appraisal of 2.0 Structural and Mechanical Features for Mills Lawn Elementary / Middle with 2021 Costs

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 is not ADA compliant.</i>	15	8
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs over the entire facility are in fair to poor 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 areas of minor cracking and spalling observed through the overall facility.</i>	10	9
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior walls are in good to fair condition and do not have sufficient control and expansion joints.</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	4
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Interior walls throughout the facility are fixed walls and are not flexible.</i>	10	6
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 do not meet all ADA requirements. Drinking fountains are properly maintained.</i>	10	6
2.14 Number and size of restrooms meet requirements <i>The number and size of Restrooms meet requirements.</i>	10	10
2.15 Drainage systems are properly maintained and meet requirements	10	4

Drainage systems exhibit some signs of past leakage and repairs.

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements 10 6

The facility is not sprinkled. Fire alarm systems are not adequately provided with required devices. Smoke detectors are inadequately provided.

2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas 10 0

No intercommunication system is provided in the facility.

2.18 **Exterior water supply** is sufficient and available for normal usage 5 2

Exterior wall hydrants are inadequately provided around the exterior of the facility.

TOTAL - 2.0 Structural and Mechanical Features 200 98

Suitability Appraisal of 3.0 Plant Maintainability for Mills Lawn Elementary / Middle with 2021 Costs

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 and materials and finishes for doors and windows require some 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, LVT, terrazzo, sealed concrete, ceramic tile, and marmoleum, which is somewhat well maintained throughout the facility.</i></p>	15	9
<p>3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain</p> <p><i>Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block, glazed block, and ceramic tile is 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 provided is a wood type construction with plastic laminate tops is original to the building, and is in fair to poor condition.</i></p>	10	5
<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	59

Suitability Appraisal of 4.0 Building Safety and Security for Mills Lawn Elementary / Middle with 2021 Costs

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>Student loading occurs in the street, and is not separated from other vehicular traffic.</i>	15	6
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided both on and off-site for pedestrian safety.</i>	10	7
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs are located as required on adjacent access streets, however signals are not provided.</i>	5	3
4.4 Vehicular entrances and exits permit safe traffic flow <i>Buses remain on the street while some cars park on the street as well, which does not provide safe traffic flow. A single entrance and exit point is provided on the site.</i>	5	2
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>Playground equipment consists of coated steel and high density plastic type equipment in good condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.</i>	5	4
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <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>	20	10
4.7 Multi-story buildings have at least two stairways for student egress <i>The 1952 Original Construction is one story without stairways. The 1957 and 2002 Additions each have 1 stairway, which are not enclosed, and are not fully ADA and OBC compliant.</i>	15	8
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i>	10	8
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.</i>	10	4
4.10 Classroom doors are recessed and open outward <i>Classroom doors in the 1952 Original Construction and 1957 Addition are not recessed and open outward, which impedes traffic flow. Classroom doors in the 2002 Addition do not impede traffic flow in the Corridors.</i>	10	6
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>Security systems are inadequately provided and are in fair condition.</i>	10	2
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Terrazzo, carpet, linoleum and LVT flooring has been somewhat well maintained throughout the facility.</i>	5	3
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair risers do not exceed 7 inches permitted by the OBC.</i>	5	3
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass at door transoms and sidelights in the 1952 Original Construction is provided with wire mesh for safety. Glass at door transoms and sidelights in the 2002 Addition is tempered for safety. Glass at door transoms and sidelights in the 1957 Addition is not tempered or provided with a wire mesh for safety.</i>	5	3

4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	2
<i>Fixed projections in the Corridor exceed 8 inches.</i>		
4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	4
<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>		
Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	2
<i>The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers appear to be 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	12
<i>The structure of the 1952 Original Construction and 2002 Addition is a masonry load bearing system with reinforced concrete and steel joist roof structures. The 1957 Addition is steel frame structure. Interior walls are concrete masonry, glazed block, aluminum framed glazed walls and metal stud framed partitions with gyp board.</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 devices.</i>		
<hr/> TOTAL - 4.0 Building Safety and Security	<hr/> 200	<hr/> 105

Suitability Appraisal of 5.0 Educational Adequacy for Mills Lawn Elementary / Middle with 2021 Costs

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 870 SF compared to 900 SF required by the OSDM.</i>	25	18
5.2 Classroom space permits arrangements for small group activity <i>Slightly undersized Classrooms do not allow sufficient space for effective small group activities.</i>	15	11
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The Gymnasium and Music Room is located near academic learning areas, which can be distracting.</i>	10	5
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Slightly undersized Classrooms do not permit privacy time for individual students.</i>	10	6
5.5 Storage for student materials is adequate <i>Storage cubbies and coat hooks, located in the Classrooms, are adequately provided for student storage.</i>	10	7
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>One Special Education Classroom is 944 SF and another is 601 SF compared to 900 SF recommended in the OSDM.</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 2,925 SF compared to 1,309 SF recommended in the OSDM. The Media Center is not visually appealing.</i>	10	7
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The Gymnasium is 4,590 SF compared to 7,000 to 12,000 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>Pre-K and Kindergarten spaces are adequate for age of students served.</i>	10	8
5.12 Music Program is provided adequate sound treated space <i>The Music Room is 1,129 SF compared to 1,400-1,600 recommended in the OSDM. The Music Room is designed appropriately, including acoustic panels on walls and ceilings.</i>	5	3
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>The Art Room is 1,231 SF compared to 1,200 SF recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.</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	5	4
<i>Work rooms are provided adjacent to the Classrooms for small groups and remedial instruction.</i>		
5.16 Storage for student and teacher material is adequate	5	2
<i>Storage cubbies and coat hooks 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	8
<i>The Teacher's Lounge is 615 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM. The Teacher's Lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials.</i>		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	8
<i>Student Dining shares the Gymnasium space. The Student Dining space is 4,590 SF compared to 3,000 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 Elementary and Middle School students.</i>		
5.20 Counselor's office insures privacy and sufficient storage	5	3
<i>The Counselor's Office is 232 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM. The space provided for the Counselor does insure privacy, but lacks sufficient storage space.</i>		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	2
<i>The Clinic is 122 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	2
<i>Reception space consists of approximately 256 SF compared to 200-400 SF recommended by the OSDM. Limited reception space is provided for students, teachers, and visitors.</i>		
5.23 Administrative personnel are provided sufficient work space and privacy	5	3
<i>The Administrative area consists of approximately 1,434 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.</i>		
TOTAL - 5.0 Educational Adequacy	200	130

Suitability Appraisal of 6.0 Environment for Education for Mills Lawn Elementary / Middle with 2021 Costs

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students <i>The building is a traditional design with standard detailing, which is aesthetically acceptable.</i>	15	12
6.2 Site and building are well landscaped <i>The site is generously landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i>	10	8
6.3 Exterior noise and poor environment do not disrupt learning <i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.</i>	10	10
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>The main entrance to the School is partially sheltered.</i>	10	8
6.5 Building materials provide attractive color and texture <i>Exterior building materials consist of brick, insulated panels, stone, and concrete, which provides an acceptable color and texture.</i>	5	3
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>The color palette is comprised of neutral hues with accent color of more saturated hues. School colors are reflected in the Gymnasium area. The use of repeated colors and materials give the building some unity and a sense of consistency, which helps to enhance the learning environment.</i>	20	16
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>The facility is not air conditioned to provide year-round temperature and humidity control.</i>	15	2
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <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>	15	4
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <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>	15	6
6.10 Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains and Restroom facilities are conveniently located.</i>	15	8
6.11 Communication among students is enhanced by commons area(s) for socialization <i>There are areas for students to gather in the Gymnasium, as well as a small gathering area at the entrance to the school.</i>	10	8
6.12 Traffic flow is aided by appropriate foyers and corridors <i>Classroom doorways are not recessed and impede traffic flow.</i>	10	6
6.13 Areas for students to interact are suitable to the age group <i>There are areas for students to gather in the Gymnasium, as well as a small gathering area at the entrance to the school.</i>	10	8
6.14 Large group areas are designed for effective management of students <i>The Gymnasium is undersized to allow effective management of large groups of students.</i>	10	6
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	7

The Gymnasium and Music Room has been provided with effective sound control measures. No acoustical treatment has been provided in the Media Center.

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

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

6.17 **Furniture and equipment** provide a pleasing atmosphere 10 5

Classroom furniture is mismatched and in fair to poor condition.

TOTAL - 6.0 Environment for Education 200 125

LEED Observation Notes

School District: Yellow Springs Exempted Village
County: Greene
School District IRN: 45674
Building: Mills Lawn Elementary / Middle School
Building IRN: 24919

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). Roof surfaces have low reflectance and high thermal emittance, which contributes to the heat island effect. Utilizing cool roofs with a lower thermal emittance would contribute to the reduction of the heat island effect (see SS Credit 7.2).

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Currently there are no overall facility measures to reduce wastewater or water usage. Much of the site features grass, deciduous trees, conifers, shrubs and area of flora. The overall facility does not contain water-efficient fixtures or appliances to meet LEED requirements. Battery operated or electrical flush sensors 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 - Yellow Springs Exempted Village

Building Name and Level: **Mills Lawn Elementary / Middle School**
K-6

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

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Yellow Springs Exempted Village
Facility:	Mills Lawn Elementary / Middle School
Date of Initial Assessment:	Mar 29, 2017
Date of Assessment Update:	Apr 6, 2021
Cost Set:	2021

District IRN:	45674
Building IRN:	24919
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1952 Original Construction	23,900	\$306,527.00	\$285,452.00
1957 Classroom and Media Center Addition	10,163	\$129,734.30	\$129,734.30
2002 Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition	13,261	\$1,326.10	\$1,326.10
Total	47,324	\$437,587.40	\$416,512.40
Total with Regional Cost Factor (98.78%)	—	\$432,248.83	\$411,430.95
Regional Total with Soft Costs & Contingency	—	\$537,848.52	\$511,944.76

Environmental Hazards - Yellow Springs Exempted Village (45674) - Mills Lawn Elementary / Middle School (24919) - Original Construction

Owner: Yellow Springs Exempted Village **Bldg. IRN:** 24919
Facility: Mills Lawn Elementary / Middle School **BuildingAdd:** Original Construction
Date On-Site: 2017-10-03 **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 Asbestos-Containing Material	765	\$10.00	\$7,650.00
6. Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	10	\$20.00	\$200.00
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	478	\$15.00	\$7,170.00
10. Dismantling of Boiler/Furnace/Incinerator	Reported Asbestos-Containing Material	2	\$2,000.00	\$4,000.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	16	\$100.00	\$1,600.00
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	1912	\$2.00	\$3,824.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	255	\$300.00	\$76,500.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported Asbestos-Containing Material	255	\$300.00	\$76,500.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	15061	\$3.00	\$45,183.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Reported Asbestos-Containing Material	11957	\$1.00	\$11,957.00
32. Acoustical Tile Mastic Removal	Reported Asbestos-Containing Material	15726	\$3.00	\$47,178.00
33. Sink Undercoating Removal	Assumed Asbestos-Containing Material	13	\$100.00	\$1,300.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35.	Not Present		lump sum	\$0.00
36.	Not Present		lump sum	\$0.00
37. (Sum of Lines 1-36)	Total Asb. Hazard Abatement Cost for Renovation Work			\$283,062.00
38. (Sum of Lines 1-36)	Total Asb. Hazard Abatement Cost for Demolition Work			\$283,062.00

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	\$8,000.00
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 \$13,000.00

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. 23900	23900	\$0.10	\$2,390.00

E. Other Environmental Hazards/Remarks <input checked="" type="checkbox"/> None Reported	
Description	Cost Estimate
1. 3" Cove Base with Mastic	\$0.00
2. 12"x12" Floor Tile with Mastic	\$0.00
3. Sheet Flooring	\$0.00
4. Gym Floor	\$0.00
5. Costs for lead-based paint mock-ups are included in assessment for 1952 original construction date.	\$0.00
6. See Bulk Sample Record Nos. 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021	\$0.00
7. (Sum of Lines 1-6)	Total Cost for Other Environmental Hazards - Renovation \$0.00
8. (Sum of Lines 1-6)	Total Cost for Other Environmental Hazards - Demolition \$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries	
1. A37, B1, C3, D1, and E7	Total Cost for Env. Hazards Work - Renovation \$298,452.00
2. A38, B1, D1, and E8	Total Cost for Env. Hazards Work - Demolition \$285,452.00

* 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) - Mills Lawn Elementary / Middle School (24919) - Classroom and Media Center Addition

Owner: Yellow Springs Exempted Village **Bldg. IRN:** 24919
Facility: Mills Lawn Elementary / Middle School **BuildingAdd:** Classroom and Media Center Addition
Date On-Site: 2017-10-03 **Consultant Name:** PSI

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material	
ACM Found	Status	Quantity	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$0.00
3. Tank Insulation Removal	Not Present	0	\$0.00
4. Duct Insulation Removal	Not Present	0	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	203	\$3,045.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$0.00
13. Fireproofing Removal	Not Present	0	\$0.00
14. Hard Plaster Removal	Reported Asbestos-Containing Material	3250	\$22,750.00
15. Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$0.00
18. Cement Board Removal	Not Present	0	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$0.00
21. Sheet Flooring with Friable Backer Removal	Reported / Assumed Asbestos-Free Material	0	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	4	\$400.00
23. Door and Window Panel Removal	Not Present	0	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$0.00
25. Soil Removal	Not Present	0	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	813	\$1,626.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	105	\$31,500.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported Asbestos-Containing Material	105	\$31,500.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	8525	\$25,575.00
30. Carpet Mastic Removal	Reported Asbestos-Containing Material	2575	\$5,150.00
31. Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	6572	\$6,572.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$0.00
33. Sink Undercoating Removal	Assumed Asbestos-Containing Material	6	\$600.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work		\$128,718.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work		\$128,718.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 10163	10163	\$0.10	\$1,016.30	

E. Other Environmental Hazards/Remarks		<input checked="" type="checkbox"/> None Reported
Description		Cost Estimate
1. Costs for lead-based paint mock-ups are included in assessment for 1952 original construction.		\$0.00
2. See Bulk Sample Record Nos. 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035		\$0.00
3. 3" Cove Base and Mastic		\$0.00
4. 12"x12" Floor Tile with Mastic		\$0.00
5. (Sum of Lines 1-4)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
6. (Sum of Lines 1-4)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E5	Total Cost for Env. Hazards Work - Renovation	\$129,734.30
2. A36, B1, D1, and E6	Total Cost for Env. Hazards Work - Demolition	\$129,734.30

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

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"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) - Mills Lawn Elementary / Middle School (24919) - Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition

Environmental Hazards - Yellow Springs Exempted Village (45674) - Mills Lawn Elementary / Middle School (24919) - Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition

Owner: Yellow Springs Exempted Village **Bldg. IRN:** 24919
Facility: Mills Lawn Elementary / Middle School **BuildingAdd:** Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition
Date On-Site: 2017-10-03 **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	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00	\$0.00
5. Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$10.00	\$0.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00	\$0.00
15. Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	\$6.00	\$0.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Reported / Assumed Asbestos-Free Material	0	\$4.00	\$0.00	\$0.00
22. Fire Door Removal	Reported / Assumed Asbestos-Free Material	0	\$100.00	\$0.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00	\$0.00
30. Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00	\$0.00
32. Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00	\$0.00
33. Sink Undercoating Removal	Reported / Assumed Asbestos-Free Material	0	\$100.00	\$0.00	\$0.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00	\$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. 13261	13261	\$0.10	\$1,326.10

E. Other Environmental Hazards/Remarks <input checked="" type="checkbox"/> None Reported	
Description	Cost Estimate
1. Costs for lead-based paint mock-ups are included in assessment for 1952 original construction.	\$0.00
2. (Sum of Lines 1-1)	Total Cost for Other Environmental Hazards - Renovation
	\$0.00
3. (Sum of Lines 1-1)	Total Cost for Other Environmental Hazards - Demolition
	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E2	Total Cost for Env. Hazards Work - Renovation	\$1,326.10
2. A36, B1, D1, and E3	Total Cost for Env. Hazards Work - Demolition	\$1,326.10

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

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