***Building Information - Valley View Local SD (48744) - Valley View High***

| | |
|---|---|
| Program Type | Classroom Facilities Assistance Program (CFAP) - Regular |
| Setting | Rural |
| Assessment Name | Valley View High with 2019 Costs, 2015 EEA & Scope Adjustments |
| Assessment Date (on-site; non-EEA) | 2015-11-06 |
| Kitchen Type | Full Kitchen |
| Cost Set: | 2019 |
| Building Name | Valley View High |
| Building IRN | 38174 |
| Building Address | 6027 Farmersville-Germantown Pike |
| Building City | Germantown |
| Building Zipcode | 45327 |
| Building Phone | 937-855-4116 |
| Acreage | 29.00 |
| Current Grades: | 9-12 |
| Teaching Stations | 34 |
| Number of Floors | 2 |
| Student Capacity | 578 |
| Current Enrollment | 533 |
| Enrollment Date | 2019-07-02 |

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

| | |
|---|---|
| Number of Classrooms | 26 |
| Historical Register | **NO** |
| Building's Principal | Todd Kozarec |
| Building Type | High |

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



**GENERAL DESCRIPTION**

**96,535** Total Existing Square Footage
**1968,2000** Building Dates
**9-12** Grades
**533** Current Enrollment
**34** Teaching Stations
**29.00** Site Acreage

Valley View High School, which is not on the National Register of Historic Buildings, and originally constructed in 1968, is a 2 story, 96,535 square foot brick school building located in a rural agricultural setting. The existing facility features a conventionally partitioned design, and does utilize a modular building. The structure of the overall facility is a brick veneer on a masonry bearing wall system type exterior wall construction, with concrete masonry unit and demountable partition type wall construction in the interior. The ground floor system consists of concrete slab on grade. The Intermediate floor consists of a cast-in-place concrete system. The roof structure is a combination of metal deck, tectum, wood deck and cast in place concrete on steel joist. The roofing system of the overall facility is EPDM fully adhered membrane, installed in 1995, 1996, 1997, 1998, and 2000. The ventilation system in the 1968 Original Construction is inadequate to meet the needs of the users. The ventilation system in the 2000 Addition is adequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of a 10,316 SF Primary Gymnasium with a separate 4,664 SF Student Dining space. The electrical system for the 1968 Original Construction is inadequate. The electrical system for the 2000 Addition is generally adequate. The facility is equipped with a non-compliant security system. The building has a non-compliant manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 29 acre site adjacent to agricultural properties. The property and athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

*No Significant Findings*

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| Name | Year | Handicapped Access | Floors | Square Feet | Non OSDM Addition | Built Under ELPP |
|---|---|---|---|---|---|---|
| Original Building | 1968 | no | 2 | 85,472 | no | no |
| Music/Student Dining Addition | 2000 | yes | 1 | 11,063 | no | no |

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| Addition | Auditorium Fixed Seating | Corridors | Agricultural Education Lab | Primary Gymnasium | Media Center | Vocational Space | Student Dining | Kitchen | Natatorium | Indoor Tracks | Adult Education | Board Offices | Outside Agencies | Auxiliary Gymnasium |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Original Building (1968) | | 13052 | 1799 | 10316 | 1965 | 6172 | 2953 | 1701 | | | | | | |
| Music/Student Dining Addition (2000) | | 1324 | | | | | 1711 | | | | | | | |
| Total | 0 | 14,376 | 1,799 | 10,316 | 1,965 | 6,172 | 4,664 | 1,701 | 0 | 0 | 0 | 0 | 0 | 0 |

**Master Planning Considerations** There appear to be no visible constraints to the future expansion of the existing facility.

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# *Existing CT Programs for Assessment*

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| Program Type | Program Name | Related Space | Square Feet |
|---|---|---|---|
| Program Type 5 | Agribusiness & Production Systems (Not in current design manual) | Laboratory | 1799.00 |
| | | Other | 202.00 |
| | | Related Classroom | 644.00 |
| | | Related Office | 394.00 |
| | | Related Storage | 1130.00 |
| | | Related Changing Room (one per type 5, 6 & 7) | |
| | | Related Restroom | |
| | | Related Tool Crib | |
| | | Related Reference Room | |
| | | Greenhouse | 199.00 |
| | | **Other Spaces, Comments:** Other Spaces consist of 94 SF called Darkroom, but is used for this program, and 108 SF called Testing. | |

**Legend:**

Not in current design manual

In current design manual but missing from assessment

# Building Summary - Valley View High (38174)

**District:** Valley View Local SD
**Name:** Valley View High
**Address:** 6027 Farmersville-Germantown Pike
Germantown,OH 45327
**Bldg. IRN:** 38174

**County:** Montgomery **Area:** West Central Ohio (2)
**Contact:** Todd Kozarec
**Phone:** 937-855-4116
**Date Prepared:** 2015-11-06 **By:** Tim Bockbrader
**Date Revised:** 2019-09-05 **By:** Paul Brown

| | | | |
|---|---|---|---|
| Current Grades | 9-12 | Acreage: | 29.00 |
| Proposed Grades | N/A | Teaching Stations: | 34 |
| Current Enrollment | 533 | Classrooms: | 26 |
| Projected Enrollment | N/A | | |

| Addition | Date | HA | Number of Floors | Current Square Feet |
|---|---|---|---|---|
| Original Building | 1968 | no | 2 | 85,472 |
| Music/Student Dining Addition | 2000 | yes | 1 | 11,063 |
| **Total** | | | | **96,535** |

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

## Suitability Appraisal Summary

| Section | Points Possible | Points Earned | Percentage | Rating Category |
|---|---|---|---|---|
| Cover Sheet | — | — | — | — |
| 1.0 The School Site | 100 | 68 | 68% | Borderline |
| 2.0 Structural and Mechanical Features | 200 | 106 | 53% | Borderline |
| 3.0 Plant Maintainability | 100 | 58 | 58% | Borderline |
| 4.0 Building Safety and Security | 200 | 98 | 49% | Poor |
| 5.0 Educational Adequacy | 200 | 103 | 52% | Borderline |
| 6.0 Environment for Education | 200 | 140 | 70% | Satisfactory |
| LEED Observations | — | — | — | — |
| Commentary | — | — | — | — |
| Total | 1000 | 573 | 57% | Borderline |

Enhanced Environmental Hazards Assessment Cost Estimates

| FACILITY ASSESSMENT Cost Set: 2019 | | Rating | Dollar Assessment | C |
|---|---|---|---|---|
| A. | Heating System | 3 | $3,378,725.00 | - |
| B. | Roofing | 3 | $832,900.00 | - |
| C. | Ventilation / Air Conditioning | 2 | $83,267.50 | - |
| D. | Electrical Systems | 3 | $1,430,514.11 | - |
| E. | Plumbing and Fixtures | 3 | $691,004.00 | - |
| F. | Windows | 3 | $294,550.00 | - |
| G. | Structure: Foundation | 1 | $0.00 | - |
| H. | Structure: Walls and Chimneys | 2 | $2,024,478.00 | - |
| I. | Structure: Floors and Roofs | 2 | $3,000.00 | - |
| J. | General Finishes | 3 | $3,436,525.15 | - |
| K. | Interior Lighting | 3 | $651,477.50 | - |
| L. | Security Systems | 3 | $521,659.75 | - |
| M. | Emergency/Egress Lighting | 3 | $96,535.00 | - |
| N. | Fire Alarm | 3 | $217,203.75 | - |
| O. | Handicapped Access | 2 | $518,207.00 | - |
| P. | Site Condition | 3 | $911,332.80 | - |
| Q. | Sewage System | 2 | $150,000.00 | - |
| R. | Water Supply | 1 | $0.00 | - |
| S. | Exterior Doors | 3 | $130,000.00 | - |
| T. | Hazardous Material | 3 | $3,054,883.50 | - |
| U. | Life Safety | 3 | $580,112.00 | - |
| V. | Loose Furnishings | 3 | $627,477.50 | - |
| W. | Technology | 3 | $868,815.00 | - |
| X. | Construction Contingency / Non-Construction Cost | - | $5,008,863.19 | - |
| Total | | | $25,511,530.75 | |

| | |
|---|---|
| C=Under Contract | |
| | |
| Renovation Cost Factor | 98.22% |
| Cost to Renovate (Cost Factor applied) | $25,057,425.51 |

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

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# Original Building (1968) Summary

**District:** Valley View Local SD
**Name:** Valley View High
**Address:** 6027 Farmersville-Germantown Pike
Germantown,OH 45327
**Bldg. IRN:** 38174

**County:** Montgomery **Area:** West Central Ohio (2)
**Contact:** Todd Kozarec
**Phone:** 937-855-4116
**Date Prepared:** 2015-11-06 **By:** Tim Bockbrader
**Date Revised:** 2019-09-05 **By:** Paul Brown

| | | | |
|---|---|---|---|
| Current Grades | 9-12 | Acreage: | 29.00 |
| Proposed Grades | N/A | Teaching Stations: | 34 |
| Current Enrollment | 533 | Classrooms: | 26 |
| Projected Enrollment | N/A | | |

| Addition | Date | HA | Number of Floors | Current Square Feet |
|---|---|---|---|---|
| **Original Building** | **1968** | **no** | **2** | **85,472** |
| Music/Student Dining Addition | 2000 | yes | 1 | 11,063 |
| Total | | | | **96,535** |

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

## Suitability Appraisal Summary

| Section | Points Possible | Points Earned | Percentage | Rating Category |
|---|---|---|---|---|
| Cover Sheet | — | — | — | — |
| 1.0 The School Site | 100 | 68 | 68% | Borderline |
| 2.0 Structural and Mechanical Features | 200 | 106 | 53% | Borderline |
| 3.0 Plant Maintainability | 100 | 58 | 58% | Borderline |
| 4.0 Building Safety and Security | 200 | 98 | 49% | Poor |
| 5.0 Educational Adequacy | 200 | 103 | 52% | Borderline |
| 6.0 Environment for Education | 200 | 140 | 70% | Satisfactory |
| LEED Observations | — | — | — | — |
| Commentary | — | — | — | — |
| Total | 1000 | 573 | 57% | Borderline |

Enhanced Environmental Hazards Assessment Cost Estimates

| FACILITY ASSESSMENT Cost Set: 2019 | | Rating | Dollar Assessment | C |
|---|---|---|---|---|
| A. | Heating System | 3 | $2,991,520.00 | - |
| B. | Roofing | 3 | $720,270.00 | - |
| C. | Ventilation / Air Conditioning | 2 | $77,736.00 | - |
| D. | Electrical Systems | 3 | $1,417,210.56 | - |
| E. | Plumbing and Fixtures | 3 | $691,004.00 | - |
| F. | Windows | 3 | $294,550.00 | - |
| G. | Structure: Foundation | 1 | $0.00 | - |
| H. | Structure: Walls and Chimneys | 2 | $2,003,228.00 | - |
| I. | Structure: Floors and Roofs | 2 | $3,000.00 | - |
| J. | General Finishes | 3 | $3,220,464.76 | - |
| K. | Interior Lighting | 3 | $579,568.00 | - |
| L. | Security Systems | 3 | $479,067.20 | - |
| M. | Emergency/Egress Lighting | 3 | $85,472.00 | - |
| N. | Fire Alarm | 3 | $192,312.00 | - |
| O. | Handicapped Access | 2 | $515,994.40 | - |
| P. | Site Condition | 3 | $891,714.80 | - |
| Q. | Sewage System | 2 | $150,000.00 | - |
| R. | Water Supply | 1 | $0.00 | - |
| S. | Exterior Doors | 3 | $130,000.00 | - |
| T. | Hazardous Material | 3 | $3,053,777.20 | - |
| U. | Life Safety | 3 | $544,710.40 | - |
| V. | Loose Furnishings | 3 | $555,568.00 | - |
| W. | Technology | 3 | $769,248.00 | - |
| X. | Construction Contingency / Non-Construction Cost | - | $4,731,273.36 | - |
| Total | | | $24,097,688.68 | |

| | |
|---|---|
| C=Under Contract | |
| | |
| Renovation Cost Factor | 98.22% |
| Cost to Renovate (Cost Factor applied) | $23,668,749.82 |

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

# Music/Student Dining Addition (2000) Summary

**District:** Valley View Local SD
**Name:** Valley View High
**Address:** 6027 Farmersville-Germantown Pike
Germantown,OH 45327
**Bldg. IRN:** 38174

**County:** Montgomery **Area:** West Central Ohio (2)
**Contact:** Todd Kozarec
**Phone:** 937-855-4116
**Date Prepared:** 2015-11-06 **By:** Tim Bockbrader
**Date Revised:** 2019-09-05 **By:** Paul Brown

| | | | |
|---|---|---|---|
| Current Grades | 9-12 | Acreage: | 29.00 |
| Proposed Grades | N/A | Teaching Stations: | 34 |
| Current Enrollment | 533 | Classrooms: | 26 |
| Projected Enrollment | N/A | | |

| Addition | Date | HA | Number of Floors | Current Square Feet |
|---|---|---|---|---|
| Original Building | 1968 | no | 2 | 85,472 |
| **Music/Student Dining Addition** | **2000** | **yes** | **1** | **11,063** |
| Total | | | | **96,535** |

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

Suitability Appraisal Summary

| Section | Points Possible | Points Earned | Percentage | Rating Category |
|---|---|---|---|---|
| Cover Sheet | — | — | — | — |
| 1.0 The School Site | 100 | 68 | 68% | Borderline |
| 2.0 Structural and Mechanical Features | 200 | 106 | 53% | Borderline |
| 3.0 Plant Maintainability | 100 | 58 | 58% | Borderline |
| 4.0 Building Safety and Security | 200 | 98 | 49% | Poor |
| 5.0 Educational Adequacy | 200 | 103 | 52% | Borderline |
| 6.0 Environment for Education | 200 | 140 | 70% | Satisfactory |
| LEED Observations | — | — | — | — |
| Commentary | — | — | — | — |
| Total | 1000 | 573 | 57% | Borderline |

Enhanced Environmental Hazards Assessment Cost Estimates

| FACILITY ASSESSMENT Cost Set: 2019 | | Rating | Dollar Assessment | C |
|---|---|---|---|---|
| A. | Heating System | 3 | $387,205.00 | - |
| B. | Roofing | 3 | $112,630.00 | - |
| C. | Ventilation / Air Conditioning | 2 | $5,531.50 | - |
| D. | Electrical Systems | 3 | $13,303.55 | - |
| **E.** | **Plumbing and Fixtures** | **3** | **$0.00** | - |
| **F.** | **Windows** | **3** | **$0.00** | - |
| G. | Structure: Foundation | 1 | $0.00 | - |
| H. | Structure: Walls and Chimneys | 2 | $21,250.00 | - |
| **I.** | **Structure: Floors and Roofs** | **2** | **$0.00** | - |
| J. | General Finishes | 3 | $216,060.39 | - |
| K. | Interior Lighting | 3 | $71,909.50 | - |
| L. | Security Systems | 3 | $42,592.55 | - |
| M. | Emergency/Egress Lighting | 3 | $11,063.00 | - |
| N. | Fire Alarm | 3 | $24,891.75 | - |
| O. | Handicapped Access | 2 | $2,212.60 | - |
| P. | Site Condition | 3 | $19,618.00 | - |
| **Q.** | **Sewage System** | **2** | **$0.00** | - |
| R. | Water Supply | 1 | $0.00 | - |
| **S.** | **Exterior Doors** | **3** | **$0.00** | - |
| T. | Hazardous Material | 3 | $1,106.30 | - |
| U. | Life Safety | 3 | $35,401.60 | - |
| V. | Loose Furnishings | 3 | $71,909.50 | - |
| W. | Technology | 3 | $99,567.00 | - |
| X. | Construction Contingency / Non-Construction Cost | - | $277,589.83 | - |
| Total | | | $1,413,842.07 | |

| | |
|---|---|
| C=Under Contract | |
| | |
| Renovation Cost Factor | 98.22% |
| Cost to Renovate (Cost Factor applied) | $1,388,675.68 |

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

## A. Heating System

Description: The existing system for the 1968 Original Construction is a natural gas fired heating water system, installed in 1968 and upgraded in 1996, and is in fair overall condition. The existing system for the 2000 Addition Student Dining Area is a heating water system, fed from the 1968 Original Construction, installed in 2000, and is in good condition. The existing system for the remainder of the 2000 Addition is a natural gas fired packaged rooftop HVAC system, installed in 2000, and is in good condition. The heating and chilled water system in the 1968 Original Construction and 2000 Addition Student Dining Area is a 2-pipe system, without a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type. 2-pipe vs. 4-pipe designations are not applicable in the remainder of the 2000 Addition due to the utilization of a packaged HVAC unit with natural gas heat and DX cooling. The two heating water boilers, manufactured by Weil-McClain, were installed in 1996 and are in good condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, and air handlers. The terminal equipment in the 1968 Original Construction was installed in 1968, and is in fair condition. The terminal equipment in the 2000 Addition was installed in 2000, and is in good condition. The system in the 1968 Original Construction does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The system in the 2000 Addition does comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic and DDC type system temperature controls were installed in 1968, with the DDC controls added to control the boilers and chillers in 1996, and are in fair condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The 1968 Original Construction is equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system in the 1968 Original Construction is not ducted, and floor to ceiling heights will not accommodate the installation of a ducted system. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is anticipated. The 2000 Addition is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted in the 2000 Addition, with the exception of the 2000 Addition Student Dining Area, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe but inefficient working order, though long term life expectancy of the existing system is not anticipated due to the utilization of a rooftop HVAC unit. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Convert to ducted system to facilitate efficient exchange of conditioned air. Replace existing ductwork in the 2000 Addition to facilitate efficient exchange of conditioned air. Provide architectural soffits in the 1968 Original Construction to accommodate the installation of ductwork, with funding provided by convert to ducted system replacement.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| HVAC System Replacement: | $27.00 | sq.ft. (of entire building addition) | | Required | Required | $2,606,445.00 | (includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning) |
| Convert To Ducted System | $8.00 | sq.ft. (of entire building addition) | | Required | Required | $772,280.00 | (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: | | | $3,378,725.00 | $2,991,520.00 | $387,205.00 | | |



Heating Water Boilers



Unit Ventilator in the 2000 Addition

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## B. Roofing

Description: The roof over the 1968 Original Construction is an EPDM adhered system that was installed in 1995, 1996, 1997, and 1998, and is in fair condition. The roof over the 2000 Addition is an EPDM adhered system that was installed in 2000, and is in good condition. There are no District reports of current leaking. Signs of past leaking were observed in the 1968 Original Construction during the physical assessment. Access to the roof was gained by roof hatch and ladders that are in good condition but are not provided with the required fall protection cage. There were observations of standing water on the roof. Metal cap flashings and copings in the 1968 Original Construction are in poor condition. Metal cap flashings and copings in the 2000 Addition are in good condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in good condition. 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 for age of system. Metal cap flashings and coping replacement is included in the roofing replacement cost. Provide fall protection cage to roof access ladders. POST-ASSESSMENT NOTE Rii 9-24-15 - Remove / replace 15 existing drains and sump. Provide 15 overflow roof drains & piping.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Membrane (all types / fully adhered): | $10.00 | sq.ft. (Qty) | | 65,327 Required | 11,063 Required | $763,900.00 | (unless under 10,000 sq.ft.) |
| Remove/replace existing roof Drains and Sump: | $1,200.00 | each | | 15 Required | | $18,000.00 | |
| Overflow Roof Drains and Piping: | $3,000.00 | each | | 15 Required | | $45,000.00 | |
| **Other:** Fall protection at roof hatch | $2,000.00 | per unit | | 2 Required | 1 Required | $6,000.00 | New fall protection cage at roof access ladders. |
| Sum: | | | $832,900.00 | $720,270.00 | $112,630.00 | | |



Typical Access Ladder



Typical Coping Condition

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## C. Ventilation / Air Conditioning

Description: The 1968 Original Construction and 2000 Addition Student Dining Area are equipped with a chilled water type central air conditioning system, which is in fair condition. In the 1968 Original Construction, chilled water is distributed from two air cooled chillers by a 2-pipe system to air handling units and unit ventilators. The chillers were installed in 1996, and are in fair condition. The unit ventilators and air handling units in the 1968 Original Construction were installed in 1968, and are in fair condition. The unit ventilators in the 2000 Addition Student Dining Area were installed in 2000, and are in good condition. The remainder of the 2000 Addition is equipped with a packaged rooftop type central air conditioning system, which is in fair to good condition. Cooling air is distributed from a single packaged rooftop HVAC unit by a ducted system with VAV terminal units to regulate the airflow to individual spaces. The system was installed in 2000, and is in good condition. Window units are provided in the former Weight Room, but are no longer in use. The ventilation system in the 1968 Original Construction consists of unit ventilators, installed in 1968 and in fair condition, providing fresh air to Classrooms, and air handlers, installed in 1968 and in fair condition, providing fresh air to other miscellaneous spaces. Relief air venting is provided by louvered interior doors and Corridor plenums. The ventilation system in the 2000 Addition Student Dining Area consists of unit ventilators, installed in 2000 and in good condition. Relief air venting is ducted directly outdoors by relief hoods on the roof of the 2000 Addition. The ventilation system in the remainder of the 2000 Addition consists of a rooftop packaged HVAC unit, installed in 2000 and in good condition, providing fresh air to Classrooms and other miscellaneous spaces. Relief air venting is provided by ceiling plenums transferring air back to the rooftop HVAC unit. The ventilation system in the 1968 Original Construction does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The ventilation system in the 2000 Addition meets 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 required in this facility and existing equipment is adequate. Exhaust systems for the overall facility are inadequately placed, and in fair to poor condition. The Art program is equipped with two kilns, which are not currently being utilized, and not properly vented.

Rating: 2 Needs Repair

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Replace the overall exhaust systems in the facility due to inadequate placement, age, and condition. Provide a heat removal hood for the Art program kilns. POST-ASSESSMENT NOTE Rii 9-24-15 - Replace dust collection system.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Dust Collection System: | $25,000.00 | per system | | 1 Required | | $25,000.00 | (complete w/installation) |
| **Other:** Art Program Kiln Exhaust System | $10,000.00 | unit | | 1 Required | | $10,000.00 | Provide a kiln exhaust system for the Art program |
| **Other:** General building exhaust systems | $0.50 | sq.ft. (of entire building addition) | | Required | Required | $48,267.50 | Replace the general exhaust systems in the overall facility. |
| Sum: | | | $83,267.50 | $77,736.00 | $5,531.50 | | |



Air Cooled Chiller



Dust Collection System

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## D. Electrical Systems

Description: The electrical system provided to the 1968 Original Construction is a 480 volt, 2000 amp, three phase, four wire system installed in 1968, and is in fair condition. The electrical system in the 2000 Addition is an extension of that found in the 1968 Original Construction. Power is provided to the school by a single utility owned, pad-mounted transformer located outside the Electrical Room, and in fair condition. The panel system in the 1968 Original Construction, installed in 1968, is in fair condition, and cannot be expanded to add additional capacity. The panel system in the 2000 Addition, installed in 2000, is in good condition, and can be expanded to add additional capacity. The Classrooms in the 1968 Original Construction are not equipped with adequate electrical outlets. The typical Classroom contains four general purpose outlets and one dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as six general purpose outlets. The Classrooms in the 2000 Addition are not equipped with adequate electrical outlets. The typical Classroom contains 12 general purpose outlets and no dedicated outlets for Classroom computers or a television. There are not any spaces that have no electrical outlets. The Corridors in the 1968 Original Construction are not equipped with adequate electrical outlets for servicing. The Corridors in the 2000 Addition are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the 1968 Original Construction. Adequate GFI protected exterior outlets are provided around the perimeter of the 2000 Addition. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system in the 1968 Original Construction requires replacement to meet Ohio School Design Manual guidelines for Classroom capacity, and due to condition and age. Provide a dedicated circuit and two additional dedicated receptacles for the Classroom computers in the three 2000 Addition Classrooms. Provide adequate lightning protection safeguards in the 1968 Original Construction, including associated grounding system, with funding included in the electrical system replacement. Provide adequate lightning protection safeguards in the 2000 Addition, including associated grounding system. Provide an emergency generator, costs included in electrical system replacement. Provide control panel, dimmers and breakers to support the Stage lighting system.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| System Replacement: | $16.23 | sq.ft. (of entire building addition) | | Required | | $1,387,210.56 | (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) |
| Additional Circuits: | $800.00 | per circuit | | | 3 Required | $2,400.00 | |
| Additional Receptacles | $250.00 | each | | | 6 Required | $1,500.00 | |
| Lightning Protection | $0.60 | sq.ft. (of entire building addition) | | | Required | $6,637.80 | |
| Grounding | $0.25 | sq.ft. (of entire building addition) | | | Required | $2,765.75 | |
| **Other:** Stage Lighting Breakers and Dimmers | $30,000.00 | allowance | | Required | | $30,000.00 | Provide a control panel with breakers and dimmers to support the Stage lighting. |
| Sum: | | | $1,430,514.11 | $1,417,210.56 | $13,303.55 | | |



Main Distribution Panel



Electrical Sub Panel

## E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is provided to serve the boiler make up water and the domestic hot water system. The domestic water supply piping in the 1968 Original Construction is galvanized, was installed in 1968, and is in fair condition. The waste piping in the 1968 Original Construction is cast iron, was installed in 1968, and is in good condition. There is no water supply piping or waste piping in the 2000 Addition. The facility is equipped with an A.O. Smith Brand gas water heater with two separate 115 gallon storage tanks in good condition. The school contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 1 Locker Room Restroom for boys, 1 Locker Room Restroom for girls, no Restrooms associated with specialty Classrooms, and 4 Restrooms for staff. Boys' Large Group Restrooms contain 1 ADA and 5 non-ADA wall mounted flush valve toilets, 1 ADA and 11 non-ADA wall mounted flush valve urinals, and 1 ADA and 8 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 1 ADA and 11 non-ADA wall mounted flush valve toilets, as well as 1 ADA and 8 non-ADA wall mounted lavatories. Boys' Locker Room Restroom contains 1 non-ADA wall mounted flush valve toilet, 1 non-ADA wall mounted flush valve urinal, 1 non-ADA wall mounted lavatory, and 9 non-ADA showers. Girls' Locker Room Restroom contains 1 non-ADA wall mounted flush valve toilets, 2 non-ADA wall mounted lavatories, and 9 non-ADA showers. Staff Restrooms contain 4 non-ADA wall mounted flush valve toilets, and 4 non-ADA wall mounted lavatories. Condition of fixtures is good. The facility is equipped with 2 ADA and 9 non-ADA electric water coolers, in fair condition. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom, and fixtures are in good condition. Heath Clinic is equipped with the required Restroom, and fixtures are in good condition. Due to existing grade configuration, there are no Kindergarten / Pre-K Classrooms. Kitchen fixtures consist of 1 single and 2 double sinks, as well as 1 garbage disposal unit, all of which are in good condition. The Kitchen is not equipped with a grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a 16 gallon electric water heater, which is in good condition. The school does not meet the OBC requirements for fixtures. ADA requirements are not met for fixtures and drinking fountains (see Item O). Science Classrooms / Project Laboratories / Career Tech Laboratories are equipped with required utility sink, safety shower / eyewash in good condition, but are not equipped with required gas and compressed air connections. Adequate exterior wall hydrants are not provided.

Rating: 3 Needs Replacement

Recommendations: Provide 5 new lavatories, 3 new electric water coolers (2 double), 3 gas connections, and 1 air connection to facilitate the school's compliance with OBC and OSFC requirements. Replace 21 faucets and valves due to condition and to facilitate the school's compliance with OBC and OSFC requirements. Replace galvanized water supply piping in the 1968 Original Construction with copper piping due to condition. Provide a reduced pressure back flow preventer. Provide three additional exterior wall hydrants. Provide a grease interceptor for the Kitchen. See Item O for replacement of fixtures related to ADA requirements. See Item J for provisions on kitchen related equipment. POST-ASSESSMENT NOTE Rii 9-24-15 - Replace water softener treatment system. Replace Sanitary Waste Piping. Replace Domestic Water Heater. Provide Acid Waste System for Science Classroom.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Back Flow Preventer: | $5,000.00 | unit | | 1 Required | | $5,000.00 | |
| Water Treatment System: | $15,000.00 | unit | | 1 Required | | $15,000.00 | (Domestic Water System, softening only, per system) |
| Domestic Supply Piping: | $3.50 | sq.ft. (of entire building addition) | | Required | | $299,152.00 | (remove / replace) |
| Sanitary Waste Piping: | $3.50 | sq.ft. (of entire building addition) | | Required | | $299,152.00 | (remove / replace) |
| Domestic Water Heater: | $5,100.00 | per unit | | 1 Required | | $5,100.00 | (remove / replace) |
| Sink: | $2,500.00 | unit | | 5 Required | | $12,500.00 | (new) |
| Electric water cooler: | $3,000.00 | unit | | 2 Required | | $6,000.00 | (double ADA) |
| Replace faucets and flush valves | $500.00 | per unit | | 21 Required | | $10,500.00 | (average cost to remove/replace) |
| HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Natural Gas Connections | $800.00 | each | | 3 Required | | $2,400.00 | |
| HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections | $15,000.00 | per system | | 1 Required | | $15,000.00 | |
| **Other:** Exterior wall hydrants. | $1,400.00 | per unit | | 3 Required | | $4,200.00 | Provide additional exterior wall hydrants. |
| **Other:** Kitchen Grease Trap | $5,000.00 | allowance | | Required | | $5,000.00 | Provide a grease interceptor for the Kitchen. |
| **Other:** Science Classroom acid waste system: | $12,000.00 | allowance | | Required | | $12,000.00 | Provide Acid Waste System for Science Classroom. |
| Sum: | | | $691,004.00 | $691,004.00 | $0.00 | | |



Typical Lavatory Faucet Condition



Domestic Water Heating System

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## F. Windows

Description: The 1968 Original Construction is equipped with non-thermally broken aluminum frame windows with single glazed type window system, which was installed in 1968, and is in fair condition. The window system features surface mounted blinds, which are in fair condition. The 2000 Additions are equipped with thermally broken aluminum frame windows with double glazed insulated type window system, which were installed in 2000, and are in good condition. Aluminum frame curtain wall systems are found in the 1968 Original Construction and are in fair condition. Curtain wall systems are equipped with non-thermally broken aluminum frames and single glazed type window system, which was installed in 1968. This facility does not feature any glass block windows. The exterior doors in the 1968 Original Construction are equipped with non-thermally broken aluminum and hollow metal frame sidelights and transoms with single pane glazing, in fair condition. The exterior doors in the 2000 Additions are equipped with thermally broken aluminum frame sidelights and transoms with double glazed insulated glazing, and are in good condition. The school does not contain skylights. Exterior door transoms and sidelights are single pane safety type glazing in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements in the 1968 Original Construction. Replace curtain wall system in the 1968 Original Construction with thermally broken aluminum frame and double glazed insulated type system. Replace windows, transoms & sidelights in exterior doors of the 1968 Original Construction with approved double glazed safety glass. POST-ASSESSMENT NOTE Rii 9-24-15 - Per SHP, Replace skylights in poor condition in Boys and Girls Locker Rooms.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Insulated Glass/Panels: | $70.00 | sq.ft. (Qty) | | 3,074 Required | | $215,180.00 | (includes blinds) |
| Skylights: | $125.00 | sq.ft. (Qty) | | 18 Required | | $2,250.00 | (remove and replace) |
| Curtain Wall/Storefront System: | $80.00 | sq.ft. (Qty) | | 964 Required | | $77,120.00 | (remove and replace) |
| Sum: | | | $294,550.00 | $294,550.00 | $0.00 | | |



1968 Original Construction Windows



2000 Music Addition Windows

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## G. Structure: Foundation

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

Rating: 1 Satisfactory

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

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Sum: | | | $0.00 | $0.00 | $0.00 | | |



Typical Cast-in-Place Concrete Foundation Wall



Typical Cast-in-Place Concrete Foundation Wall

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## H. Structure: Walls and Chimneys

Description: The 1968 Original Construction has brick veneer on a masonry bearing wall system which displayed locations of deterioration at exterior mechanical louver penetrations, and is in fair condition. The 2000 Addition has a brick veneer on a masonry bearing wall system which displayed no locations of deterioration, and is in good condition. The exterior masonry in the 1968 Original Construction does not have sufficient control joints. Existing caulked control joints in the 1968 Original Construction are in poor condition. The exterior masonry in the 2000 Addition has appropriately spaced control joints which are in good condition. The exterior masonry for the overall facility has not been cleaned and sealed in recent years. Interior walls are concrete masonry units and metal demountable partitions and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Exterior soffits in the 1968 Original Construction are in fair condition. The window sills are brick, concrete and an element of the aluminum window system, and are in good condition. The exterior lintels for masonry veneer at mechanical grille locations in the 1968 Original Construction are steel, are rusting and are in poor condition. There are no chimneys in the overall facility.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required in the 1968 Original Construction. Provide masonry cleaning and sealing for the overall facility. Saw cut and caulk new appropriately spaced control joints in existing masonry in the 1968 Original Construction. Recaulk existing control joints in the 1968 Original Construction. Replace steel lintels and repair masonry at mechanical louver locations in the 1968 Original Construction. Repair concrete soffits as required in the 1968 Original Construction. Repair brick veneer as required in the 1968 Original Construction. POST-ASSESSMENT NOTE Rii 9-24-15 - Added 2100 SF of tuckpointing scope and funding. POST-ASSESSMENT NOTE: Rii 4-15-16 Scope added to rebuild selected exterior walls and related two story roof shoring, pursuant to EEHA and vermiculite to be abated. Rebuild estimate provided by SHP.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Tuckpointing: | $7.50 | sq.ft. (Qty) | | 4,200 Required | | $31,500.00 | (wall surface) |
| Exterior Masonry Cleaning: | $1.50 | sq.ft. (Qty) | | 42,000 Required | 8,500 Required | $75,750.00 | (wall surface) |
| Exterior Masonry Sealing: | $1.00 | sq.ft. (Qty) | | 42,000 Required | 8,500 Required | $50,500.00 | (wall surface) |
| Exterior Caulking: | $7.50 | ln.ft. | | 1,200 Required | | $9,000.00 | (removing and replacing) |
| Install Control Joints | $60.00 | ln.ft. | | 800 Required | | $48,000.00 | |
| **Other:** Concrete soffit repairs | $25.00 | per unit | | 2,400 Required | | $60,000.00 | Repairs required on all exposed concrete soffits |
| **Other:** Louver opening repairs | $4,000.00 | per unit | | 15 Required | | $60,000.00 | 15 openings require lintel replacement, brick repairs and louver replacement |
| **Other:** Paint Lintels | $15.00 | sq.ft. (Qty) | | 220 Required | | $3,300.00 | prep and paint exposed steel lintels |
| **Other:** Repair Brick | $25.00 | sq.ft. (Qty) | | 650 Required | | $16,250.00 | repair damaged brick |
| **Other:** Replace Exterior Walls | $32.00 | sq.ft. (Qty) | | 42,204 Required | | $1,350,528.00 | Brick/CMU Exterior Wall replacement (as part of total bldg reno, window, door, roof replacement) following abatement of Zonolite / vermiculite, per Item T and EEHA. |
| **Other:** Sill Repair | $7.50 | sq.ft. (Qty) | | 1,500 Required | | $11,250.00 | repair exposed concrete sills |
| **Other:** Single Story Roof Shoring | $100.00 | ln.ft. | | 1,044 Required | | $104,400.00 | Single Story Roof Shoring (multiple phases/sections to maintain bldg stability), when exterior walls are abated per Item T. |
| **Other:** Two Story Roof Shoring | $200.00 | ln.ft. | | 1,020 Required | | $204,000.00 | Two Story/Gym Roof Shoring (multiple phases/sections to maintain bldg stability), when exterior walls are abated per Item T. |
| Sum: | | | $2,024,478.00 | $2,003,228.00 | $21,250.00 | | |



Deteriorated Lintel Above Wall Grille



Exposed Concrete Soffit

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# I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab-on-grade type construction and is in good condition. There is no crawl space. The floor construction of the intermediate floors of the 1968 Original Construction is cast-in-place concrete and is in good condition. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. Floor to ceiling heights will not accommodate dropping the ceiling as a remedy in Corridors. The roof construction of the 1968 Original Construction is a combination of metal deck, tectum, wood and cast-in-place concrete on steel joist type construction, and is in good condition. The roof construction of the 2000 Addition is metal deck on steel joist type construction, and is in good condition.

Rating: 2 Needs Repair

Recommendations: Replace wood roof decking in the 1968 Original Construction. Funding for issues related to floor to ceiling heights are addressed in Item A.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| **Other:** Replace Wood Roof Decking | $15.00 | sq.ft. (Qty) | | 200 Required | | $3,000.00 | Replacement of wood roof decking in old green house. |
| Sum: | | | $3,000.00 | $3,000.00 | $0.00 | | |




Typical Tectum Deck System



Typical Cast in Place Concrete Intermediate Floor

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## J. General Finishes

Description: The 1968 Original Construction features conventionally partitioned Classrooms with VAT and carpet flooring, lay-in ceilings, as well as painted block and wood paneled wall finishes, and they are in fair/poor condition. Corridors have terrazzo flooring, cast-in-place concrete deck with ACM plaster coating type ceilings, as well as painted block and brick wall finishes, and they are in fair/poor condition. Restrooms have ceramic tile flooring, drywall ceilings, as well as painted block wall finishes, and they are in fair/poor condition. Toilet partitions are plastic and metal type construction, in good to poor condition. Classroom casework is wood type construction with plastic laminate tops, is inadequately provided, and in fair/poor condition. The Classroom casework provided ranges from 4 feet to 12 feet. Classrooms are provided with adequate chalkboards, markerboards, and tackboards, which range from good to poor condition. The lockers, located in the Corridors, are adequately provided, and in poor condition. This portion of the facility is equipped with wood louvered interior doors that are recessed without proper ADA hardware and clearances, and are in poor condition. The 2000 Addition features conventionally partitioned Classrooms with carpet flooring, lay-in ceilings, as well as painted block wall finishes, in good condition. Corridors have carpet flooring, lay-in ceilings, as well as painted block wall finishes, in good condition. No Restrooms are located in the 2000 Addition. Classroom casework consists of miscellaneous wood and metal shelving units, in poor condition. Classrooms are provided with adequate markerboards and tackboards, which are in good condition. There are no lockers located in this addition. This portion of the facility is equipped with wood louvered interior doors that are recessed with proper ADA hardware and clearances, and are in good condition. The Gymnasium space has wood flooring, exposed bar joist and tectum ceilings, as well as painted block wall finishes, and they are in fair condition. Gymnasium telescoping stands are metal type construction in fair/poor condition. Gymnasium basketball backboards are fixed and electrically operated, and are in good condition. The Media Center, located in the 1968 Original Construction features carpet type flooring, cast-in-place concrete deck with ACM plaster coating type ceilings, as well as painted block wall finishes, and they are in fair condition. Student Dining, located in the 1968 Original Construction has VAT flooring, lay-in ceilings, as well as painted block wall finishes, and they are in fair/poor condition. A portion of the Student Dining space was added in 2000, which has VCT flooring, lay-in ceilings, as well as painted block and brick type wall finishes, which are in good condition. OSDM-required fixed equipment for the Stage is inadequately provided, and in fair condition. The existing Kitchen is full service and the existing Kitchen equipment, installed in 1968, is in fair condition. The Kitchen hood is in fair condition, and is equipped with a compliant UL300 wet chemical fire suppression system. The hood is non-compliant due to inadequate extension beyond cooking surfaces. The cooking equipment is interlocked to shut down in the event of a discharge of the fire suppression system. Walk-in coolers and freezers are located within the Kitchen spaces, and are in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework throughout the facility due to installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, and U, and due to condition. Provide for replacement of wood framed partition walls, and partition walls in poor condition. Provide for replacement of wood floors at the Gymnasium due to age and condition. Provide for replacement of bleachers in the Gymnasium due to condition. Provide for replacement of toilet partitions due to work outlined in Item O, and due to condition. Provide for replacement of toilet accessories due to condition. Provide for replacement of Kitchen equipment due to age and condition of equipment. Provide for replacement of Kitchen hood due to condition. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide for replacement of Science Lab table tops due to work outlined in Item T. POST-ASSESSMENT NOTE Rii 9-24-15 - Provide Gymnasium Divider Curtain. Provide Stage Curtain, Valance, & Rigging. Provide Volleyball Equipment. Provide six (6) Basketball Goals (electric). Funding for Gymnasium Floor Replacement amended, with Add Other deleted and funding provided under ''Resilient wood / synthetic flooring'' line item, which means it is now covered by Complete Replacement of Finishes and Casework. Replace Walk-In Cooler & Freezer. Provide Sound Attenuation Acoustical Surface Treatments in Gymnasium, Student Dining, Media Center, and Music Room. POST-ASSESSMENT NOTE: Rii 1-21-19 Restored funding for Gymnasium floor replacement under ''Resilient Wood / Synthetic Flooring''.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Complete Replacement of Finishes and Casework (High): | $19.33 | sq.ft. (of entire building addition) | | Required | Required | $1,866,021.55 | (high school, per building area, with removal of existing) |
| Toilet Partitions: | $1,000.00 | per stall | | 11 Required | | $11,000.00 | (removing and replacing) |
| Toilet Accessory Replacement | $0.20 | sq.ft. (of entire building addition) | | Required | Required | $19,307.00 | (per building area) |
| Demo and Reinstall Drywall Partitions: | $7.00 | sq.ft. (Qty) | | 4,200 Required | | $29,400.00 | |
| Resilient Wood/Synthetic Flooring | $12.85 | sq.ft. (Qty) | | 10,316 Required | | $132,560.60 | (tear-out and replace per area) |
| Basketball Backboard Replacement | $6,500.00 | each | | 6 Required | | $39,000.00 | (electric) |
| Bleacher Replacement | $110.00 | per seat | | 646 Required | | $71,060.00 | (based on current enrollment) |
| Acoustical Plaster Replacement | $12.00 | sq.ft. (Qty) | | 59,400 Required | | $712,800.00 | (Hazardous Material Replacement Cost - See T.) |
| Laboratory Table / Countertop Replacement | $150.00 | ln.ft. | | 227 Required | | $34,050.00 | (Hazardous Material Replacement Cost - See T.) |
| Walk-in Coolers/Freezers: | $29,818.00 | per unit | | 2 Required | | $59,636.00 | |
| Kitchen Exhaust Hood: | $56,000.00 | per unit | | 1 Required | | $56,000.00 | (includes fans, exhaust & ductwork) |
| Total Kitchen Equipment Replacement: | $190.00 | sq.ft. (Qty) | | 1,701 Required | | $323,190.00 | (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:** Add Volleyball Equipment | $1,500.00 | each | | 1 Required | | $1,500.00 | Replace Volleyball equipment. |
| **Other:** Gymnasium Divider Curtain | $25,000.00 | each | | 1 Required | | $25,000.00 | Provide Gymnasium Divider Curtain. |
| **Other:** Sound Attenuation Acoustical Surface Treatment | $5.00 | sq.ft. (Qty) | | 6,000 Required | | $30,000.00 | Install Sound Attenuation in Gymnasium, Student Dining, Media Center, & Music Room. Covers 20% of relevant walls and ceilings, or 6,000 SF. |
| **Other:** Stage Curtain, Valance & Rigging | $26,000.00 | each | | 1 Required | | $26,000.00 | Replace Stage Curtain, Valance, & Rigging |
| Sum: | | | $3,436,525.15 | $3,220,464.76 | $216,060.39 | | |



Typical Corridor with Lockers in Poor Condition



Typical Classroom Finishes

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## K. Interior Lighting

Description: The typical Classrooms in the 1968 Original Construction are equipped with T-8 2x4 lay-in fluorescent fixtures with single level switching. Classroom fixtures are in good condition, providing an average illumination of 54 FC, thus complying with the 50 FC recommended by the OSDM. The typical Classrooms in the 2000 Addition are equipped with T-8 2x4 lay-in fluorescent fixtures with single level switching. Classroom fixtures are in good condition, providing an average illumination of 100 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the 1968 Original Construction are equipped with T-8 2x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 58 FC, thus complying with the 20 FC recommended by the OSDM. The typical Corridors in the 2000 Addition are equipped with T-8 2x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 30 FC, thus complying with the 20 FC recommended by the OSDM. The Gymnasium space is equipped with pendant metal halide type lighting, in good condition, providing an average illumination of 27 FC, which is less than the 60 FC recommended by the OSDM. The Media Center is equipped with 1x4 suspended T-8 fluorescent fixture type lighting in good condition, providing an average illumination of 75 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining space in the 1968 Original Construction is equipped with 2x4 lay-in T-8 fluorescent fixture type lighting with single level switching. Student Dining fixtures are in fair condition, providing an average illumination of 36 FC, which is less than the 50 FC recommended by the OSDM. The Student Dining spaces in the 2000 Addition are equipped with 2x4 lay-in T-8 fluorescent fixture type lighting with single level switching. Student Dining fixtures are in good condition, providing an average illumination of 95 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 1x4 surface mount T-8 fluorescent fixture and recessed incandescent type lighting with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 52 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 1x4 surface mount and suspended T-8 fluorescent fixture type lighting in good condition. The typical Administrative spaces in the overall facility are equipped with 2x4 lay-in T-8 fluorescent fixture type lighting in good condition, providing adequate illumination based on OSDM requirements. Stage lighting is in fair condition and is not provided adequately to meet OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age and 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 including Stage lighting due to 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 Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Complete Building Lighting Replacement | $6.50 | sq.ft. (of entire building addition) | | Required | Required | $627,477.50 | Includes demo of existing fixtures |
| **Other:** Stage Lighting | $24,000.00 | allowance | | Required | | $24,000.00 | Provide Stage lighting to meet OSDM requirements. |
| Sum: | | | $651,477.50 | $579,568.00 | $71,909.50 | | |



Student Dining Lighting



Gymnasium Lighting

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## L. Security Systems

Description: The overall facility contains a motion detector and CCTV type security system in fair condition. Motion detectors are adequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are not equipped with door contacts. An automatic visitor control system is not provided. Compliant color and non-compliant black and white CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of TV, DVR, and multiplexer. 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 inadequately provided throughout, and the system is not compliant with Ohio School Design Manual guidelines. There are no playground fencing issues requiring attention. The exterior site lighting system is equipped with recessed HID mercury vapor entry lights in fair condition. Pedestrian walkways are illuminated with pole mounted HID mercury vapor and high pressure sodium lights in fair condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID mercury vapor and high pressure sodium lights in fair condition. The exterior site lighting system provides inadequate coverage.

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. POST-ASSESSMENT NOTE Rii 9-24-15 - Provide secure main entrance vestibule, including foundation, doors, access control, ceiling, & HVAC.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Security System: | $2.85 | sq.ft. (of entire building addition) | | Required | Required | $275,124.75 | (complete, area of building) |
| Exterior Site Lighting: | $1.00 | sq.ft. (of entire building addition) | | Required | Required | $96,535.00 | (complete, area of building) |
| **Other:** Secure Main Entrance Vestibule | $150,000.00 | allowance | | Required | | $150,000.00 | Includes Foundation, Doors, Access Control, Ceiling, & HVAC. |
| Sum: | | | $521,659.75 | $479,067.20 | $42,592.55 | | |



Security System Keypad



CCTV Monitor

Back to Assessment Summary

## M. Emergency/Egress Lighting

Description: The 1968 Original Construction is equipped with an emergency egress lighting system consisting of illuminated exit signs and emergency floodlighting. The system is in fair condition, and is not provided with appropriate battery backup. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements. The 2000 Addition is equipped with an emergency egress lighting system consisting of illuminated exit signs and emergency floodlighting. The system is in good condition, and is provided with appropriate battery backup. The system is adequately provided throughout, and meets 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 guidelines and to accommodate the scope of work outlined in Items A, C, J, and U.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Emergency/Egress Lighting: | $1.00 | sq.ft. (of entire building addition) | | Required | Required | $96,535.00 | (complete, area of building) |
| Sum: | | | $96,535.00 | $85,472.00 | $11,063.00 | | |




Lighted Exit Sign



Emergency Light Fixture

Back to Assessment Summary

## N. Fire Alarm

Description: The overall facility is equipped with a Silent Knight Brand addressable type manual fire alarm system, installed in 2000, and in good condition, consisting of manual pull stations and horn and strobe indicating devices. The system is not automatic and is monitored by a third party. The system is not equipped with sufficient flow switches, tamper switches, smoke detectors, and heat sensors. The system is not adequately provided throughout, and does have additional zone capabilities. The system is not compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Fire Alarm System: | $2.25 | sq.ft. (of entire building addition) | | Required | Required | $217,203.75 | (complete new system, including removal of existing) |
| Sum: | | | $217,203.75 | $192,312.00 | $24,891.75 | | |



Fire Alarm Control Panel



Fire Alarm Horn and Strobe Device

Back to Assessment Summary

## O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. The main entry is equipped with an ADA power assist door which is in good condition. Due to grade configuration no playground equipment is required. On the interior of the building, space allowances and reach ranges are not compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements. This multistory building does not have a compliant elevator that accesses every floor. Access to the Stage is not facilitated by a chair lift or ramp. Interior doors are recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware in the 1968 Original Construction. 14 ADA-compliant toilets are required, and 2 are currently provided. 14 ADA-compliant lavatories are required, and 1 is currently provided. 8 ADA-compliant urinals are required, and 2 are currently provided. 4 ADA-compliant showers are required, and 0 are currently provided. 12 ADA-compliant electric water coolers are required, and 2 are currently provided. Toilet partitions are metal and plastic, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Health Clinic Restroom is not compliant with ADA requirements. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, 1 chair lift, 1 elevator (2 stops), 1 (1 double) electric water coolers, 12 toilets, 13 sinks, 6 urinals, 12 toilet partitions, 28 toilet accessories, and 2 showers to facilitate the school's meeting of ADA requirements. Replace 51 doors and frames and 9 (5 double) electric water coolers due to condition and to facilitate the school's meeting of ADA requirements. Replace 2 Showers, and rework 45 narrow recessed door openings to facilitate the school's meeting of ADA requirements. Parking issues are corrected in Item P. Exterior door hardware issues are corrected in Item S. POST-ASSESSMENT NOTE Rii 9-24-15 - Per SHP, original scope for 2 stop elevator is now deleted. District installed compliant elevator. Provide ADA compliant Restroom for Special Education Classroom.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Signage: | $0.20 | sq.ft. (of entire building addition) | | Required | Required | $19,307.00 | (per building area) |
| Lifts: | $15,000.00 | unit | | 1 Required | | $15,000.00 | (complete) |
| Electric Water Coolers: | $1,800.00 | unit | | 5 Required | | $9,000.00 | (replacement double ADA) |
| Electric Water Coolers: | $3,000.00 | unit | | 1 Required | | $3,000.00 | (new double ADA) |
| Toilet/Urinals/Sinks: | $3,800.00 | unit | | 31 Required | | $117,800.00 | (new ADA) |
| Toilet Partitions: | $1,000.00 | stall | | 12 Required | | $12,000.00 | (ADA - grab bars, accessories included) |
| Replace Doors: | $1,300.00 | leaf | | 51 Required | | $66,300.00 | (standard 3070 wood door, HM frame, door/light, includes hardware) |
| Replace Doors: | $5,000.00 | leaf | | 40 Required | | $200,000.00 | (rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware) |
| Replace Doors: | $5,000.00 | leaf | | 5 Required | | $25,000.00 | (rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.) |
| **Other:** ADA Mirrors | $350.00 | per unit | | 14 Required | | $4,900.00 | New ADA compliant mirrors. |
| **Other:** ADA Shower Replacement | $3,000.00 | per unit | | 2 Required | | $6,000.00 | Shower replacement to comply with ADA requirements. |
| **Other:** ADA Shower Units | $5,000.00 | per unit | | 2 Required | | $10,000.00 | New ADA compliant shower. |
| **Other:** ADA Soap/Hand Dryer | $350.00 | per unit | | 14 Required | | $4,900.00 | New ADA compliant soap disoenser and hand dryer. |
| **Other:** Special Education Restroom | $25,000.00 | allowance | | Required | | $25,000.00 | Add ADA-compliant Restroom to Special Education Classroom. Costs include 10x12 space with CMU walls, a roll-in ADA shower, ADA toilet, ADA sink, ceiling mounted transfer track, ceramic floor tile, plaster ceiling, new lighting, new mechanical, and a new plumbing system. |
| Sum: | | | $518,207.00 | $515,994.40 | $2,212.60 | | |



Typical ADA Compliant Restroom



Typical Non ADA Compliant Drinking Fountain

Back to Assessment Summary

## P. Site Condition

Description: The 29 acre flat site, with slopes and swales for positive drainage, is located in a rural agricultural setting with moderate tree and shrub type landscaping. There are no apparent problems with erosion or ponding. A modular Classroom is located on the northwest side of the building. The site is bordered by moderately traveled county roads. Multiple entrances are provided onto the site, which do not facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided. There is a curbside bus loading and unloading zone in front of the school, which is not separated from other vehicular traffic. Staff, visitor, and student parking is facilitated by a 336 space asphalt parking lot in fair condition, which provides adequate parking for staff members, visitors, and the disabled. A gravel drive and parking area are provided on the north side of the school. The site and parking lot drainage design, consisting of sheet drainage, swales, catch basins, and storm sewers, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Asphalt curbs and concrete wheel stops are not located as required. Trash pick-up and service drive pavement is heavy duty, is equipped with a concrete pad area for dumpsters, and is in fair/poor condition. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair/poor condition. One handrail at the service dock does not meet OBC requirements. The athletic facilities are comprised of a baseball field, softball field, and multi-purpose field, and are in good/fair condition. Site features are suitable for outdoor instruction which is enhanced through the District's provision of tables and benches. There appear to be no visible constraints to the future expansion of the existing facility.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of gravel drive and parking area with asphalt pavement. Provide asphalt surface course at existing parking areas due to condition. Provide concrete curbs as required. Provide for the removal and replacement of concrete sidewalks due to condition. Provide for replacement of heavy duty concrete pavement at service area due to condition. Provide site contingency allowances for unforeseen conditions. Provide a dedicated and separated bus loading and unloading zone. Provide for replacement of handrail at service dock to meet requirements. POST-ASSESSMENT NOTE Rii 9-24-15 - Replace 1,922 SY of Existing Asphalt Paving (Heavy Duty). Replace 15,900 SY of Existing Asphalt Paving (Light Duty).

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Replace Existing Asphalt Paving (heavy duty): | $30.60 | sq. yard | | 1,922 Required | | $58,813.20 | (including drainage / tear out for heavy duty asphalt) |
| Replace Existing Asphalt Paving (light duty): | $28.60 | sq. yard | | 15,900 Required | | $454,740.00 | (including drainage / tear out for light duty asphalt) |
| New Asphalt Paving (heavy duty): | $27.80 | sq. yard | | 1,702 Required | 220 Required | $53,431.60 | |
| Bus Drop-Off for High | $68.75 | per student | | 700 Required | | $48,125.00 | **(Number of students should be rounded up to the nearest 100.** $5500 per bus; 40 students per bus; 50% of high school students riding) |
| Concrete Curb: | $20.00 | ln.ft. | | 3,010 Required | 390 Required | $68,000.00 | (new) |
| Concrete Sidewalk: | $5.00 | sq.ft. (Qty) | | 4,250 Required | 550 Required | $24,000.00 | (5 inch exterior slab) |
| Exterior Hand / Guard Rails: | $43.00 | ln.ft. | | 5 Required | | $215.00 | |
| 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 | | $128,208.00 | Include this one **or** the next. (Each addition should have this item) |
| **Other:** Heavy Duty Concrete Pavement | $12.00 | sq.ft. (Qty) | | 1,904 Required | 246 Required | $25,800.00 | Provide for removal and replacement of heavy duty concrete pavement at service area due to condition. |
| Sum: | | | $911,332.80 | $891,714.80 | $19,618.00 | | |



Non-separated Bus Loading and Unloading Zone in Front of School



Asphalt Curb in Poor Condition

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## Q. Sewage System

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

Rating: 2 Needs Repair

Recommendations: Existing conditions require no renovation or replacement at the present time. POST-ASSESSMENT NOTE Rii 9-24-15 - Replace Lift Station.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| **Other:** Replace Lift Station | $150,000.00 | allowance | | Required | | $150,000.00 | Replace Lift Station. |
| Sum: | | | $150,000.00 | $150,000.00 | $0.00 | | |



Floor Drain




Floor Sink

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## R. Water Supply

Description: The domestic water supply system is tied in to the county system, features 4'' service and water meter, and is in good 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 equipped with only a limited 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 city water supply line of adequate capacity to support the existing needs of the facility, as well as a future automated fire suppression system. Funding provided in Item U.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Sum: | | | $0.00 | $0.00 | $0.00 | | |



Incoming Water Main



Galvanized Water Piping

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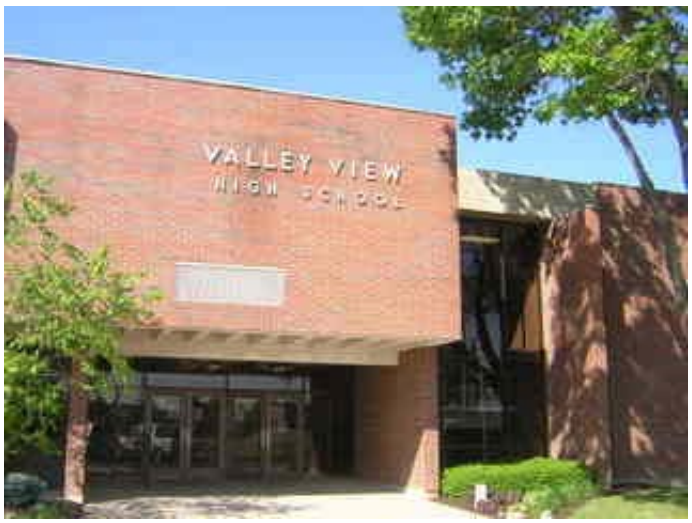
## S. Exterior Doors

Description: Typical exterior doors in the 1968 Original Construction are hollow metal type construction, installed on hollow metal frames, and are in poor condition. Typical exterior doors feature single glazed tempered glass vision panels. Typical exterior doors in the 2000 Addition are hollow metal type construction, installed on hollow metal frames, and in good condition. Typical exterior doors feature insulated tempered vision panels. Entrance doors in the 1968 Original Construction are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed tempered glass vision panels. Entrance doors in the 2000 Addition are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature insulated tempered glass vision panels. Overhead doors in the 1968 Original Construction are steel and aluminum type. The steel overhead doors are in poor condition. The aluminum overhead doors are in good condition.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior hollow metal doors and frames in the 1968 Original Construction, due to poor condition. Replace all steel overhead doors in the 1968 Original Construction, due to poor condition. POST-ASSESSMENT NOTE Rii 9-24-15 - Delete scope for replacement of two Overhead Doors, as District recently carried this out. POST-ASSESSMENT NOTE Rii 10-1-15 - Per SHP Replace 18 Entrance Doors in Original Construction.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Door Leaf/Frame and Hardware: | $2,500.00 | per leaf | | 52 Required | | $130,000.00 | (includes removal of existing) |
| Sum: | | | $130,000.00 | $130,000.00 | $0.00 | | |




1968 Original Constuction Main Entry Doors



1968 Original Construction HM Door and Steel Overhead Door

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## T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Tackett Environmental Services, Inc, and dated January 2, 2004, documenting known and assumed locations of asbestos and other hazardous materials. Textured coating over concrete deck, floor tile and mastic, cove base adhesive, fire doors, science table tops, sink coatings, vibration fabric, and chalkboard adhesive containing hazardous materials are located in the 1968 Original Construction in fair/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 fuel oil storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the 1968 Original Construction, as noted in the attached Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| *Environmental Hazards Form* | | | | EEHA Form | EEHA Form | — | |
| Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups | $1.00 | per unit | | 5,000 Required | 0 Required | $5,000.00 | |
| Special Engineering Fees for LBP Mock-Ups | $1.00 | per unit | | 5,000 Required | 0 Required | $5,000.00 | |
| Fluorescent Lamps & Ballasts Recycling/Incineration | $0.10 | sq.ft. (Qty) | | 85,472 Required | 11,063 Required | $9,653.50 | |
| Pipe Insulation Removal (Hidden in Walls/Ceilings) | $15.00 | ln.ft. | | 1,710 Required | 0 Required | $25,650.00 | |
| Flexible Duct Connection Removal | $100.00 | each | | 7 Required | 0 Required | $700.00 | |
| Acoustical Plaster Removal | $7.00 | sq.ft. (Qty) | | 59,400 Required | 0 Required | $415,800.00 | See J |
| Laboratory Table/Counter Top Removal | $100.00 | each | | 38 Required | 0 Required | $3,800.00 | See J |
| Non-ACM Ceiling/Wall Removal (for access) | $2.00 | sq.ft. (Qty) | | 6,840 Required | 0 Required | $13,680.00 | See J |
| Resilient Flooring Removal, Including Mastic | $3.00 | sq.ft. (Qty) | | 30,000 Required | 0 Required | $90,000.00 | See J |
| Carpet Removal (over RFC) | $1.00 | sq.ft. (Qty) | | 4,850 Required | 0 Required | $4,850.00 | See J |
| Acoustical Tile Mastic Removal | $3.00 | sq.ft. (Qty) | | 3,100 Required | 0 Required | $9,300.00 | |
| Sink Undercoating Removal | $100.00 | each | | 5 Required | 0 Required | $500.00 | |
| **Other:** EHA ACM Other | $1.00 | per unit | | 250 Required | | $250.00 | Kiln |
| **Other:** EHA ACM Other | $1.00 | per unit | | 2,467,500 Required | | $2,467,500.00 | Zonolite Insulation in block walls |
| **Other:** EHA Other Hazard | $1.00 | per unit | | 3,200 Required | | $3,200.00 | Confirmed Cove Base Adhesive reported in AHERA 3-Year by Tackett |
| Sum: | | | $3,054,883.50 | $3,053,777.20 | $1,106.30 | | |



Textured ACM at Cast-in-Place Concrete



VAT in Classroom

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## U. Life Safety

Description: The overall facility is not equipped with a fire suppression system. Exit corridors are situated such that dead-end corridors are not present. Stair towers are not protected by a two hour fire enclosure. Guardrails 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. A limited area fire suppression system is provided in the 2000 Student Dining space. The Kitchen hood is in fair condition, and is equipped with a compliant UL300 wet chemical fire suppression system. The hood is non-compliant due to inadequate extension beyond cooking surfaces. The cooking equipment is interlocked to shut down in the event of a discharge of the fire suppression system. Fire extinguishers are not provided in sufficient quantity, and are not adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the county system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are not equipped with adequate egress.

Rating: 3 Needs Replacement

Recommendations: Provide an 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 handrails to meet the requirements of the Ohio Building Code. See Item J for funding of new Kitchen hood to meet OBC requirements. Provide fire-rated enclosure around existing stair tower. Provide additional fire extinguishers to meet requirements. POST-ASSESSMENT NOTE Rii 9-24-15 - Provide building perimeter Fire Loop, inclusive of Fire Hydrants.

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| Sprinkler / Fire Suppression System: | $3.20 | sq.ft. (Qty) | | 85,472 Required | 11,063 Required | $308,912.00 | (includes increase of service piping, if required) |
| Interior Stairwell Closure: | $5,000.00 | per level | | 6 Required | | $30,000.00 | (includes associated doors, door frames and hardware) |
| Handrails: | $5,000.00 | level | | 7 Required | | $35,000.00 | |
| **Other:** Fire extinguisher | $600.00 | per unit | | 2 Required | | $1,200.00 | Provide additional fire extinguishers to meet requirements. |
| **Other:** Fire Loop With Fire Hydrants | $102.50 | ln.ft. | | 2,000 Required | | $205,000.00 | Install Fire Loop Around Building Perimeter, Inclusive Of Fire Hydrants. |
| Sum: | | | $580,112.00 | $544,710.40 | $35,401.60 | | |



Non Compliant Stair Towers and Railings



Kitchen Exhaust Hood

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## V. Loose Furnishings

Description: The typical Classroom furniture is of consistent design, and in generally good condition, consisting of student desks & chairs, teacher desk & chair, miscellaneous file cabinets, reading table, computer workstation, miscellaneous bookcases, and wastebasket. 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 facility received a rating of 7 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 furniture. POST-ASSESSMENT NOTE Rii 9-24-15 - Amended rating of 6 to rating of 3 to provide additional appropriate funding. Coordinated with CEFPI 6.17

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| CEFPI Rating 0 to 3 | $6.50 | sq.ft. (of entire building addition) | | Required | Required | $627,477.50 | |
| Sum: | | | $627,477.50 | $555,568.00 | $71,909.50 | | |



Typical Student Desk and Chair



Typical Teacher Desk and Chair

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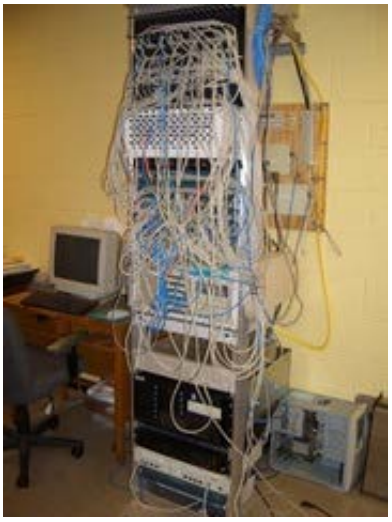
## W. Technology

Description: The typical Classroom in the 1968 Original Construction is equipped with the required one data port for teacher use, one voice port with a digitally based phone system, one monitor, and a 2-way PA system that can be initiated by either party, 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 one cable port to meet Ohio School Design Manual requirements. The typical Classroom in the 2000 Addition is equipped with the required one data port for teacher use, one voice port with a digitally based phone system, and one monitor to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with the required four technology data ports for student use, one cable port, or a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided, and in fair condition. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a media distribution center, and provides Computer Labs for use by students. Elevators are not present in this facility.

Rating: 3 Needs Replacement

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

| Item | Cost | Unit | Whole Building | Original Building (1968) 85,472 ft² | Music/Student Dining Addition (2000) 11,063 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|
| HS portion of building with total SF 100,000 to 133,600 | $9.00 | sq.ft. (Qty) | | 85,472 Required | 11,063 Required | $868,815.00 | |
| Sum: | | | $868,815.00 | $769,248.00 | $99,567.00 | | |



Data Rack



Computer Lab

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## X. Construction Contingency / Non-Construction Cost

| | | |
|---|---|---|
| **Renovation Costs (A-W)** | | $20,502,667.56 |
| 7.00% | Construction Contingency | $1,435,186.73 |
| **Subtotal** | | $21,937,854.29 |
| 16.29% | Non-Construction Costs | $3,573,676.46 |
| **Total Project** | | **$25,511,530.75** |

| | |
|---|---|
| Construction Contingency | $1,435,186.73 |
| Non-Construction Costs | $3,573,676.46 |
| **Total for X.** | **$5,008,863.19** |

| **Non-Construction Costs Breakdown** | | |
|---|---|---|
| Land Survey | 0.03% | $6,581.36 |
| Soil Borings / Phase I Envir. Report | 0.10% | $21,937.85 |
| Agency Approval Fees (Bldg. Code) | 0.25% | $54,844.64 |
| Construction Testing | 0.40% | $87,751.42 |
| Printing - Bid Documents | 0.15% | $32,906.78 |
| Advertising for Bids | 0.02% | $4,387.57 |
| Builder’s Risk Insurance | 0.12% | $26,325.43 |
| Design Professional’s Compensation | 7.50% | $1,645,339.07 |
| CM Compensation | 6.00% | $1,316,271.26 |
| Commissioning | 0.60% | $131,627.13 |
| Non-Construction Contingency (includes partnering and mediation services) | 1.12% | $245,703.97 |
| **Total Non-Construction Costs** | **16.29%** | **$3,573,676.46** |

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| | | | |
|---|---|---|---|
| **Name of Appraiser** | Paul Brown | **Date of Appraisal** | 2015-11-06 |
| **Building Name** | Valley View High | | |
| **Street Address** | 6027 Farmersville-Germantown Pike | | |
| **City/Town, State, Zip Code** | Germantown, OH 45327 | | |
| **Telephone Number(s)** | 937-855-4116 | | |
| **School District** | Valley View Local SD | | |

**Setting:** Rural

| | | | |
|---|---|---|---|
| Site-Acreage | 29.00 | Building Square Footage | 96,535 |
| Grades Housed | 9-12 | Student Capacity | 578 |
| Number of Teaching Stations | 34 | Number of Floors | 2 |
| Student Enrollment | 533 | | |
| Dates of Construction | 1968,2000 | | |

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

| **Type of Construction** | **Exterior Surfacing** | **Floor Construction** |
|---|---|---|
| ☑ Load bearing masonry | ☑ Brick | ☐ Wood Joists |
| ☐ Steel frame | ☐ Stucco | ☐ Steel Joists |
| ☐ Concrete frame | ☐ Metal | ☑ Slab on grade |
| ☐ Wood | ☐ Wood | ☑ Structural slab |
| ☑ Steel Joists | ☐ Stone | |

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Suitability Appraisal of **1.0 The School Site** for Valley View High with 2019 Costs, 2015 EEA & Scope Adjustments

| **1.0 The School Site** | Points Allocated | Points |
|---|---|---|
| 1.1 **Site is large enough** to meet educational needs as defined by state and local requirements | 25 | *15* |
| *The site is 29 acres compared to 41 acres required by the OSDM.* | | |
| 1.2 **Site is easily accessible** and conveniently located for the present and future population | 20 | *12* |
| *The school is centrally located within this rural School District, and is accessible from rural, county roads that are suitable for buses, cars, and service vehicles. Two entry points are provided into the site, without appropriate separation of car and bus traffic.* | | |
| 1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards | 10 | *8* |
| *The site is adjacent to agricultural uses, and there are no undesirable features adjacent to the school site.* | | |
| 1.4 Site is **well landscaped and developed** to meet educational needs | 10 | *8* |
| *The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.* | | |
| 1.5 ES Well equipped **playgrounds are separated** from streets and parking areas<br>MS Well equipped **athletic and intermural areas are separated** from streets and parking<br>HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking | 10 | *8* |
| *Athletic facilities include a multi-purpose field, softball field, and baseball field, which are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking for events.* | | |
| 1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines | 5 | *4* |
| *The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.* | | |
| 1.7 Site has stable, well drained **soil free of erosion** | 5 | *4* |
| *Soils appear to be stable and well drained, and no erosion was observed.* | | |
| 1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning | 5 | *4* |
| *The site has been developed to accommodate outdoor learning, including benches and picnic tables at the courtyard to facilitate instruction.* | | |
| 1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes | 5 | *2* |
| *Sidewalks are adequately provided to accommodate safe pedestrian circulation, but do not include proper crosswalks, curb cuts, and correct slopes.* | | |
| 1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided<br>HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community | 5 | *3* |
| *Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in fair condition. A gravel drive and parking lot are located at the north end of the building.* | | |
| **TOTAL - 1.0 The School Site** | 100 | *68* |

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Valley View High with 2019 Costs, 2015 EEA & Scope Adjustments

| **2.0 Structural and Mechanical Features** | Points Allocated | Points |
|---|---|---|
| **Structural** | | |
| 2.1 Structure meets all **barrier-free** requirements both externally and internally | 15 | *4* |
| *Entire building is not ADA compliant.* | | |
| 2.2 **Roofs** appear sound, have positive drainage, and are weather tight | 15 | *8* |
| *The roofs over the entire building are in good to fair condition but require replacement due to age of systems.* | | |
| 2.3 **Foundations** are strong and stable with no observable cracks | 10 | *9* |
| *Foundations are in good condition with no observable cracks.* | | |
| 2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration | 10 | *6* |
| *The 1968 Original Construction does not have sufficient exterior expansion joints and the existing exterior joints show signs of deterioration. The 2000 Addition has sufficient expansion joints and they are free of deterioration.* | | |
| 2.5 **Entrances and exits** are located so as to permit efficient student traffic flow | 10 | *6* |
| *Exits are properly located to allow safe egress from the building.* | | |
| 2.6 **Building ''envelope''** generally provides for energy conservation (see criteria) | 10 | *6* |
| *The building envelope provides minimum energy conservation.* | | |
| 2.7 Structure is **free of friable asbestos** and **toxic materials** | 10 | *2* |
| *The building is reported to contain asbestos and other hazardous materials.* | | |
| 2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes | 10 | *6* |
| *Interior walls throughout the facility are concrete masonry unit walls in Classrooms and demountable walls in administrative Offices, and are not flexible.* | | |
| **Mechanical/Electrical** | Points Allocated | Points |
| 2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating | 15 | *10* |
| *Light sources are properly placed, but provide inadequate lighting in some areas. Fixtures are well maintained in most areas. Light fixtures do not appear to be subject to overheating.* | | |
| 2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements | 15 | *6* |
| *Internal water supply will not support a future fire suppresssion system, but is adequate for current requirements.* | | |
| 2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications | 15 | *4* |
| *Classrooms have an inadequate number of outlets and data jacks for technology applications.* | | |
| 2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible | 10 | *9* |
| *Disconnect switches are provided in required easily accessible locations to allow for safe servicing of equipment.* | | |
| 2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled | 10 | *4* |
| *Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.* | | |
| 2.14 Number and size of **restrooms meet requirements** | 10 | *6* |
| *The number and size of Restrooms does not meet requirements.* | | |
| 2.15 **Drainage systems** are properly maintained and meet requirements | 10 | *8* |

*Adequate drainage systems are provided throughout the facility. Drainage systems are well maintained.*

| | | |
|---|---|---|
| 2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements | 10 | *2* |

*The fire alarm system does not meet requirements. Smoke detectors are not provided. The facility is not sprinkled.*

| | | |
|---|---|---|
| 2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas | 10 | *8* |

*The central intercommunication system provides reliable for communication between the Administration area and all teaching/learning areas. Classrooms in the 2000 Addition must utilize the Classroom telephone to communicate with the Administration area, but each Classroom has an overhead speaker for Administration announcements and paging.*

| | | |
|---|---|---|
| 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.*

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|---|---|---|
| **TOTAL - 2.0 Structural and Mechanical Features** | 200 | *106* |

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Suitability Appraisal of **3.0 Plant Maintainability** for Valley View High with 2019 Costs, 2015 EEA & Scope Adjustments

| **3.0 Plant Maintainability** | Points Allocated | Points |
|---|---|---|
| 3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance | 15 | *12* |
| *Majority of doors throughout the facility are aluminum. All of the windows are aluminum.* | | |
| 3.2 **Floor surfaces** throughout the building require minimum care | 15 | *9* |
| *Flooring throughout the facility consists of VCT, VAT, terrazzo, carpet, wood, and ceramic tile, which appears to be well maintained throughout the facility.* | | |
| 3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain | 10 | *6* |
| *Ceilings consist of lay-in tile, drywall, exposed bar joist and tectum, and textured ACM over concrete deck, which is not easily cleaned or resistant to stain. Walls are painted block, brick, demountable partitions, and wood paneled partitions, which are somewhat easily cleaned.* | | |
| 3.4 **Built-in equipment** is designed and constructed for ease of maintenance | 10 | *4* |
| *Casework consists of miscellaneous wood and metal shelving units in poor condition. Casework is wood type construction that is original to the building, and is in fair/poor condition.* | | |
| 3.5 **Finishes and hardware**, with compatible keying system, are of durable quality | 10 | *4* |
| *Door hardware varies throughout the facility. Door hardware does not meet ADA requirements in the 1968 Original Construction. Door hardware does meet ADA requirements in the 2000 Addition.* | | |
| 3.6 **Restroom fixtures** are wall mounted and of quality finish | 10 | *9* |
| *Fixtures are wall mounted and are of good quality* | | |
| 3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building | 10 | *8* |
| *Custodial storage space is adequately located throughout the facility, including provisions for water and drains.* | | |
| 3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area | 10 | *2* |
| *Electrical outlets are inadequately provided in the 1968 Original Construction Corridors and do not allow for convenient routine cleaning. Electrical outlets are adequately provided in the 2000 Addition Corridors and allow for convenient routine cleaning.* | | |
| 3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement | 10 | *4* |
| *Outdoor light fixtures are provided inadequately, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.* | | |
| **TOTAL - 3.0 Plant Maintainability** | 100 | *58* |

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Suitability Appraisal of **4.0 Building Safety and Security** for Valley View High with 2019 Costs, 2015 EEA & Scope Adjustments

| **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 | 15 | *6* |
| *Student loading is not separated from other vehicular traffic.* | | |
| 4.2 **Walkways**, both on and offsite, are available for safety of pedestrians | 10 | *6* |
| *Walkways are adequately provided on-site for pedestrian safety. No off-site sidewalks are required for this rural school site.* | | |
| 4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area | 5 | *4* |
| *School signs and signals are located as required on adjacent access roads.* | | |
| 4.4 **Vehicular entrances and exits** permit safe traffic flow | 5 | *2* |
| *Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.* | | |
| 4.5 ES **Playground equipment** is free from hazard<br>MS Location and types of **intramural equipment** are free from hazard<br>HS **Athletic field equipment** is properly located and is free from hazard | 5 | *4* |
| *Athletic facilities are properly located and appear to be well maintained and free from hazards.* | | |

| **Building Safety** | Points Allocated | Points |
|---|---|---|
| 4.6 **The heating unit(s)** is located away from student occupied areas | 20 | *10* |
| *Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the Classrooms and other learning areas.* | | |
| 4.7 Multi-story buildings have at least **two stairways** for student egress | 15 | *6* |
| *The building has 3 stairways, which are not enclosed, and are not ADA and OBC compliant.* | | |
| 4.8 **Exterior doors** open outward and are equipped with panic hardware | 10 | *8* |
| *All doors open outward and most are equipped with panic hardware.* | | |
| 4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits | 10 | *3* |
| *Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided in the 1968 Original Construction. Emergency light fixtures and exit signs are on separate circuits and are adequately provided in the 2000 Addition.* | | |
| 4.10 **Classroom doors** are recessed and open outward | 10 | *4* |
| *Classroom doors are recessed without proper ADA clearances, and open outward.* | | |
| 4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program | 10 | *2* |
| *Security systems are inadequately provided and are in fair condition.* | | |
| 4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition | 5 | *4* |
| *Terrazzo, VAT, VCT, and carpet flooring has been well maintained throughout the facility.* | | |
| 4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 | 5 | *4* |
| *Stair treads and risers are properly designed and meet requirements. Stair risers do not exceed 7 inches permitted by the OBC.* | | |
| 4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury | 5 | *2* |
| *Glass at door transoms and sidelights is not tempered or provided with a wire mesh for safety.* | | |
| 4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall | 5 | *3* |

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

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

*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. There are no dead-end Corridors in the building.*

| **Emergency Safety** | Points Allocated | Points |
|---|---|---|
| 4.17 Adequate **fire safety equipment** is properly located | 15 | *1* |

*The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are inadequately provided.*

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

*Multiple exits are provided from Corridors throughout the facility. There are no dead-end Corridors in the building.*

| | | |
|---|---|---|
| 4.19 **Fire-resistant materials** are used throughout the structure | 15 | *11* |

*The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are predominantly brick and concrete masonry unit.*

| | | |
|---|---|---|
| 4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided | 15 | *2* |

*The fire alarm is not equipped with automatic actuation devices and is not provided with adequate visual indicating devices to comply with ADAAG requirements.*

| | | |
|---|---|---|
| **TOTAL - 4.0 Building Safety and Security** | 200 | *98* |

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Suitability Appraisal of **5.0 Educational Adequacy** for Valley View High with 2019 Costs, 2015 EEA & Scope Adjustments

| **5.0 Educational Adequacy** | Points Allocated | Points |
|---|---|---|
| **Academic Learning Space** | | |
| 5.1 **Size of academic learning areas** meets desirable standards | 25 | *10* |
| *The average Classroom is 775 SF compared to 900 SF required by the OSDM.* | | |
| 5.2 **Classroom space** permits arrangements for small group activity | 15 | *7* |
| *Undersized Classrooms do not allow sufficient space for effective small group activities.* | | |
| 5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise | 10 | *9* |
| *The Gymnasium and music program are properly isolated from the academic learning areas to reduce distractions.* | | |
| 5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students | 10 | *4* |
| *Undersized Classrooms do not permit privacy time for individual students.* | | |
| 5.5 **Storage for student materials** is adequate | 10 | *6* |
| *Lockers, located in the Corridor, are adequately provided for student storage, and are in fair/poor condition.* | | |
| 5.6 **Storage for teacher materials** is adequate | 10 | *4* |
| *Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.* | | |
| **Special Learning Space** | Points Allocated | Points |
| 5.7 **Size of special learning area(s)** meets standards | 15 | *7* |
| *Special Education Classrooms are undersized compared to standards.* | | |
| 5.8 **Design of specialized learning area(s)** is compatible with instructional need | 10 | *4* |
| *Special Education spaces are not adequately provided to meet instructional needs.* | | |
| 5.9 **Library/Resource/Media Center** provides appropriate and attractive space | 10 | *4* |
| *The Media Center is 1,965 SF compared to 4,970 SF recommended in the OSDM.* | | |
| 5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction | 5 | *2* |
| *The Gymnasium is 10,316 SF compared to 12,000 SF recommended in the OSDM.* | | |
| 5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction<br>MS/HS **Science** program is provided sufficient space and equipment | 10 | *6* |
| *Science Classrooms are undersized, and are not provided with required equipment.* | | |
| 5.12 **Music Program** is provided adequate sound treated space | 5 | *4* |
| *The Music Room is designed appropriately, including acoustic panels on walls and ceilings.* | | |
| 5.13 **Space for art** is appropriate for special instruction, supplies, and equipment | 5 | *4* |
| *The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.* | | |
| **School Facility Appraisal** | Points Allocated | Points |
| 5.14 **Space for technology education** permits use of state-of-the-art equipment | 5 | *4* |
| *The facility is provided with Computer Labs for student use.* | | |
| 5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms | 5 | *2* |

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

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

*Lockers have been adequately provided for storage of student materials. Casework is not adequately provided for storage of teacher materials.*

| **Support Space** | Points Allocated | Points |
|---|---|---|
| 5.17 **Teacher's lounge and work areas** reflect teachers as professionals | 10 | *4* |

*The Teacher's Lounge is 303 SF compared to 600 SF, for 8-24 staff, recommended in the OSDM*

| | | |
|---|---|---|
| 5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation | 10 | *6* |

*The Student Dining space is 4,664 SF compared to 4,667 SF recommended in the OSDM. The Kitchen space is 1,701 SF compared to 3,050 SF recommended in the OSDM.*

| | | |
|---|---|---|
| 5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served | 5 | *4* |

*Administrative Offices are adequately provided for High School students.*

| | | |
|---|---|---|
| 5.20 **Counselor's office** insures privacy and sufficient storage | 5 | *2* |

*The Counselor's Office is 328 SF compared to 360 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM.*

| | | |
|---|---|---|
| 5.21 **Clinic** is near administrative offices and is equipped to meet requirements | 5 | *1* |

*The Clinic is 160 SF compared to 450 SF recommended in the OSDM. The Clinic is located within the Administrative Offices and is not provided with required equipment.*

| | | |
|---|---|---|
| 5.22 **Suitable reception space** is available for students, teachers, and visitors | 5 | *4* |

*Reception space consists of approximately 396 SF compared to 200-400 SF recommended by the OSDM.*

| | | |
|---|---|---|
| 5.23 **Administrative personnel** are provided **sufficient work space and privacy** | 5 | *2* |

*The Administrative area consists of approximately 1,245 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.*

| | | |
|---|---|---|
| **TOTAL - 5.0 Educational Adequacy** | 200 | *103* |

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Suitability Appraisal of **6.0 Environment for Education** for Valley View High with 2019 Costs, 2015 EEA & Scope Adjustments

| **6.0 Environment for Education** | Points Allocated | Points |
|---|---|---|
| **Exterior Environment** | | |
| 6.1 Overall **design is aesthetically pleasing** to age of students | 15 | *12* |
| *The building is a traditional design with classical detailing, which is aesthetically pleasing.* | | |
| 6.2 Site and building are **well landscaped** | 10 | *8* |
| *The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.* | | |
| 6.3 **Exterior noise and poor environment** do not disrupt learning | 10 | *8* |
| *The site is adjacent to agricultural uses, and there are no undesirable features adjacent to the school site.* | | |
| 6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather | 10 | *8* |
| *The main entrance to the school is partially sheltered.* | | |
| 6.5 **Building materials** provide attractive color and texture | 5 | *4* |
| *Exterior building materials consist of brick and exposed concrete, which does provide an attractive color and texture.* | | |
| **Interior Environment** | Points Allocated | Points |
| 6.6 **Color schemes, building materials, and decor** provide an impetus to learning | 20 | *18* |
| *The color palette is comprised of warm base with accent color of more saturated hues. School colors are reflected in the athletic areas. The use of repeated colors and materials give the building some unity and a sense of consistency, which enhances the learning environment.* | | |
| 6.7 **Year around comfortable temperature and humidity** are provided throughout the building | 15 | *14* |
| *The facility is air conditioned to provide year-round temperature and humidity control.* | | |
| 6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement | 15 | *4* |
| *The ventilating systems do not provide an adequate quantity of ventilation air to the spaces in the 1968 Original Construction. The ventilating systems provide an adequate quantity of ventilation air to the spaces in the 2000 Addition. Ventilation systems introduce minimal noise into the teaching and learning areas served by unit ventilators.* | | |
| 6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination | 15 | *7* |
| *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.* | | |
| 6.10 **Drinking fountains and restroom facilities** are conveniently located | 15 | *12* |
| *Drinking fountains and Restrooms are spaced throughout the facility, and are conveniently located.* | | |
| 6.11 **Communication among students** is enhanced by commons area(s) for socialization | 10 | *8* |
| *Outdoor courtyards have been provided to encourage socialization and communication among students* | | |
| 6.12 **Traffic flow** is aided by appropriate foyers and corridors | 10 | *6* |
| *Corridors and Foyers are adequately designed for efficient traffic flow.* | | |
| 6.13 **Areas for students to interact** are suitable to the age group | 10 | *8* |
| *There are areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school.* | | |
| 6.14 **Large group areas are designed** for effective management of students | 10 | *6* |
| *The Gymnasium is adequately designed to manage large groups of students.* | | |

| | | |
|---|---|---|
| 6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control | 10 | *6* |
| *Limited consideration has been given to acoustical treatment of Classrooms and Corridors.* | | |
| 6.16 **Window design** contributes to a pleasant environment | 10 | *8* |
| *Window design contributes to a pleasant environment.* | | |
| 6.17 **Furniture and equipment** provide a pleasing atmosphere | 10 | *3* |
| *Classroom furniture is consistent in design and in fair to poor condition.* | | |
| **TOTAL - 6.0 Environment for Education** | 200 | *140* |

# *LEED Observation Notes*

| | |
|---|---|
| **School District:** | Valley View Local SD |
| **County:** | Montgomery |
| **School District IRN:** | 48744 |
| **Building:** | Valley View High |
| **Building IRN:** | 38174 |

**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)

**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)

**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)

**Material & Resources**

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

(source: LEED Reference Guide, 2001:167)

**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)

**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)

***Justification for Allocation of Points***

Building Name and Level: **Valley View High**

**9-12**

**Building features that clearly exceed criteria:**

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

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

1. The facility does not contain a fire suppression system.
2. An elevator is not provided in this two story facility.
3. ADA access is not provided to the stage.
4. Asbestos and other hazardous materials are located throughout the facility.
5. A dedicated and separated bus loading zone is not provided.
6.

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# *Environmental Hazards Assessment Cost Estimates*

| | |
|---|---|
| **Owner:** | Valley View Local SD |
| **Facility:** | Valley View High |
| **Date of Initial Assessment:** | Nov 6, 2015 |
| **Date of Assessment Update:** | Sep 5, 2019 |
| **Cost Set:** | 2019 |

| | |
|---|---|
| **District IRN:** | 48744 |
| **Building IRN:** | 38174 |
| **Firm:** | Resource International, Inc. |

**Scope remains unchanged after cost updates.**

| Building Addition | Addition Area (sf) | Total of Environmental Hazards Assessment Cost Estimates | |
|---|---|---|---|
| | | Renovation | Demolition |
| 1968 Original Building | 85,472 | $3,053,777.20 | $3,043,777.20 |
| 2000 Music/Student Dining Addition | 11,063 | $1,106.30 | $1,106.30 |
| Total | 96,535 | $3,054,883.50 | $3,044,883.50 |
| Total with Regional Cost Factor (98.22%) | — | $3,000,506.57 | $2,990,684.57 |
| Regional Total with Soft Costs & Contingency | — | $3,733,539.33 | $3,721,317.79 |

***Environmental Hazards(Enhanced) - Valley View Local SD (48744) - Valley View High (38174) - Original Building***

| | | | |
|---|---|---|---|
| **Owner:** | Valley View Local SD | **Bldg. IRN:** | 38174 |
| **Facility:** | Valley View High | **BuildingAdd:** | Original Building |
| **Date On-Site:** | 2015-10-07 | **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 | Reported / Assumed Asbestos-Free Material | 0 | $10.00 | $0.00 |
| 2. | Breeching Insulation Removal | Reported / Assumed Asbestos-Free Material | 0 | $10.00 | $0.00 |
| 3. | Tank Insulation Removal | Reported / Assumed Asbestos-Free Material | 0 | $8.00 | $0.00 |
| 4. | Duct Insulation Removal | Reported / Assumed Asbestos-Free Material | 0 | $8.00 | $0.00 |
| 5. | Pipe Insulation Removal | Reported / Assumed Asbestos-Free Material | 0 | $10.00 | $0.00 |
| 6. | Pipe Fitting Insulation Removal | Reported / Assumed Asbestos-Free Material | 0 | $20.00 | $0.00 |
| 7. | Pipe Insulation Removal (Crawlspace/Tunnel) | Not Present | 0 | $12.00 | $0.00 |
| 8. | Pipe Fitting Insulation Removal (Crawlspace/Tunnel) | Not Present | 0 | $30.00 | $0.00 |
| 9. | Pipe Insulation Removal (Hidden in Walls/Ceilings) | Assumed Asbestos-Containing Material | 1710 | $15.00 | $25,650.00 |
| 10. | Dismantling of Boiler/Furnace/Incinerator | Reported / Assumed Asbestos-Free Material | 0 | $2,000.00 | $0.00 |
| 11. | Flexible Duct Connection Removal | Assumed Asbestos-Containing Material | 7 | $100.00 | $700.00 |
| 12. | Acoustical Plaster Removal | Reported Asbestos-Containing Material | 59400 | $7.00 | $415,800.00 |
| 13. | Fireproofing Removal | Not Present | 0 | $25.00 | $0.00 |
| 14. | Hard Plaster Removal | Reported / Assumed Asbestos-Free Material | 0 | $7.00 | $0.00 |
| 15. | Gypsum Board Removal | Not Present | 0 | $6.00 | $0.00 |
| 16. | Acoustical Panel/Tile Ceiling Removal | Reported / Assumed Asbestos-Free Material | 0 | $3.00 | $0.00 |
| 17. | Laboratory Table/Counter Top Removal | Assumed Asbestos-Containing Material | 38 | $100.00 | $3,800.00 |
| 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 | Reported / Assumed Asbestos-Free Material | 0 | $50.00 | $0.00 |
| 21. | Sheet Flooring with Friable Backer Removal | Not Present | 0 | $4.00 | $0.00 |
| 22. | Fire Door Removal | Not Present | 0 | $100.00 | $0.00 |
| 23. | Door and Window Panel Removal | Reported / Assumed Asbestos-Free Material | 0 | $100.00 | $0.00 |
| 24. | Decontamination of Crawlspace/Chase/Tunnel | Not Present | 0 | $3.00 | $0.00 |
| 25. | Soil Removal | Not Present | 0 | $150.00 | $0.00 |
| 26. | Non-ACM Ceiling/Wall Removal (for access) | Assumed Asbestos-Containing Material | 6840 | $2.00 | $13,680.00 |
| 27. | Window Component (Compound, Tape, or Caulk) - Reno & Demo | Reported / Assumed Asbestos-Free Material | 0 | $300.00 | $0.00 |
| 28. | Window Component (Compound, Tape, or Caulk) - Reno Only | Reported / Assumed Asbestos-Free Material | 0 | $300.00 | $0.00 |
| 29. | Resilient Flooring Removal, Including Mastic | Reported Asbestos-Containing Material | 30000 | $3.00 | $90,000.00 |
| 30. | Carpet Mastic Removal | Reported / Assumed Asbestos-Free Material | 0 | $2.00 | $0.00 |
| 31. | Carpet Removal (over RFC) | Assumed Asbestos-Containing Material | 4850 | $1.00 | $4,850.00 |
| 32. | Acoustical Tile Mastic Removal | Assumed Asbestos-Containing Material | 3100 | $3.00 | $9,300.00 |
| 33. | Sink Undercoating Removal | Reported Asbestos-Containing Material | 5 | $100.00 | $500.00 |
| 34. | Roofing Removal | Reported / Assumed Asbestos-Free Material | 0 | $2.00 | $0.00 |
| 35. | Terazzo | Reported / Assumed Asbestos-Free Material | | lump sum | $0.00 |
| 36. | Zonolite Insulation in block walls | Reported Asbestos-Containing Material | | lump sum | $2,467,500.00 |
| 37. | Kiln | Assumed Asbestos-Containing Material | | lump sum | $250.00 |
| 38. | Cellulose Ceiling Panels | Not Present | | lump sum | $0.00 |
| 39. | (Sum of Lines 1-38) | **Total Asb. Hazard Abatement Cost for Renovation Work** | | | $3,032,030.00 |
| 40. | (Sum of Lines 1-38) | **Total Asb. Hazard Abatement Cost for Demolition Work** | | | $3,032,030.00 |

**B. Removal Of Underground Storage Tanks** — ☑ None Reported

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

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

| | | | |
|---|---|---|---|
| 1. | Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups | | $5,000.00 |
| 2. | Special Engineering Fees for LBP Mock-Ups | | $5,000.00 |
| 3. | (Sum of Lines 1-2) | **Total Cost for Lead-Based Paint Mock-Ups** | $10,000.00 |

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

| | Area Of Building Addition | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |
|---|---|---|---|---|
| 1. | 85472 | 85472 | $0.10 | $8,547.20 |

**E. Other Environmental Hazards/Remarks** — ☐ None Reported

| | Description | | Cost Estimate |
|---|---|---|---|
| 1. | Confirmed Cove Base Adhesive reported in AHERA 3-Year by Tackett | | $3,200.00 |
| 2. | See Bulk Sample Record numbers 39 through 46 for sampling results for this addition | | $0.00 |
| 3. | (Sum of Lines 1-2) | **Total Cost for Other Environmental Hazards - Renovation** | $3,200.00 |
| 4. | (Sum of Lines 1-2) | **Total Cost for Other Environmental Hazards - Demolition** | $3,200.00 |

**F. Environmental Hazards Assessment Cost Estimate Summaries**

| | | | |
|---|---|---|---|
| 1. | A39, B1, C3, D1, and E3 | **Total Cost for Env. Hazards Work - Renovation** | $3,053,777.20 |
| 2. | A40, B1, D1, and E4 | **Total Cost for Env. Hazards Work - Demolition** | $3,043,777.20 |

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

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

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

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

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

***Environmental Hazards(Enhanced) - Valley View Local SD (48744) - Valley View High (38174) - Music/Student Dining Addition***

| | | | |
|---|---|---|---|
| **Owner:** | Valley View Local SD | **Bldg. IRN:** | 38174 |
| **Facility:** | Valley View High | **BuildingAdd:** | Music/Student Dining Addition |
| **Date On-Site:** | 2105-10-07 | **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 | Reported / Assumed Asbestos-Free Material | 0 | $8.00 | $0.00 |
| 5. | Pipe Insulation Removal | Reported / Assumed Asbestos-Free Material | 0 | $10.00 | $0.00 |
| 6. | Pipe Fitting Insulation Removal | Reported / Assumed Asbestos-Free Material | 0 | $20.00 | $0.00 |
| 7. | Pipe Insulation Removal (Crawlspace/Tunnel) | Not Present | 0 | $12.00 | $0.00 |
| 8. | Pipe Fitting Insulation Removal (Crawlspace/Tunnel) | Not Present | 0 | $30.00 | $0.00 |
| 9. | Pipe Insulation Removal (Hidden in Walls/Ceilings) | Reported / Assumed Asbestos-Free Material | 0 | $15.00 | $0.00 |
| 10. | Dismantling of Boiler/Furnace/Incinerator | Not Present | 0 | $2,000.00 | $0.00 |
| 11. | Flexible Duct Connection Removal | Reported / Assumed Asbestos-Free Material | 0 | $100.00 | $0.00 |
| 12. | Acoustical Plaster Removal | Not Present | 0 | $7.00 | $0.00 |
| 13. | Fireproofing Removal | Not Present | 0 | $25.00 | $0.00 |
| 14. | Hard Plaster Removal | Not Present | 0 | $7.00 | $0.00 |
| 15. | Gypsum Board Removal | Reported / Assumed Asbestos-Free Material | 0 | $6.00 | $0.00 |
| 16. | Acoustical Panel/Tile Ceiling Removal | Reported / Assumed Asbestos-Free Material | 0 | $3.00 | $0.00 |
| 17. | Laboratory Table/Counter Top Removal | Not Present | 0 | $100.00 | $0.00 |
| 18. | Cement Board Removal | Not Present | 0 | $5.00 | $0.00 |
| 19. | Electric Cord Insulation Removal | Not Present | 0 | $1.00 | $0.00 |
| 20. | Light (Reflector) Fixture Removal | Reported / Assumed Asbestos-Free Material | 0 | $50.00 | $0.00 |
| 21. | Sheet Flooring with Friable Backer Removal | Not Present | 0 | $4.00 | $0.00 |
| 22. | Fire Door Removal | Not Present | 0 | $100.00 | $0.00 |
| 23. | Door and Window Panel Removal | Reported / Assumed Asbestos-Free Material | 0 | $100.00 | $0.00 |
| 24. | Decontamination of Crawlspace/Chase/Tunnel | Not Present | 0 | $3.00 | $0.00 |
| 25. | Soil Removal | Not Present | 0 | $150.00 | $0.00 |
| 26. | Non-ACM Ceiling/Wall Removal (for access) | Reported / Assumed Asbestos-Free Material | 0 | $2.00 | $0.00 |
| 27. | Window Component (Compound, Tape, or Caulk) - Reno & Demo | Reported / Assumed Asbestos-Free Material | 0 | $300.00 | $0.00 |
| 28. | Window Component (Compound, Tape, or Caulk) - Reno Only | Reported / Assumed Asbestos-Free Material | 0 | $300.00 | $0.00 |
| 29. | Resilient Flooring Removal, Including Mastic | Reported / Assumed Asbestos-Free Material | 0 | $3.00 | $0.00 |
| 30. | Carpet Mastic Removal | Reported / Assumed Asbestos-Free Material | 0 | $2.00 | $0.00 |
| 31. | Carpet Removal (over RFC) | Not Present | 0 | $1.00 | $0.00 |
| 32. | Acoustical Tile Mastic Removal | Not Present | 0 | $3.00 | $0.00 |
| 33. | Sink Undercoating Removal | Not Present | 0 | $100.00 | $0.00 |
| 34. | Roofing Removal | Reported / Assumed Asbestos-Free Material | 0 | $2.00 | $0.00 |
| 35. | (Sum of Lines 1-34) | **Total Asb. Hazard Abatement Cost for Renovation Work** | | | $0.00 |
| 36. | (Sum of Lines 1-34) | **Total Asb. Hazard Abatement Cost for Demolition Work** | | | $0.00 |

**B. Removal Of Underground Storage Tanks** — ☑ None Reported

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

**C. Lead-Based Paint (LBP) - Renovation Only** — ☑ Addition Constructed after 1980

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

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

| | Area Of Building Addition | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |
|---|---|---|---|---|
| 1. | 11063 | 11063 | $0.10 | $1,106.30 |

**E. Other Environmental Hazards/Remarks** — ☐ None Reported

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

**F. Environmental Hazards Assessment Cost Estimate Summaries**

| | | | |
|---|---|---|---|
| 1. | A35, B1, C3, D1, and E1 | **Total Cost for Env. Hazards Work - Renovation** | $1,106.30 |
| 2. | A36, B1, D1, and E2 | **Total Cost for Env. Hazards Work - Demolition** | $1,106.30 |

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

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

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

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

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