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

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Small City
Assessment Name	Valley View Junior High with 2019 Costs, 2015 EEA & Related Scope Adjustments
Assessment Date (on-site; non-EEA)	2015-11-06
Kitchen Type	Full Kitchen
Cost Set:	2019
Building Name	Valley View Junior High
Building IRN	13367
Building Address	202 Jackson Street
Building City	Farmersville
Building Zipcode	45325
Building Phone	937-696-2591
Acreage	9.95
Current Grades:	7-8
Teaching Stations	22
Number of Floors	3
Student Capacity	430
Current Enrollment	297
Enrollment Date	2019-07-02

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

Number of Classrooms	14
Historical Register	**NO**
Building's Principal	Tom Misenko
Building Type	Middle

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

53,820 Total Existing Square Footage
1923,1923,1954 Building Dates
7-8 Grades
297 Current Enrollment
22 Teaching Stations
9.95 Site Acreage

Farmersville Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1923, is a three story, 53,820 square foot brick school building located in a rural residential and agricultural setting. The existing facility features a conventionally partitioned design, and does utilize modular buildings. The structure of the overall facility contains brick veneer on a masonry bearing wall system type exterior wall construction, with concrete masonry units, glazed block, gypsum board partitions, brick, and masonry with plaster type wall construction in the interior. The base floor system of the 1923 Original Construction and 1954 Addition is concrete slab-on-grade. The intermediate floor system of the overall facility is cast-in-place concrete on masonry load bearing walls. The roof structure of the 1923 Original Construction and 1923 Auditorium Fixed Seating Area is wood plank on wood joist. The roof structure of the 1954 Addition is a combination of wood deck on wood laminated beam (Gymnasium area), and precast concrete plank with concrete toping. The roofing system of the 1923 Original Construction and 1923 Auditorium Fixed Seating Area is EPDM fully adhered membrane, installed in 2000 and 2001. The roofing system of the 1954 Addition is a combination of asphalt shingles and EPDM fully adhered membrane, installed in 1988. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 9.95 acre site adjacent to residential and agricultural properties. The property, playgrounds, and play areas are not 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.

POST-ASSESSMENT NOTE: Rii 4-8-16 Scope added in Item S to replace Fire Doors per EEHA. POST-ASSESSMENT NOTE: Rii 5-10-16 At time of assessment, building was called Farmersville Elementary and housed 397 K-5 students. Building now utilized as Valley View Junior High, and housing 288 students in grades 7-8. POST-ASSESSMENT NOTE: Rii 9-10-19 Building name changed on webtool from Farmersville Elementary to Valley View Junior High, per current usage by District.

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Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Auditorium Fixed Seating Area	1923	no	1	3,260	yes	no
Original Construction	1923	no	3	30,418	no	no
Gym/Student Dining/Classroom Addition	1954	no	1	20,142	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
Auditorium Fixed Seating Area (1923)	3260													
Original Construction (1923)		4343			1495			1121						
Gym/Student Dining/Classroom Addition (1954)		2890		8037			2662	168						
Total	3,260	7,233	0	8,037	1,495	0	2,662	1,289	0	0	0	0	0	0

Master Planning Considerations	Future building expansion can be accommodated to the north and west of the existing structure, including the area where the modular classrooms are located.

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Valley View Junior High (13367)

District: Valley View Local SD
Name: Valley View Junior High
Address: 202 Jackson Street
Farmersville,OH 45325
Bldg. IRN: 13367

County: Montgomery **Area:** West Central Ohio (2)
Contact: Tom Misenko
Phone: 937-696-2591
Date Prepared: 2015-11-06 **By:** Bernie Merritt
Date Revised: 2019-09-10 **By:** Paul Brown

Current Grades	7-8	Acreage:	9.95
Proposed Grades	N/A	Teaching Stations:	22
Current Enrollment	297	Classrooms:	14
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1923	no	3	30,418
Auditorium Fixed Seating Area	1923	no	1	3,260
Gym/Student Dining/Classroom Addition	1954	no	1	20,142
Total				**53,820**

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

		FACILITY ASSESSMENT Cost Set: 2019	Rating	Dollar Assessment	C
	A.	Heating System	3	$1,883,700.00	-
	B.	Roofing	3	$343,963.40	-
	C.	Ventilation / Air Conditioning	2	$26,910.00	-
	D.	Electrical Systems	3	$873,498.60	-
	E.	Plumbing and Fixtures	3	$462,940.00	-
	F.	Windows	3	$316,947.80	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$344,549.30	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$1,741,333.45	-
	K.	Interior Lighting	3	$349,830.00	-
	L.	Security Systems	3	$194,656.00	-
	M.	Emergency/Egress Lighting	3	$53,820.00	-
	N.	Fire Alarm	3	$121,095.00	-
	O.	Handicapped Access	3	$734,524.00	-
	P.	Site Condition	2	$394,824.60	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$66,900.00	-
	T.	Hazardous Material	3	$731,459.00	-
	U.	Life Safety	3	$284,724.00	-
	V.	Loose Furnishings	3	$278,080.00	-
	W.	Technology	3	$707,840.00	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,421,432.43	-
Total				$12,333,027.58	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	74	37%	Poor
3.0 Plant Maintainability	100	47	47%	Poor
4.0 Building Safety and Security	200	94	47%	Poor
5.0 Educational Adequacy	200	95	48%	Poor
6.0 Environment for Education	200	114	57%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	483	48%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	98.22%
Cost to Renovate (Cost Factor applied)	$12,113,499.69

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 Construction (1923) Summary

District: Valley View Local SD
Name: Valley View Junior High
Address: 202 Jackson Street
Farmersville,OH 45325
Bldg. IRN: 13367

County: Montgomery **Area:** West Central Ohio (2)
Contact: Tom Misenko
Phone: 937-696-2591
Date Prepared: 2015-11-06 **By:** Bernie Merritt
Date Revised: 2019-09-10 **By:** Paul Brown

Current Grades	7-8	Acreage:	9.95
Proposed Grades	N/A	Teaching Stations:	22
Current Enrollment	297	Classrooms:	14
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1923**	**no**	**3**	**30,418**
Auditorium Fixed Seating Area	1923	no	1	3,260
Gym/Student Dining/Classroom Addition	1954	no	1	20,142
Total				**53,820**

*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	59	59%	Borderline
2.0 Structural and Mechanical Features	200	74	37%	Poor
3.0 Plant Maintainability	100	47	47%	Poor
4.0 Building Safety and Security	200	94	47%	Poor
5.0 Educational Adequacy	200	95	48%	Poor
6.0 Environment for Education	200	114	57%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	483	48%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2019		Rating	Dollar Assessment	C
A.	Heating System	3	$1,064,630.00	-
B.	Roofing	3	$91,410.00	-
C.	Ventilation / Air Conditioning	2	$15,209.00	-
D.	Electrical Systems	3	$493,684.14	-
E.	Plumbing and Fixtures	3	$263,926.00	-
F.	Windows	3	$204,272.50	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$227,019.80	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,187,021.40	-
K.	Interior Lighting	3	$197,717.00	-
L.	Security Systems	3	$117,109.30	-
M.	Emergency/Egress Lighting	3	$30,418.00	-
N.	Fire Alarm	3	$68,440.50	-
O.	Handicapped Access	3	$585,988.60	-
P.	Site Condition	2	$261,512.80	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$23,600.00	-
T.	Hazardous Material	3	$546,823.80	-
U.	Life Safety	3	$209,837.60	-
V.	Loose Furnishings	3	$167,299.00	-
W.	Technology	3	$425,852.00	-
X.	Construction Contingency / Non-Construction Cost	-	$1,510,225.31	-
Total			$7,691,996.75	

C=Under Contract

Renovation Cost Factor	98.22%
Cost to Renovate (Cost Factor applied)	$7,555,079.21

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

Auditorium Fixed Seating Area (1923) Summary

District:	Valley View Local SD	**County:**	Montgomery **Area:** West Central Ohio (2)
Name:	Valley View Junior High	**Contact:**	Tom Misenko
Address:	202 Jackson Street	**Phone:**	937-696-2591
	Farmersville,OH 45325	**Date Prepared:**	2015-11-06 **By:** Bernie Merritt
Bldg. IRN:	13367	**Date Revised:**	2019-09-10 **By:** Paul Brown

Current Grades	7-8	Acreage:	9.95
Proposed Grades	N/A	Teaching Stations:	22
Current Enrollment	297	Classrooms:	14
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1923	no	3	30,418
Auditorium Fixed Seating Area	**1923**	**no**	**1**	**3,260**
Gym/Student Dining/Classroom Addition	1954	no	1	20,142
Total				**53,820**

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

		FACILITY ASSESSMENT Cost Set: 2019	Rating	Dollar Assessment	C
	A.	Heating System	3	$114,100.00	-
	B.	Roofing	3	$32,600.00	-
	C.	Ventilation / Air Conditioning	2	$1,630.00	-
	D.	Electrical Systems	3	$52,909.80	-
	E.	Plumbing and Fixtures	3	$22,820.00	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$32,137.50	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$102,580.00	-
	K.	Interior Lighting	3	$21,190.00	-
	L.	**Security Systems**	**3**	**$0.00**	-
	M.	Emergency/Egress Lighting	3	$3,260.00	-
	N.	Fire Alarm	3	$7,335.00	-
	O.	Handicapped Access	3	$652.00	-
	P.	**Site Condition**	**2**	**$0.00**	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$1,100.00	-
	T.	Hazardous Material	3	$107,256.00	-
	U.	Life Safety	3	$10,432.00	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	**Technology**	**3**	**$0.00**	-
-	X.	Construction Contingency / Non-Construction Cost	-	$124,595.09	-
Total				$634,597.39	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	74	37%	Poor
3.0 Plant Maintainability	100	47	47%	Poor
4.0 Building Safety and Security	200	94	47%	Poor
5.0 Educational Adequacy	200	95	48%	Poor
6.0 Environment for Education	200	114	57%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	483	48%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	98.22%
Cost to Renovate (Cost Factor applied)	$623,301.56

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

Gym/Student Dining/Classroom Addition (1954) Summary

District: Valley View Local SD
Name: Valley View Junior High
Address: 202 Jackson Street
Farmersville,OH 45325
Bldg. IRN: 13367

County: Montgomery **Area:** West Central Ohio (2)
Contact: Tom Misenko
Phone: 937-696-2591
Date Prepared: 2015-11-06 **By:** Bernie Merritt
Date Revised: 2019-09-10 **By:** Paul Brown

Current Grades	7-8	Acreage:	9.95
Proposed Grades	N/A	Teaching Stations:	22
Current Enrollment	297	Classrooms:	14
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1923	no	3	30,418
Auditorium Fixed Seating Area	1923	no	1	3,260
Gym/Student Dining/Classroom Addition	**1954**	**no**	**1**	**20,142**
Total				**53,820**

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

		FACILITY ASSESSMENT Cost Set: 2019	Rating	Dollar Assessment	C
	A.	Heating System	3	$704,970.00	-
	B.	Roofing	3	$219,953.40	-
	C.	Ventilation / Air Conditioning	2	$10,071.00	-
	D.	Electrical Systems	3	$326,904.66	-
	E.	Plumbing and Fixtures	3	$176,194.00	-
	F.	Windows	3	$112,675.30	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$85,392.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$451,732.05	-
	K.	Interior Lighting	3	$130,923.00	-
	L.	Security Systems	3	$77,546.70	-
	M.	Emergency/Egress Lighting	3	$20,142.00	-
	N.	Fire Alarm	3	$45,319.50	-
	O.	Handicapped Access	3	$147,883.40	-
	P.	Site Condition	2	$133,311.80	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$42,200.00	-
	T.	Hazardous Material	3	$77,379.20	-
	U.	Life Safety	3	$64,454.40	-
	V.	Loose Furnishings	3	$110,781.00	-
	W.	Technology	3	$281,988.00	-
-	X.	Construction Contingency / Non-Construction Cost	-	$786,612.03	-
Total				$4,006,433.44	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	74	37%	Poor
3.0 Plant Maintainability	100	47	47%	Poor
4.0 Building Safety and Security	200	94	47%	Poor
5.0 Educational Adequacy	200	95	48%	Poor
6.0 Environment for Education	200	114	57%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	483	48%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	98.22%
Cost to Renovate (Cost Factor applied)	$3,935,118.92

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 1923 Original Construction is a natural gas fired hot water boiler type system, installed in 1923, and is in poor condition. The system in the 1923 Auditorium Fixed Seating Area is an extension of that found in the 1923 Original Construction. The existing system for the 1954 Addition is a natural gas fired steam boiler type system, installed in 1954, and is in fair / poor condition. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The 1923 Original Construction is equipped with two (2) 78 hot water boilers, manufactured by Weil-McLain, installed in 1994 and in good / fair condition. Heated water is distributed to terminal units in the 1923 Original Construction and 1923 Auditorium Fixed Seating Area consisting of cabinet heaters and an air handler. The terminal equipment was installed in 1923 and is in poor condition. The 1954 Addition is equipped with two LGB steam boilers, manufactured by Weil-McLain, installed in 1996 and in good / fair condition. Steam is distributed to terminal units consisting of unit ventilators, cabinet heaters, and air handlers. The terminal equipment was installed in 1954 and is in fair / poor condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pnuematic type system temperature controls are original to each addition and are in fair / poor condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The 1923 Original Construction is equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The 1954 Addition is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing systems in the 1923 Original Construction and the 1923 Auditorium Fixed Seating Area are ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system in the 1954 Addition is not ducted, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, though long term life expectancy of the existing system is not anticipated. The structure is not equipped with central air conditioning. The site does contain underground fuel tanks that are not currently in use.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Convert the 1954 Addition to a ducted system to facilitate efficient exchange of conditioned air. Replace the existing ductwork in the 1923 Original Construction and the 1923 Auditorium Fixed Seating Area to facilitate efficient exchange of conditioned air with funding provided in conversion to ducted system replacement. Provide architectural soffits in the 1954 Addition to accommodate the installation of ductwork, with funding provided in conversion to ducted system replacement.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
HVAC System Replacement:	$27.00	sq.ft. (of entire building addition)		Required	Required	Required	$1,453,140.00	(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	Required	$430,560.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$1,883,700.00	$114,100.00	$1,064,630.00	$704,970.00		



1923 Original Construction Hot Water Boilers



1923 Original Construction Cabinet Heater

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B. Roofing

Description: The roof over the 1923 Original Construction and 1923 Auditorium Fixed Seating Area is an EPDM fully adhered membrane system that was installed in 2000 and 2001, and is in good condition. The roof over the 1954 Addition is a combination of asphalt shingles and EPDM fully adhered membrane system that was installed in 1988, and is in fair condition. There are District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the 1923 Original Construction and 1923 Auditorium Fixed Seating Area roof was gained by a roof hatch and ladder. Access to the 1954 roof was gained through a second floor window of the 1923 Original Construction. Roof hatch and ladder are in good condition. Fall safety protection cages are not required. There were observations of standing water on the roof. Metal cap flashings and stone copings are in good condition. Roof storm drainage is addressed through a combined system of gutters, downspouts, and wall scuppers, which are properly located, and in good condition. The roof is not equipped with overflow roof drains though they will be required in areas of roof replacement in the 1954 Addition. Overflow roof drains are not required in the 1923 Original Construction and 1923 Auditorium Fixed Seating Area. No problems requiring attention were encountered with any roof penetrations. There are covered walkways attached to this structure connecting main building with modular classrooms. Covered walkway structure type is steel columns and wood joist with metal standing seam roof, all of which are in good condition.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. To facilitate the school's compliance with OBC provide new overflow roof drains in areas of roof replacement in the 1954 Addition.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Asphalt Shingle with Ventilated Nail Base	$8.20	sq.ft. (Qty)				8,037 Required	$65,903.40	
Membrane (all types / fully adhered):	$10.00	sq.ft. (Qty)		3,260 Required	9,141 Required	12,105 Required	$245,060.00	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	$3,000.00	each				6 Required	$18,000.00	
Other: Overflow Roof Drain Assembly	$2,500.00	per unit				6 Required	$15,000.00	New overflow roof drain.
Sum:			$343,963.40	$32,600.00	$91,410.00	$219,953.40		



Typical EPDM Roofing Condition



Typical Asphalt Shingle Roof

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units are provided in the School Administrative Offices, Computer Lab, Teacher's Lounge, and Clinic locations. The ventilation system in the 1923 Original Construction and 1923 Auditorium Fixed Seating Area consists of an air handler, installed in 1923 and in poor condition, providing fresh air to Classrooms, and air handlers, installed in 1923 and in fair / poor condition, providing fresh air to other miscellaneous spaces such as the Gymnasium and Media Center. The ventilation system in the 1954 Addition consists of unit ventilators, installed in 1954 and in fair condition, providing fresh air to Classrooms and other miscellaneous spaces such as the Cafeteria. Relief air venting is provided by an air handler, a central relief fan, and louvered interior doors in the 1923 Original Construction and 1923 Auditorium Fixed Seating Area and unit ventilators and transfer grilles to Corridors in the 1954 Addition. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. Exhaust systems for Restrooms, Kitchen, Gymnasium, Storage Rooms, and Custodial Closets are inadequately placed, and in fair condition. The Art program is not equipped with a kiln.

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 existing general building exhaust system. Pricing for the Art Program kiln and associated ventilation system is included in Item J.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Other: General Building Exhaust System	$0.50	sq.ft. (of entire building addition)		Required	Required	Required	$26,910.00	Replace the existing general building exhaust system.
Sum:			$26,910.00	$1,630.00	$15,209.00	$10,071.00		



1923 Original Construction Air Handler / Central Relief Fan



1954 Addition Steam Unit Ventilator

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D. Electrical Systems

Description: The electrical systems provided to the 1923 Original Construction are two (2)120/208 volts, 800 amp, 3 phase and 4 wire systems installed in 1984, and in fair condition. The systems in the 1923 Auditorium Fixed Seating Area and 1954 Addition are an extension of that found in the 1923 Original Construction. Power is provided to the school by a single utility owned, pad-mounted transformer located outside of the Boiler Room in the 1923 Original Construction, and in good / fair condition. The panel system in the 1923 Original Construction, installed in 1984, is in fair condition, and can be expanded to add additional capacity. The panel system in the 1954 Addition, installed in 1954, is in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains five (5) general purpose outlets, zero (0) dedicated outlets for each Classroom computer, and one (1) dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as six (6) general purpose outlets, while others are equipped with as few as three (3) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. GFI protected exterior outlets are not provided around the perimeter of the building. The facility is equipped with an unsuitable emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required	$873,498.60	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$873,498.60	$52,909.80	$493,684.14	$326,904.66		



Main Electrical Distribution Panel



Pad Mounted Transformer

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E. Plumbing and Fixtures

Description: The service entrances in the 1923 Original Construction and 1954 Addition are not equipped with reduced pressure backflow preventers. Water treatment systems are provided in the 1923 Original Construction and 1954 Addition and are in fair condition. The domestic water supply piping in the overall facility is galvanized and copper, is original to each addition, and is in fair condition. The waste piping in the overall facility is cast iron / PVC, is original to each addition, and is in fair / poor condition. The 1955 Addition is equipped with a State 'Censible' 40 gallon natural gas water heater, installed in 1991, and in fair / poor condition. The 1923 Original Construction is equipped with one (1) natural gas water heater in good condition, and installed in 2003, with two (2) separate 115 gallon storage tanks in good condition and installed in 2003. The school contains (2) Large Group Restrooms for boys, (2) Large Group Restrooms for girls, (1) Locker Room Restroom for boys, and (2) Restrooms for staff. Boys' Large Group Restrooms contain (1) ADA and (7) non-ADA (1 wall and 7 floor) mounted flush valve toilets, (13) non-ADA (10 wall and 3 floor) mounted flush valve urinals, as well as (6) non-ADA (3 countertop and 3 wall mounted) lavatories. Girls' Large Group Restrooms contain (14) non-ADA floor mounted flush valve toilets, as well as (6) non-ADA (3 multiple user and 3 wall mounted) lavatories. Boys' Locker Room Restroom contains (1) non-ADA floor mounted flush valve toilet, (1) non-ADA wall mounted flush valve urinal (1) non-ADA wall mounted lavatory, as well as (4) non-ADA showers. Staff Restrooms contain (2) ADA and (3) non-ADA floor mounted (4 tank type and 1 flush valve) toilets, as well as (3) non-ADA wall mounted lavatories. Condition of fixtures is good. The facility is equipped with (5) non-ADA and (4) ADA compliant electric water coolers, in good condition. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is not equipped with the required Restroom facilities. Health Clinic is equipped with the required Restroom facility, and is in good condition. Kindergarten / Pre-K Classrooms are not equipped with the required Restroom facilities. Kitchen fixtures consist of (2) single and (1) 3-well sinks, as well as (1) dishwasher and (1) garbage disposal unit, which are in fair condition. The school meets the OBC requirements for fixtures. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks, which are in good condition. Science Classroom / Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. The Kitchen is not equipped with a grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a Hatco type water heater, which is in poor condition. Adequate exterior wall hydrants are not provided.

Rating: 3 Needs Replacement

Recommendations: Replace galvanized water supply piping in the overall facility with copper piping due to age and condition. Replace sanitary waste piping in the overall facility due to age and condition. Provide two (2) reduced pressure back flow preventers for the 1923 Original Construction and 1954 Addition. Replace both water treatment systems in the overall facility due to age and condition. Replace the 1954 Addition State 'Censible' 40 gallon domestic hot water heater due to age and condition. Due to condition and OSFC standards, replace (4) faucets and valves, (4) toilets, (3) urinals, and (3) lavatories. See Item O for replacement of fixtures related to ADA requirements. See Item J for provisions on Kitchen related equipment. Provide the Kitchen with a grease trap interceptor. Replace the Kitchen water booster heater due to age and condition. Provide five (5) additional exterior wall hydrants.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit			1 Required	1 Required	$10,000.00	
Water Treatment System:	$15,000.00	unit			1 Required	1 Required	$30,000.00	(Domestic Water System, softening only, per system)
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	$188,370.00	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	$188,370.00	(remove / replace)
Domestic Water Heater:	$5,100.00	per unit				1 Required	$5,100.00	(remove / replace)
Toilet:	$1,500.00	unit			4 Required		$6,000.00	(remove / replace) See Item O
Urinal:	$1,500.00	unit			3 Required		$4,500.00	(remove / replace)
Sink:	$1,500.00	unit				3 Required	$4,500.00	(remove / replace)
Replace faucets and flush valves	$500.00	per unit			4 Required		$2,000.00	(average cost to remove/replace)
Other: Exterior Wall Hydrants	$2,800.00	per unit			3 Required	2 Required	$14,000.00	Provide five (5) additional exterior wall hydrants.
Other: Kitchen Grease Trap	$5,000.00	per unit			1 Required		$5,000.00	Provide the Kitchen with a grease trap interceptor.
Other: Kitchen Water Heater	$5,100.00	per unit			1 Required		$5,100.00	Replace the Kitchen water booster heater due to age and condition.
Sum:			$462,940.00	$22,820.00	$263,926.00	$176,194.00		



1923 Original Construction Domestic Hot Water Heater and Storage Tanks



Typical Plumbing Fixture Condition

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F. Windows

Description: The 1923 Original Construction is equipped with non-thermally broken aluminum frame windows with single glazed non-insulated glazing type window system, which was installed in 1982, and is in fair condition. Window system seals are in fair condition, with minimal air infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in fair condition. The window system is not equipped with insect screens on operable windows. The 1955 Addition is equipped with non-thermally broken aluminum frame windows with single glazed non-insulated glazing type window system, which was installed in 1955, and is in poor condition. Window system seals are in poor condition, with frequent air and water infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted blinds, which are in fair condition or no blinds. The window system is not equipped with insect screens on operable windows. The 1923 Auditorium Fixed Seating Area is not equipped with a window system. This facility is not equipped with any curtain wall systems. There are glass block windows in the 1955 Addition, in good to fair condition. The exterior doors in the 1923 Original Construction are equipped with non-thermally broken aluminum frame sidelights and transoms with single glazed non-insulated glazing, in good condition. The exterior doors in the 1955 Addition are equipped with non-thermally broken hollow metal frame sidelights and transoms with single glazed non-insulated glazing, in fair condition. The school does not contain skylights. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace the existing glass block in the 1955 Addition with a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace window transoms and sidelights in exterior doors of the 1923 Original Construction and 1954 Addition to meet with Ohio School Design Manual requirements.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Insulated Glass/Panels:	$70.00	sq.ft. (Qty)			2,857 Required	1,493 Required	$304,500.00	(includes blinds)
Other: Transoms and Sidelights	$57.10	sq.ft. (Qty)			75 Required	143 Required	$12,447.80	Replace window transoms and sidelights in exterior doors of the overall facility to meet with Ohio School Design Manual requirements.
Sum:			$316,947.80	$0.00	$204,272.50	$112,675.30		



Typical Aluminum Frame Windows



Glass Block Windows

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G. Structure: Foundation

Description: The 1923 Original Construction and 1923 Auditorium Fixed Seating Area are equipped with a combination of cast-in-place concrete and brick masonry foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The 1954 Addition 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 contributing 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	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Typical Cast-in-Place Concrete Foundation Wall



Typical Masonry Foundation Wall

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed locations of deterioration, and is in fair to poor condition. The school does not contain control joints, and none are needed as there is no indication of exterior masonry cracking or separation. Control joints are not provided at lintel locations at doors and windows. The school does not contain expansion joints, and none are needed as there is no indication of exterior masonry cracking or separation. The exterior masonry has been partially cleaned and sealed in recent years, and shows evidence of mortar deterioration throughout the overall facility. Architectural exterior accent materials consist of stone, which is in poor condition. Interior walls are concrete masonry units, glazed block, gypsum board partitions, brick, and masonry with plaster and are in fair condition. Interior masonry appears to have been adequately spaced, and does not require control joints. The window sills are stone and an element of the aluminum window system, and are in fair to poor condition. The exterior lintels are steel, and are rusting in fair to poor condition. Chimneys are in fair condition requiring cleaning, sealing and tuckpointing. Canopies over entrances are corrugated aluminum type construction, in good condition, and metal deck with aluminum trim, in poor condition. Exterior soffits are plaster and are in poor condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility, including chimney and stone sills. Provide masonry cleaning and sealing as required through the overall facility, including chimney and stone sills. Scrape and paint steel lintels as required in the 1923 Original Construction and 1954 Addition. Replace stone sills and stone banding as required. Replace entry canopies at the Gymnasium entrances, due to age and condition. Repair exterior plaster soffits as required in the 1923 Original Construction and 1954 Addition.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Tuckpointing:	$7.50	sq.ft. (Qty)		2,195 Required	5,698 Required	3,796 Required	$87,667.50	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		6,270 Required	16,280 Required	12,652 Required	$52,803.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		6,270 Required	16,280 Required	12,652 Required	$35,202.00	(wall surface)
Sill Replacement:	$45.00	ln.ft.			342 Required	284 Required	$28,170.00	(remove and replace)
Coping Replacement Stone and Masonry:	$100.00	ln.ft.			1,252 Required		$125,200.00	(remove and replace)
Other: Canopy Replacement	$23.00	sq.ft. (Qty)				441 Required	$10,143.00	Replace entry canopies at the Gymnasium Entrances, due to age and condition.
Other: Scrape and Paint Lintels	$5.00	ln.ft.			342 Required	284 Required	$3,130.00	Scrape and paint steel lintels as required in the 1923 Original Construction and 1954 Addition.
Other: Soffit Repair	$14.60	sq.ft. (Qty)			88 Required	65 Required	$2,233.80	Repair exterior plaster soffits as required in the 1923 Original Construction and 1954 Addition.
Sum:			$344,549.30	$32,137.50	$227,019.80	$85,392.00		



Stone Accent Condition



Masonry Condition

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the 1923 Original Construction and 1954 Addition is concrete slab-on-grade type construction, and is in good condition. There is no base floor for the 1923 Auditorium Fixed Seating Area due to Auditorium being located on a portion of the second floor of the 1923 Original Construction. There is no crawl space. The floor construction of the intermediate floors of the overall facility is cast-in-place concrete on masonry load bearing walls and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1923 Original Construction and 1923 Auditorium Fixed Seating Area is wood plank on wood joist type construction, which is in good condition, and is provided with an adequate fire separation. The roof construction of the 1954 Addition is a combination of wood deck on wood laminated beam type construction, located in the Gymnasium area, which is in good condition, but is not provided with an adequate fire separation, and a precast concrete plank with concrete topping type construction, and is in good condition.

Rating: 1 Satisfactory

Recommendations: Provisions for fire protection of wood roof deck in the Gymnasiun Area of the 1954 Addition are provided under Item U.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Typical Gymnasium Roof Structure



Typical Cast-in-Place Concrete Intermediate Floor

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with a combination of VAT, VCT and carpet type flooring, acoustic ceiling panel type ceilings, as well as a combination of painted brick, painted CMU, glazed block, and painted plaster type wall finishes, and they are in fair condition. The 1923 Original Construction has Corridors with terrazzo and sealed concrete type flooring, acoustic ceiling panel type ceilings, as well as painted plaster type wall finishes, and they are in good condition. There are no Corridors in the 1923 Auditorium Fixed Seating Area. The 1954 Addition has Corridors with VCT type flooring, acoustic ceiling panel type ceilings, as well as a combination of painted CMU and glazed block type wall finishes, and they are in good condition. The overall facility has Restrooms with terrazzo type flooring, painted plaster type ceilings, as well as glazed block and painted CMU type wall finishes, and they are in good condition. Toilet partitions are metal, and are under contract for replacement. Classroom casework in the 1923 Original Construction is wood type construction with plastic laminate tops, is inadequately provided, and in fair condition. Classroom casework in the 1954 Addition is not provided. Classrooms are provided with adequate chalkboards and tackboards, which are in good condition. The lockers / Classroom storage cubbies, located in the Classrooms are adequately provided, and in poor condition. The Art program is not equipped with a kiln. The facility is equipped with wood louvered interior doors that are flush and recessed mounted without proper ADA hardware and clearances, and in poor condition. The Gymnasium space has wood type flooring which has been sanded down for refinishing over the years but is not at an advanced stage of useful lifecycle, exposed wood deck type ceilings, as well as painted CMU type wall finishes, and they are in good condition. Gymnasium telescoping stands are wood type construction in good condition. Gymnasium basketball backboards are fixed type, and are in good condition. The Media Center, located in the 1923 Original Construction, has carpet type flooring, acoustic ceiling panel type ceilings, as well as plaster type wall finishes, and they are in good condition. Student Dining, located in the 1955 Addition, has VCT type flooring, acoustic ceiling panel type ceilings, as well as painted CMU and glazed block type wall finishes, and they are in good condition. OSDM-required fixed equipment for Stage is inadequately provided, and in fair condition. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, (no installation date was available at time of assessment), is in good condition. The Kitchen hood is in good to fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction and is installed as required by the OSDM and OBMC. Walk-in coolers / freezers are located within the Student Dining space, and are in good condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, and U. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Due to life span and condition provide new Gymnasium flooring. Overall replacement of toilet partitions was under contract at time of assessment. Provide a new kiln and kiln heat removal hood for the Art program.Provide gypsum board, tape, mud, and paint for the replacement of drywall removal funded in Item T.¿ Replace the existing Kitchen hood exhaust system.Provide for the replacement of gypsum board in the 1923 Original Construction due to work in Item T.Provide for the replacement of hard plaster in the 1923 Original Construction and 1923 Auditorium Fixed Seating Area due to work in Item T.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$17.10	sq.ft. (of entire building addition)			Required	Required	$864,576.00	(elementary, per building area, with removal of existing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)			Required	Required	$10,112.00	(per building area)
Resilient Wood/Synthetic Flooring	$12.85	sq.ft. (Qty)				8,037 Required	$103,275.45	(tear-out and replace per area)
Art Program Kiln:	$2,750.00	each			1 Required		$2,750.00	
Hard Plaster Replacement	$9.00	sq.ft. (Qty)		10,420 Required	64,900 Required		$677,880.00	(Hazardous Material Replacement Cost - See T.)
Gypsum Board Replacement	$4.00	sq.ft. (Qty)		2,200 Required	3,860 Required		$24,240.00	(Hazardous Material Replacement Cost - See T.)
Kitchen Exhaust Hood:	$56,000.00	per unit			1 Required		$56,000.00	(includes fans, exhaust & ductwork)
Other: Kiln and Exhaust Ductwork	$2,500.00	per unit			1 Required		$2,500.00	New Art Kiln.
Sum:			$1,741,333.45	$102,580.00	$1,187,021.40	$451,732.05		



Typical Corridor Finishes



Typical Student Dining Finishes

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K. Interior Lighting

Description: The typical Classrooms in the 1923 Original Construction are equipped with T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 34 FC, which is less than the 50 FC recommended by the OSDM. The typical Classrooms in the 1954 Addition are equipped with T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 40 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the 1923 Original Construction are equipped with T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 12 FC, which is less than the 20 FC recommended by the OSDM. The typical Corridors in the 1954 Addition are equipped with T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 22 FC, thus complying with the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with pendant metal halide type lighting, in good condition, providing an average illumination of 53 FC, thus complying with the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting in fair condition, providing an average illumination of 52 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 1x4 surface mount inside recessed coffers fluorescent fixture type lighting with single level switching. Student Dining fixtures are in fair condition, providing an average illumination of 46 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 67 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with incandescent and T-8 1x4 suspended and surface mount fluorescent fixture type lighting in fair / poor condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age, condition, inadequate lighting levels, lack of multi-level switching, and the utilization of incandescent fixtures.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Complete Building Lighting Replacement	$6.50	sq.ft. (of entire building addition)		Required	Required	Required	$349,830.00	Includes demo of existing fixtures
Sum:			$349,830.00	$21,190.00	$197,717.00	$130,923.00		



Gymansium Metal Halide Light Fixtures



Student Dining Fluorescent Light Fixtures

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L. Security Systems

Description: The overall facility contains a CCTV camera type security system in fair condition. Motion detectors are not provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are not equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are inadequately provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of the Principal's computer. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not compliant with Ohio School Design Manual guidelines. Existing playground fencing is not compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted HID high pressure sodium and metal halide entry lights in fair / poor condition. Pedestrian walkways are not illuminated. Parking areas are illuminated by pole mounted HID metal halide / mercury vapor fixtures in fair condition. Bus pick-up / drop off areas are not illuminated. 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. Provide additional playground fencing to meet Ohio School Design Manual guidelines, funding included in complete replacement of security system.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Security System:	$2.85	sq.ft. (of entire building addition)			Required	Required	$144,096.00	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)			Required	Required	$50,560.00	(complete, area of building)
Sum:			$194,656.00	$0.00	$117,109.30	$77,546.70		



Security System CCTV Camera



Pole-Mounted HID High Pressure Sodium / Mercury Vapor Light Fixture

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant incandescent, plastic construction, and non illuminated and OSDM compliant red lettered exit signs. The facility is not equipped with emergency floodlighting. The system is in fair / poor condition, and is provided with an emergency generator. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of emergency / egress lighting system to meet Ohio School Design Manual guidelines. Although funding for emergency / egress lighting is not shown for the 1923 Auditorium Fixed Seating Area, work is considered mandatory and funding will be provided via Life Safety Allowance in master planning. POST-ASSESSMENT NOTE: Rii 1-21-19 Added funding to Auditorium Fixed Seating Area, per current methodology.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	$53,820.00	(complete, area of building)
Sum:			$53,820.00	$3,260.00	$30,418.00	$20,142.00		



Non-Compliant Non-Illuminated Exit Sign



Non-Compliant Lighted Exit Sign

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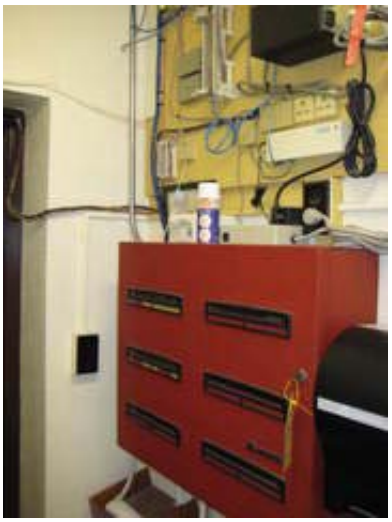
N. Fire Alarm

Description: The overall facility is equipped with a Notifier non-addressable type fire alarm system, installed in 1954, and in poor condition, consisting of manual pull stations and bells in the 1923 Original Construction and 1923 Auditorium Fixed Seating Area and manual pull stations and horn and strobe indicating devices in the 1954 Addition. The system is not automatic and is not monitored by a third party. The system in the 1923 Original Construction and 1923 Auditorium Fixed Seating Area is not equipped with any strobe indicating devices, flow switches, tamper switches, smoke detectors, or heat sensors. The system in the 1954 Addition is not equipped with sufficient audible horns and strobe indicating devices and is not equipped with any flow switches, tamper switches, smoke detectors, or heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not 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 OBC, NFPA, and Ohio School Design Manual guidelines. Although funding for fire alarm is not shown for the 1923 Auditorium Fixed Seating Area, work is considered mandatory and funding will be provided via Life Safety Allowance in master planning. POST-ASSESSMENT NOTE: Rii 1-21-19 Added funding to Auditorium Fixed Seating Area, per current methodology.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Fire Alarm System:	$2.25	sq.ft. (of entire building addition)		Required	Required	Required	$121,095.00	(complete new system, including removal of existing)
Sum:			$121,095.00	$7,335.00	$68,440.50	$45,319.50		



Fire Alarm Control Panel



Fire Alarm Horn and Strobe Indicating Device

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are 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 not equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are not compliant. There is not 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, and are insufficient due to railing configurations. 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 mostly recessed, are not provided with adequate clearances, and are not provided with ADA-compliant hardware. (11) ADA-compliant toilets are required, and (1) is currently provided. (11) ADA-compliant lavatories are required, and (0) are currently provided. (6) ADA-compliant urinals are required, and (1) is currently provided. (1) ADA-compliant showers is required, and (0) are currently provided. (7) ADA-compliant electric water coolers are required, and (0) are currently provided. Toilet partitions 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 the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, (1) new power assist door opener, (1) chair lift, (1) elevator (4 stops), (2) electric water coolers, (11) toilets, (11) lavatories, (5) urinals, (5) toilet partitions, and (16) mirrors, as well as replace (47) doors and frames, (5) electric water coolers, and (1) shower, and rework (32) narrow recessed door openings to facilitate the school's meeting of ADA requirements. Exterior door hardware issues are corrected in Item S. Stair railing issues are corrected under Item U. Toilet accessories are addressed under item J.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	$10,764.00	(per building area)
Lifts:	$15,000.00	unit			1 Required		$15,000.00	(complete)
Elevators:	$42,000.00	each			4 Required		$168,000.00	(per stop, $84,000 minimum)
Electric Water Coolers:	$1,800.00	unit			5 Required		$9,000.00	(replacement double ADA)
Electric Water Coolers:	$3,000.00	unit				2 Required	$6,000.00	(new double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit			22 Required	5 Required	$102,600.00	(new ADA)
Toilet Partitions:	$1,000.00	stall			5 Required		$5,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit			1 Required		$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	$5,000.00	leaf			24 Required	23 Required	$235,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	$5,000.00	leaf			32 Required		$160,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	$285.00	per restroom			13 Required	3 Required	$4,560.00	
Provide ADA Shower:	$3,000.00	each				1 Required	$3,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Other: ADA Mirrors	$350.00	per unit			16 Required		$5,600.00	New ADA compliant mirrors.
Other: ADA Showers	$2,500.00	per unit			1 Required		$2,500.00	New ADA shower.
Sum:			$734,524.00	$652.00	$585,988.60	$147,883.40		



Typical Signage



Typical Door Hardware

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P. Site Condition

Description: The 9.95 acre flat site is located in a rural, residential and agricultural setting with moderate tree, shrub and floral type landscaping. There are no apparent problems with erosion or ponding. Outbuildings include a District Storage building. The site is bordered by moderately traveled county streets. A single entrance provides access to staff and visitor parking. Multiple entrances onto the site facilitate bus and other vehicular traffic, and one way bus traffic is not provided. There is a bus loading and unloading zone adjacent to the school, which is not separated from other vehicular traffic. A bus loop is not provided for student loading and unloading. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 39 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers appears to provide adequate evacuation of storm water, and no problems with parking lot ponding were observed. There are no curbs. Trash pick-up and service drive pavement is not heavy duty, is not equipped with a concrete pad area for dumpsters, and is in poor condition. Concrete sidewalks are properly sloped in most areas, are located to provide a logical flow of pedestrian traffic, and are in good condition. Exterior steps are starting to crack at railing connections and are in fair condition. Stairwells are in fair condition, with the exception of the exterior floor drain. Railings and guardrails at exterior steps and stairwells are not ADA compliant. Site fencing is not provided. Playground and athletic fields are separated from vehicular traffic by lawn areas. Secondary play areas are shared with bus loading and unloading zone and are not separated from vehicular traffic. The playground equipment is in poor condition, placed to provide compliant fall zones, and on a compliant soft surface of sufficient depth, with basketball goals being provided on an asphalt surface, shared with the bus loading and unloading area. The athletic facilities are comprised of Baseball and Soccer Fields, and are in fair condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of an outdoor shelter and picnic tables. Future building expansion can be accommodated to the north and west of the existing structure, including the area where the modular Classrooms are located.

Rating: 2 Needs Repair

Recommendations: Provide heavy duty concrete pavement for a new dumpster pad. Replace existing standard duty asphalt pavement on the north side of the building. Provide striping for a total of two (2) ADA compliant parking spaces. Pricing included in the parking lot replacement. Provide replacement of concrete steps as required due to age, condition and handrail replacement. Provide handrails and guardrails at exterior steps and stairwells to meet ADA requirements. Provide a dedicated and separated bus loading and unloading zone to replace the standard duty asphalt pavement that is currently being utilized for this purpose. Replace wood chips in Playground areas due to condition. Provide for the removal of existing Playground equipment due to age and condition. Replace existing swing sets due to age and condition, pricing to be included in Playground equipment. Provide new Playground equipment as recommended by the Ohio School Design Manual. Provide a fence to secure the site and Playground to comply with Ohio School Design Manual requirements. Funding provided in Item L. Provide site contingency allowances for unforeseen conditions. POST-ASSESSMENT NOTE: Rii 1-21-19 Revised scope for Soft Surface Playground Material per FHAI Assessment Challenge.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Playground Equipment:	$1.50	sq.ft. (Qty)			30,418 Required	20,142 Required	$75,840.00	(up to $100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	$2,000.00	lump sum			Required	Required	$4,000.00	
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard			1,858 Required	1,238 Required	$94,737.60	(including drainage / tear out for heavy duty asphalt)
Bus Drop-Off for Elementary	$110.00	per student			240 Required	160 Required	$44,000.00	(**Number of students should be rounded up to the nearest 100.** $5500 per bus; 40 students per bus; 80% of elementary school students riding)
Exterior Hand / Guard Rails:	$43.00	ln.ft.			32 Required	45 Required	$3,311.00	
Provide Soft Surface Playground Material:	$30.00	sq. yard			530 Required	370 Required	$27,000.00	
Replace Concrete Steps:	$32.00	sq.ft. (Qty)			202 Required	37 Required	$7,648.00	
Provide Concrete Dumpster Pad:	$2,400.00	each			1 Required		$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance			Required		$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)			Required	Required	$75,840.00	Include this one **or** the next. (Each addition should have this item)
Other: Provide Concrete Dumpster Pad	$2,400.00	each			1 Required		$2,400.00	(for two dumpsters)
Other: Replace Concrete Steps	$32.00	sq.ft. (Qty)			202 Required	37 Required	$7,648.00	Provide replacement of concrete steps as required due to age, condition and handrail replacement.
Sum:			$394,824.60	$0.00	$261,512.80	$133,311.80		



Outdoor Shelter and Picnic Tables



Asphalt Pavement Condition

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Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Sanitary Waste Piping



Sanitary Waste Piping

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R. Water Supply

Description: The domestic water supply system in the 1923 Original Construction is tied in to the municipal system, features 2'' service and 2'' water meter, and is in poor condition. The domestic water supply system in the 1954 Addition is tied in to the municipal system, features 2'' service and 2'' water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the overall facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

Recommendations: Provide a new 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	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



1954 Addition Incoming Domestic Water Meter



1923 Original Construction Incoming Domestic Water Service

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S. Exterior Doors

Description: Typical exterior doors in the 1923 Original Construction are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors feature single glazed non-insulated unprotected glass vision panels or no vision panels. Typical exterior doors in the 1955 Addition are wood type construction, installed on wood frames, and in fair condition. Typical exterior doors feature single glazed non-insulated unprotected glass vision panels or no vision panels. Entrance doors in the 1923 Original Construction are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature single glazed non-insulated tempered glass vision panels. Entrance doors in the 1955 Addition are hollow metal type construction, installed on hollow metal frames, and in fair condition. Entrance doors feature single glazed non-insulated tempered glass vision panels. The 1923 Auditorium Fixed Seating Area is not equipped with exterior or entrance doors. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. POST-ASSESSMENT NOTE: Rii 4-8-16 Scope added to replace Fire Doors per EEHA.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,500.00	per leaf			9 Required	16 Required	$62,500.00	(includes removal of existing)
Fire Door Replacement	$1,100.00	each		1 Required	1 Required	2 Required	$4,400.00	(Hazardous Material Replacement Cost - See T.)
Sum:			$66,900.00	$1,100.00	$23,600.00	$42,200.00		



Main Entrance Doors



Typical Exterior Doors

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T. Hazardous Material

Description: The School District has been assessed previously, in 2003, and an Enhanced Environmental Hazards Assessment (EEHA) was subsequently conducted in 2007. The Table below summarizes the scopes of work called for in the Enhanced Environmental Hazards Assessment. The district did not provide documentation of any abatement projects since that time. Vinyl asbestos floor tile and mastic, drywall and joint compound, transite panels, fire doors, tank insulation, pipe insulation containing hazardous materials are located in the overall facility in fair to poor condition. These materials were described in the report, most were open to observation and found to be in friable and non-friable condition with moderate to light damage. There are three (3) underground fuel oil tanks on the site. The fuel tanks are empty and are not currently in use. Due to the construction date, there is a potential for lead based paint.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazards Assessment. Remove underground storage tanks, per 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	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	EEHA Form	—	
Boiler/Furnace Insulation Removal	$10.00	sq.ft. (Qty)		2 Required	0 Required	0 Required	$20.00	
Tank Insulation Removal	$8.00	sq.ft. (Qty)		0 Required	0 Required	80 Required	$640.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		0 Required	5,000 Required	0 Required	$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		0 Required	5,000 Required	0 Required	$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		3,260 Required	30,418 Required	20,142 Required	$5,382.00	
Pipe Insulation Removal	$10.00	ln.ft.		18 Required	250 Required	200 Required	$4,680.00	
Pipe Fitting Insulation Removal	$20.00	each		4 Required	43 Required	45 Required	$1,840.00	
Pipe Insulation Removal (Crawlspace/Tunnel)	$12.00	ln.ft.		0 Required	0 Required	1,130 Required	$13,560.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	$15.00	ln.ft.		70 Required	610 Required	405 Required	$16,275.00	
Dismantling of Boiler/Furnace/Incinerator	$2,000.00	each		2 Required	0 Required	0 Required	$4,000.00	
Flexible Duct Connection Removal	$100.00	each		0 Required	1 Required	0 Required	$100.00	
Hard Plaster Removal	$7.00	sq.ft. (Qty)		10,420 Required	64,900 Required	0 Required	$527,240.00	See J
Gypsum Board Removal	$6.00	sq.ft. (Qty)		2,200 Required	3,860 Required	0 Required	$36,360.00	See J
Laboratory Table/Counter Top Removal	$100.00	each		0 Required	15 Required	0 Required	$1,500.00	See J
Cement Board Removal	$5.00	sq.ft. (Qty)		0 Required	1,300 Required	120 Required	$7,100.00	
Fire Door Removal	$100.00	each		1 Required	1 Required	2 Required	$400.00	See S
Decontamination of Crawlspace/Chase/Tunnel	$3.00	sq.ft. (Qty)		0 Required	0 Required	600 Required	$1,800.00	
Non-ACM Ceiling/Wall Removal (for access)	$2.00	sq.ft. (Qty)		280 Required	2,400 Required	1,620 Required	$8,600.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	$300.00	each		0 Required	0 Required	115 Required	$34,500.00	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		4,000 Required	4 Required	3,400 Required	$22,212.00	See J
Carpet Removal (over RFC)	$1.00	sq.ft. (Qty)		2,800 Required	2,800 Required	1,450 Required	$7,050.00	See J
Sink Undercoating Removal	$100.00	each		0 Required	0 Required	2 Required	$200.00	
Other: EHA Other Hazard	$1.00	per unit			3,000 Required		$3,000.00	XRF testing for lead based paint is recommended for compliance with EPA's RRP program
Other: EHA UST	$1.00	per unit			25,000 Required		$25,000.00	UST
Sum:			$731,459.00	$107,256.00	$546,823.80	$77,379.20		



Floor Tiles



Storage Tank

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U. Life Safety

Description:

The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are not present. The facility features two (2) interior stair towers, which are not protected by a two hour fire enclosure. The facility features one (1) exterior steel stairway providing egress from intermediate floors, which is in poor condition. Guardrails are constructed in a ladder effect, do not meet the 4'' ball test, and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, or insulation and is not installed as required by the OSDM and OBCMC. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is equipped with an emergency generator. The emergency generator is a natural gas fired type unit, is located inside the building, which currently supports the illuminated exit signs, emergency egress light fixtures, sump pumps, and fire alarm system. The emergency generator is in fair condition, does not provide adequate capacity for the future needs of the school and will not meet the facility's future needs due to age and condition. The existing water supply is provided by a tie-in to the city system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress except for the Cafeteria in the 1954 Addition.

Rating:

3 Needs Replacement

Recommendations:

Provide new automated fire suppression system to meet Ohio School Design Manual guidelines and to include fire protection of wood roof deck in Gymnasium area of the 1954 Adddition. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Although funding for a fire suppression system is not shown for the 1923 Auditorium Fixed Seating Area, work is considered mandatory and funding will be provided via a Life Safety Allowance in Master Planning. Replace the existing 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. Provide new Kitchen hood with a UL 300 compliant wet chemical fire suppression system and a new interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system, see Item J for funding. Rework existing non-compliant stair towers. Provide fire-rated enclosure around existing stair tower. POST-ASSESSMENT NOTE: Rii 1-21-19 Added Fire Suppression funding to Auditorium Fixed Seating Area, per current methodology.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		3,260 Required	30,418 Required	20,142 Required	$172,224.00	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level			2 Required		$10,000.00	(includes associated doors, door frames and hardware)
New Exterior Stair Enclosure	$42,500.00	per level			1 Required		$42,500.00	(all inclusive)
Handrails:	$5,000.00	level			12 Required		$60,000.00	
Sum:			$284,724.00	$10,432.00	$209,837.60	$64,454.40		



Non-Compliant Stairway and Railing



Non-Compliant Stairway and Railing

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V. Loose Furnishings

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

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
CEFPI Rating 4 to 5	$5.50	sq.ft. (of entire building addition)			Required	Required	$278,080.00	
Sum:			$278,080.00	$0.00	$167,299.00	$110,781.00		



Typical Classroom Loose Furniture



Typical Media Center Loose Furniture

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W. Technology

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1923) 3,260 ft²	Original Construction (1923) 30,418 ft²	Gym/Student Dining/Classroom Addition (1954) 20,142 ft²	Sum	Comments
ES portion of building with total SF < 50,000	$14.00	sq.ft. (Qty)			30,418 Required	20,142 Required	$707,840.00	
Sum:			$707,840.00	$0.00	$425,852.00	$281,988.00		



Data Rack



Specialized Stage Sound Equipment

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$9,911,595.15
7.00%	Construction Contingency	$693,811.66
Subtotal		$10,605,406.81
16.29%	Non-Construction Costs	$1,727,620.77
Total Project		**$12,333,027.58**

Construction Contingency	$693,811.66
Non-Construction Costs	$1,727,620.77
Total for X.	**$2,421,432.43**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$3,181.62
Soil Borings / Phase I Envir. Report	0.10%	$10,605.41
Agency Approval Fees (Bldg. Code)	0.25%	$26,513.52
Construction Testing	0.40%	$42,421.63
Printing - Bid Documents	0.15%	$15,908.11
Advertising for Bids	0.02%	$2,121.08
Builder’s Risk Insurance	0.12%	$12,726.49
Design Professional’s Compensation	7.50%	$795,405.51
CM Compensation	6.00%	$636,324.41
Commissioning	0.60%	$63,632.44
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$118,780.56
Total Non-Construction Costs	**16.29%**	**$1,727,620.77**

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Name of Appraiser	Paul Brown	**Date of Appraisal**	2015-11-06
Building Name	Valley View Junior High		
Street Address	202 Jackson Street		
City/Town, State, Zip Code	Farmersville, OH 45325		
Telephone Number(s)	937-696-2591		
School District	Valley View Local SD		

Setting: Small City

Site-Acreage	9.95	Building Square Footage	53,820
Grades Housed	7-8	Student Capacity	430
Number of Teaching Stations	22	Number of Floors	3
Student Enrollment	297		
Dates of Construction	1923,1923,1954		

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 Junior High with 2019 Costs, 2015 EEA & Related 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	*10*
The site is 9.95 acres compared to 14 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*15*
The School is centrally located within the district that it serves, and is easily accessible. The site 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	*3*
The site is adjacent to residential and 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 MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*4*
Playground areas consist of metal type play equipment, which is in poor condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is not ADA accessible, and does include an accessible route to equipment. Fencing is not provided to contain students within the play area, but proper separation of play areas from vehicular use areas is provided. Hard surface play areas provide educational features painted on an asphalt surface, which is in fair to poor condition. A basketball goal and funnel ball are provided on the hard surface, and is not separated from vehicular use areas. Athletic facilities include multi-purpose fields, baseball field, and soccer field, which are provided with proper separation from vehicular use areas.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provided positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
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 to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*3*
Adequate parking is provided for faculty, staff, and community, and is located on asphalt pavement in fair to poor condition.		
TOTAL - 1.0 The School Site	100	*59*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Valley View Junior High with 2019 Costs, 2015 EEA & Related 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	*4*
The roofs over the entire building require replacement.		
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	*5*
Exterior walls are in fair to poor condition and interior walls are in fair condition, do not require control or expansion joints and show signs of deterioration due to age.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*7*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*4*
Building envelope does not meet minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*6*
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	*4*
Interior walls throughout the facility are fixed walls 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	*4*
Light sources are improperly placed and provide inadequate lighting in most areas. Fixtures are poorly maintained in some 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	*3*
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	*2*
Disconnect switches are not adequately provided 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	*4*
The number and size of Restrooms meets OBC requierement but does not meet OSDM guideline requirements.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*2*

Drainage systems for the overall facility, consisting of sanitary waste piping, are cast iron / PVC, are original to each addition, exhibit some signs of leaking and are in fair / poor condition.

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	*2*
The central intercommunication system provides only one way communication between the Administration area and all the teaching/learning areas.		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*2*
Exterior wall hydrants are inadequately provided around the exterior of the facility.		
TOTAL - 2.0 Structural and Mechanical Features	200	*74*

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

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*9*
Exterior materials for exterior walls and windows require minimum maintenance. Materials and finishes for doors require some maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*9*
Flooring throughout the facility consists of VCT, VAT, wood, terrazzo, sealed concrete, and carpet, which are well maintained except for carpet.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*6*
Lay-in and acoustic tile type ceilings and plaster throughout the overall facility are not easily cleaned or resistant to stain. Block and plaster walls throughout the overall acility are not easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
Casework consists of wood type construction with plastic laminate tops in fair condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*2*
Due to multiple additions throughout the facility, keying systems are not compatible and are worn. Door hardware varies throughout the facility, and does not meet ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*5*
Fixtures are floor and 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 Corridors and do not allow for convenient routine cleaning.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*2*
Outdoor light fixtures are inadequately provided, but are accessible for repair and replacement. Electrical outlets are not provided around the exterior of the facility.		
TOTAL - 3.0 Plant Maintainability	100	*47*

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Suitability Appraisal of **4.0 Building Safety and Security** for Valley View Junior High with 2019 Costs, 2015 EEA & Related 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	*4*
Student loading is not separated from other vehicular traffic.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*7*
Walkways are adequately provided both on and off-site for pedestrian safety.		
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 streets.		
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 MS Location and types of **intramural equipment** are free from hazard HS **Athletic field equipment** is properly located and is free from hazard	5	*3*
Playground equipment consists of metal swing sets in poor condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth. A basketball goal and funnel ball are provided on the hard surface, and is not separated from vehicular use areas. Athletic facilities include multi-purpose fields, baseball field, and soccer field, which are provided with proper separation from vehicular use areas.		

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	*10*
The building does have 2 stairways, which are enclosed, but are not ADA and OBC compliant.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*8*
Exterior doors open outward, are equipped with panic hardware and meet current code requirements.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*4*
Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.		
4.10 **Classroom doors** are recessed and open outward	10	*2*
Classroom doors in the 1923 Original Construction are recessed without proper ADA clearances, and open outward. Classroom doors in the 1954 Adition are not recessed from the Corridor and open outward, which impede traffic flow in the Corridors.		
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	*3*
Terrazzo, VAT, and VCT flooring has been fairly 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	*3*
Stair risers 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	*2*
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.		

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 adequately provided.		
4.18 There are at least **two independent exits** from any point in the building	15	*9*
There are no dead-end Corridors in the building.		
4.19 **Fire-resistant materials** are used throughout the structure	15	*12*
The structure is a masonry load bearing system with cast-in-place intermediate floors and a combination of wood deck on wood laminated beam and precast concrete plank. Interior walls are masonry, plaster and drywall.		
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.		

TOTAL - 4.0 Building Safety and Security	200	*94*

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

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*21*
The average Classroom is 880 SF compared to 900 SF required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*9*
Classrooms are large enough to allow effective small group activity spaces.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*8*
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	*7*
Undersized Classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*2*
Coat hooks and shelving, located in the Classroom, are inadequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*2*
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	*3*
Special Education Classrooms are undersized compared to standards.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*2*
Special Education spaces are not adequately provided to meet instructional needs.		
5.9 **Library/Resource/Media Center** provides appropriate and attractive space	10	*5*
The Media Center is 1,495 SF compared to¿ 2,870 SF recommended in the OSDM.The Media Center is an attractive space, including natural light, but has insufficient book storage space.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The Gymnasium is 8,037 SF compared to¿ 3,700 SF recommended in the OSDM.The Gymnasium space is adequately sized and equipped for physical education instruction.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*2*
Pre-K and Kindergarten spaces are undersized, and do not provide adequate instruction space.		
5.12 **Music Program** is provided adequate sound treated space	5	*1*
The Music Room is 865 SF compared to 1,800-3,000 recommended in the OSDM.Music instruction Classroom is not provided with any sound treatment.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*1*
No Classroom is dedicated for art instruction.¿ Art instruction occurs in each Classroom.		
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	*1*
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	*1*
Storage for teachers and students has not been adequately provided throughout the facility.		

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*4*
The Teacher's Lounge does not reflect a professional environment.		
5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*7*
The Student Dining space is 2,662 SF compared to 3,000 SF recommended in the OSDM.The Student Dining space is attractive with adequate space for seating. Kitchen is not provided with sufficient storage.		
5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*2*
Administrative Offices are not adequately provided for Elementary School students.		
5.20 **Counselor's office** insures privacy and sufficient storage	5	*2*
The space provided for the Counselor does insure privacy, but lacks sufficient storage space.		
5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*3*
The Clinic is located near the Administrative Offices and is provided with required equipment.		
5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*2*
Reception space consists of approximately 135 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 940 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM. The work space is not separated from the reception space.		

TOTAL - 5.0 Educational Adequacy	200	*95*

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Suitability Appraisal of **6.0 Environment for Education** for Valley View Junior High with 2019 Costs, 2015 EEA & Related 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 residential and 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 not sheltered. Exits are sheltered from sun and inclement weather. On-site walkways to accessory buildings are covered.		
6.5 **Building materials** provide attractive color and texture	5	*3*
Exterior building materials consist of brick and stone, which provides an attractive color and texture. Interior building materials consist of concrete masonry units, glazed block, gypsum board partitions, brick, and masonry with plaster, which provides an attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*12*
The color palette is comprised of neutral hues with accent color of more saturated hues. School colors are not reflected in the athletic areas. The use of repeated colors and materials gives 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	*3*
The facility is not 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	*5*
The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*4*
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 in some areas.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*6*
Drinking fountains and Restroom facilities are not conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*8*
There are areas for students to gather in the Student Dining area, Auditorium, Gymnasium, and Playground. Outdoor shelther and picnic tables have been provided to encourage socialization and communication among students.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*4*
Corridors are narrow and do not allow efficient traffic flow. Corridor/building layout does not provide an efficient means of circulation throughout the building. Entry and exit points to the building have been adequately provided.		
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, Auditorium, Gymnasium, and Playground. Outdoor shelther and picnic tables have been provided to encourage socialization and communication among students.		
6.14 **Large group areas are designed** for effective management of students	10	*8*

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	*7*
Ceilings, walls, and floors have been adequately designed and provided with effective sound control measures.		
6.16 **Window design** contributes to a pleasant environment	10	*6*
The windows are fairly well designed to contribute to a pleasant environment.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*4*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*114*

LEED Observation Notes

School District:	Valley View Local SD
County:	Montgomery
School District IRN:	48744
Building:	Valley View Junior High
Building IRN:	13367

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 Junior High**

7-8

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

1. The building is reported to contain asbestos and other hazardous materials.
2. The building does not contain a fire suppression system.
3. The site does not have safety fencing.
4.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Valley View Local SD
Facility:	Valley View Junior High
Date of Initial Assessment:	Nov 6, 2015
Date of Assessment Update:	Sep 10, 2019
Cost Set:	2019

District IRN:	48744
Building IRN:	13367
Firm:	Resource International, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1923 Auditorium Fixed Seating Area	3,260	$135,256.00	$135,256.00
1923 Original Construction	30,418	$518,823.80	$508,823.80
1954 Gym/Student Dining/Classroom Addition	20,142	$77,379.20	$77,379.20
Total	53,820	$731,459.00	$721,459.00
Total with Regional Cost Factor (98.22%)	—	$718,439.03	$708,617.03
Regional Total with Soft Costs & Contingency	—	$893,955.84	$881,734.30

Environmental Hazards(Enhanced) - Valley View Local SD (48744) - Valley View Junior High (13367) - Auditorium Fixed Seating Area

Owner:	Valley View Local SD	**Bldg. IRN:**	13367
Facility:	Valley View Junior High	**BuildingAdd:**	Auditorium Fixed Seating Area
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	Assumed Asbestos-Containing Material	2	$10.00	$20.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Assumed Asbestos-Containing Material	18	$10.00	$180.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	4	$20.00	$80.00
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	70	$15.00	$1,050.00
10.	Dismantling of Boiler/Furnace/Incinerator	Assumed Asbestos-Containing Material	2	$2,000.00	$4,000.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Reported Asbestos-Containing Material	10420	$7.00	$72,940.00
15.	Gypsum Board Removal	Reported Asbestos-Containing Material	2200	$6.00	$13,200.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Assumed Asbestos-Containing Material	1	$100.00	$100.00
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	280	$2.00	$560.00
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	Assumed Asbestos-Containing Material	4000	$3.00	$12,000.00
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	2800	$1.00	$2,800.00
32.	Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	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.	Terazzo	Reported / Assumed Asbestos-Free Material	lump sum		$0.00
36.	Cove Base & Mastic	Reported / Assumed Asbestos-Free Material	lump sum		$0.00
37.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$106,930.00
38.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$106,930.00

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.	3260	3260	$0.10	$326.00

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description	Cost Estimate
1.	See Bulk Sample Record numbers 22, 27, 29, 30, & 37 for sampling results in this addition.	$0.00
2.	Costs for lead based paint mock-ups are included in the assement for 1923 Original Construction	$0.00
3.	Costs for USTS are included in the assement for 1923 Original Construction	$0.00
4.	(Sum of Lines 1-3) **Total Cost for Other Environmental Hazards - Renovation**	$0.00
5.	(Sum of Lines 1-3) **Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A37, B1, C3, D1, and E4	**Total Cost for Env. Hazards Work - Renovation**	$107,256.00
2.	A38, B1, D1, and E5	**Total Cost for Env. Hazards Work - Demolition**	$107,256.00

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

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

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×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 Junior High (13367) - Original Construction

Owner:	Valley View Local SD	**Bldg. IRN:**	13367
Facility:	Valley View Junior High	**BuildingAdd:**	Original Construction
Date On-Site:	2015-10-06	**Consultant Name:**	PSI

A. Asbestos Containing Material (ACM) — AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Reported Asbestos-Containing Material	250	$10.00	$2,500.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	43	$20.00	$860.00
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	610	$15.00	$9,150.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Assumed Asbestos-Containing Material	1	$100.00	$100.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Reported Asbestos-Containing Material	64900	$7.00	$454,300.00
15.	Gypsum Board Removal	Reported Asbestos-Containing Material	3860	$6.00	$23,160.00
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	15	$100.00	$1,500.00
18.	Cement Board Removal	Assumed Asbestos-Containing Material	1300	$5.00	$6,500.00
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	Assumed Asbestos-Containing Material	1	$100.00	$100.00
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	2400	$2.00	$4,800.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	4	$3.00	$12.00
30.	Carpet Mastic Removal	Reported Asbestos-Containing Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	2800	$1.00	$2,800.00
32.	Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	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.	Terrazzo	Reported / Assumed Asbestos-Free Material	lump sum		$0.00
36.	Cove Base & Mastic	Reported / Assumed Asbestos-Free Material	lump sum		$0.00
37.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$505,782.00
38.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$505,782.00

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	UST	See below	N/A	Heating Oil	N/A	$25,000.00
2.						$0.00
3.	(Sum of Lines 1-2)	**Total Cost For Removal Of Underground Storage Tanks**				$25,000.00

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.	30418	30418	$0.10	$3,041.80

E. Other Environmental Hazards/Remarks ☐ None Reported

	Description	Cost Estimate
1.	See Bulk Sample Records numbers 22, 23, 25, 26, 27, 28, & 29 for sampling results in this addition	$0.00
2.	XRF testing for lead based paint is recommended for compliance with EPA's RRP program	$3,000.00
3.	Storage building was not part of this assessment.	$0.00
4.	(Sum of Lines 1-3) **Total Cost for Other Environmental Hazards - Renovation**	$3,000.00
5.	(Sum of Lines 1-3) **Total Cost for Other Environmental Hazards - Demolition**	$3,000.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A37, B3, C3, D1, and E4	**Total Cost for Env. Hazards Work - Renovation**	$546,823.80
2.	A38, B3, D1, and E5	**Total Cost for Env. Hazards Work - Demolition**	$536,823.80

* 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 Junior High (13367) - Gym/Student Dining/Classroom Addition

Owner:	Valley View Local SD	**Bldg. IRN:**	13367
Facility:	Valley View Junior High	**BuildingAdd:**	Gym/Student Dining/Classroom Addition
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 Asbestos-Containing Material	80	$8.00	$640.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Reported Asbestos-Containing Material	200	$10.00	$2,000.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	45	$20.00	$900.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Reported Asbestos-Containing Material	1130	$12.00	$13,560.00
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	405	$15.00	$6,075.00
10.	Dismantling of Boiler/Furnace/Incinerator	Reported / Assumed Asbestos-Free Material	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	$7.00	$0.00
15.	Gypsum Board Removal	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	Reported Asbestos-Containing Material	120	$5.00	$600.00
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	Assumed Asbestos-Containing Material	2	$100.00	$200.00
23.	Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Reported Asbestos-Containing Material	600	$3.00	$1,800.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	1620	$2.00	$3,240.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	115	$300.00	$34,500.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Reported Asbestos-Containing Material	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	3400	$3.00	$10,200.00
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	1450	$1.00	$1,450.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	2	$100.00	$200.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$75,365.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$75,365.00

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.	20142	20142	$0.10	$2,014.20

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	See Bulk Sample Records numbers 30, 32, 33, 34, 35, & 36 for sampling results in this addition		$0.00
2.	Cost for lead-based paint mock-ups are included in assessment for 1923 Original Construction		$0.00
3.	Cost for USTs are included in assessment for 1923 Original Construction		$0.00
4.	(Sum of Lines 1-3)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
5.	(Sum of Lines 1-3)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E4	**Total Cost for Env. Hazards Work - Renovation**	$77,379.20
2.	A36, B1, D1, and E5	**Total Cost for Env. Hazards Work - Demolition**	$77,379.20

* 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.