Building Information - Valley View Local SD (48744) - Valley View Primary

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Small City
Assessment Name	Valley View Primary with 2019 Costs, 2015 EEA & Related Scope Adjustments
Assessment Date (on-site; non-EEA)	2015-11-06
Kitchen Type	No Kitchen
Cost Set:	2019
Building Name	Valley View Primary
Building IRN	13359
Building Address	110 Comstock Street
Building City	Germantown
Building Zipcode	45327
Building Phone	937-855-6571
Acreage	20.85
Current Grades:	K-3
Teaching Stations	24
Number of Floors	2
Student Capacity	275
Current Enrollment	485
Enrollment Date	2019-07-02

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

Number of Classrooms	21
Historical Register	**NO**
Building's Principal	Lindsey Schmidt
Building Type	Elementary

Next Page

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

32,784 Total Existing Square Footage
1948,1954 Building Dates
K-3 Grades
485 Current Enrollment
24 Teaching Stations
20.85 Site Acreage

Germantown Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1948, is a two story, 32,784 square foot brick school building located in a small town residential setting. The existing facility features a conventionally partitioned design, and does not 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, and masonry with plaster type wall construction in the interior. The base floor system of the 1948 Original Construction is a combination of concrete slab-on-grade and a concrete slab over a crawl space. The base floor system of the 1954 Addition consists of concrete slab-on-grade. The floor system of the intermediate floor of the 1948 Original Construction is cast-in-place concrete on masonry load bearing walls. No exposed roof structure of the 1948 Original Construction was available at time of assessment. The roof structure of the 1954 Addition is metal lath with concrete toping on steel joist. The roofing system of the overall facility is 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 are provided in the adjacent Middle School Building. 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 20.85 acre site shared with Valley View Middle School adjacent to residential properties. The property and play areas are not fenced for security. Access onto the site is unrestricted. The Playground and athletic facilities are fenced for security. 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 inadequate.

POST-ASSESSMENT NOTE: Rii 4-8-16 Scope added in Item S to replace one Fire Door per EEHA. POST-ASSESSMENT NOTE: Rii 5-10-16 At time of assessment, building was called Germantown Elementary and housed 362 K-4 students. Building now utilized as Valley View Primary, and housing 500 students in grades K-3. POST-ASSESSMENT NOTE: Rii 9-10-19 Germantown Elementary has been renamed as Valley View Primary on the webtool, per current usage by District.

Previous Page

Next Page

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
(01) Original Construction	1948	no	2	16,490	no	no
(02) Classroom Addition	1954	no	1	16,294	no	no

Previous Page

Next Page

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
(01) Original Construction (1948)		2498			2223									
(02) Classroom Addition (1954)		2566												
Total	0	5,064	0	0	2,223	0	0	0	0	0	0	0	0	0

Master Planning Considerations	Future expansion can be accommodated on the north and west sides of the building. The areas to the south and east cannot be expanded due to the proximity to the street and adjacent school building. The site does feature an open field which could accommodate a new school.

Previous Page

Next Page

Existing CT Programs for Assessment

Next Page

Previous Page

Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Valley View Primary (13359)

District:	Valley View Local SD	**County:**	Montgomery **Area:** West Central Ohio (2)
Name:	Valley View Primary	**Contact:**	Lindsey Schmidt
Address:	110 Comstock Street	**Phone:**	937-855-6571
	Germantown,OH 45327	**Date Prepared:**	2015-11-06 **By:** Bernie Merritt
Bldg. IRN:	13359	**Date Revised:**	2019-09-10 **By:** Paul Brown

Current Grades	K-3	Acreage:	20.85
Proposed Grades	N/A	Teaching Stations:	24
Current Enrollment	485	Classrooms:	21
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) Original Construction	1948	no	2	16,490
(02) Classroom Addition	1954	no	1	16,294
Total				**32,784**

*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	61	61%	Borderline
2.0 Structural and Mechanical Features	200	75	38%	Poor
3.0 Plant Maintainability	100	50	50%	Borderline
4.0 Building Safety and Security	200	93	47%	Poor
5.0 Educational Adequacy	200	69	35%	Poor
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	440	44%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2019		Rating	Dollar Assessment	C
A.	Heating System	3	$1,147,440.00	-
B.	Roofing	3	$311,450.00	-
C.	Ventilation / Air Conditioning	2	$26,392.00	-
D.	Electrical Systems	3	$532,084.32	-
E.	Plumbing and Fixtures	3	$277,588.00	-
F.	Windows	3	$457,162.70	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$105,637.60	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$753,134.40	-
K.	Interior Lighting	3	$213,096.00	-
L.	Security Systems	3	$126,218.40	-
M.	Emergency/Egress Lighting	3	$32,784.00	-
N.	Fire Alarm	3	$73,764.00	-
O.	Handicapped Access	3	$306,661.80	-
P.	Site Condition	2	$563,365.80	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$48,600.00	-
T.	Hazardous Material	3	$306,318.40	-
U.	Life Safety	3	$124,908.80	-
V.	Loose Furnishings	3	$213,096.00	-
W.	Technology	3	$458,976.00	-
X.	Construction Contingency / Non-Construction Cost	-	$1,485,039.33	-
Total			$7,563,717.55	

C=Under Contract	
Renovation Cost Factor	98.22%
Cost to Renovate (Cost Factor applied)	$7,429,083.37

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

Previous Page

(01) Original Construction (1948) Summary

District:	Valley View Local SD	**County:**	Montgomery **Area:** West Central Ohio (2)
Name:	Valley View Primary	**Contact:**	Lindsey Schmidt
Address:	110 Comstock Street	**Phone:**	937-855-6571
	Germantown,OH 45327	**Date Prepared:**	2015-11-06 **By:** Bernie Merritt
Bldg. IRN:	13359	**Date Revised:**	2019-09-10 **By:** Paul Brown

Current Grades	K-3	Acreage:	20.85
Proposed Grades	N/A	Teaching Stations:	24
Current Enrollment	485	Classrooms:	21
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) Original Construction	**1948**	**no**	**2**	**16,490**
(02) Classroom Addition	1954	no	1	16,294
Total				**32,784**

*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	61	61%	Borderline
2.0 Structural and Mechanical Features	200	75	38%	Poor
3.0 Plant Maintainability	100	50	50%	Borderline
4.0 Building Safety and Security	200	93	47%	Poor
5.0 Educational Adequacy	200	69	35%	Poor
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	440	44%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2019		Rating	Dollar Assessment	C
A.	Heating System	3	$577,150.00	-
B.	Roofing	3	$132,010.00	-
C.	Ventilation / Air Conditioning	2	$18,245.00	-
D.	Electrical Systems	3	$267,632.70	-
E.	Plumbing and Fixtures	3	$157,930.00	-
F.	Windows	3	$224,260.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$59,603.60	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$282,507.00	-
K.	Interior Lighting	3	$107,185.00	-
L.	Security Systems	3	$63,486.50	-
M.	Emergency/Egress Lighting	3	$16,490.00	-
N.	Fire Alarm	3	$37,102.50	-
O.	Handicapped Access	3	$232,333.00	-
P.	Site Condition	2	$319,402.40	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$23,600.00	-
T.	Hazardous Material	3	$114,899.00	-
U.	Life Safety	3	$72,768.00	-
V.	Loose Furnishings	3	$107,185.00	-
W.	Technology	3	$230,860.00	-
X.	Construction Contingency / Non-Construction Cost	-	$743,817.06	-
Total			$3,788,466.76	

C=Under Contract	
Renovation Cost Factor	98.22%
Cost to Renovate (Cost Factor applied)	$3,721,032.05

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

(02) Classroom Addition (1954) Summary

District:	Valley View Local SD	**County:**	Montgomery **Area:** West Central Ohio (2)
Name:	Valley View Primary	**Contact:**	Lindsey Schmidt
Address:	110 Comstock Street	**Phone:**	937-855-6571
	Germantown,OH 45327	**Date Prepared:**	2015-11-06 **By:** Bernie Merritt
Bldg. IRN:	13359	**Date Revised:**	2019-09-10 **By:** Paul Brown

Current Grades	K-3	Acreage:	20.85
Proposed Grades	N/A	Teaching Stations:	24
Current Enrollment	485	Classrooms:	21
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) Original Construction	1948	no	2	16,490
(02) Classroom Addition	**1954**	**no**	**1**	**16,294**
Total				**32,784**

*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	$570,290.00	-
B.	Roofing	3	$179,440.00	-
C.	Ventilation / Air Conditioning	2	$8,147.00	-
D.	Electrical Systems	3	$264,451.62	-
E.	Plumbing and Fixtures	3	$119,658.00	-
F.	Windows	3	$232,902.70	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$46,034.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$470,627.40	-
K.	Interior Lighting	3	$105,911.00	-
L.	Security Systems	3	$62,731.90	-
M.	Emergency/Egress Lighting	3	$16,294.00	-
N.	Fire Alarm	3	$36,661.50	-
O.	Handicapped Access	3	$74,328.80	-
P.	Site Condition	2	$243,963.40	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$25,000.00	-
T.	Hazardous Material	3	$191,419.40	-
U.	Life Safety	3	$52,140.80	-
V.	Loose Furnishings	3	$105,911.00	-
W.	Technology	3	$228,116.00	-
X.	Construction Contingency / Non-Construction Cost	-	$741,222.27	-
Total			$3,775,250.79	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	61	61%	Borderline
2.0 Structural and Mechanical Features	200	75	38%	Poor
3.0 Plant Maintainability	100	50	50%	Borderline
4.0 Building Safety and Security	200	93	47%	Poor
5.0 Educational Adequacy	200	69	35%	Poor
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	440	44%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	98.22%
Cost to Renovate (Cost Factor applied)	$3,708,051.33

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 1948 Original Construction is a natural gas fired steam boiler type system, installed in 1948, and is in fair / poor condition. The system in the 1954 Addition is an extension of that found in the 1948 Original Construction. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The two (2) stream boilers, manufactured by Weil-McLain, were installed in 1991 and are in fair condition. Steam is distributed to terminal units consisting of unit ventilators in the 1954 Addition and cabinet heaters, unit heaters, air handlers, and radiators in the 1948 Original Construction. The terminal equipment is original to each addition 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 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 facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system in the 1948 Original Construction is partially 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, but floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, 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 existing ductwork in the 1948 Original Construction to facilitate efficient exchange of conditioned air with pricing included in HVAC system replacement.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
HVAC System Replacement:	$27.00	sq.ft. (of entire building addition)		Required	Required	$885,168.00	(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	$262,272.00	(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:			$1,147,440.00	$577,150.00	$570,290.00		



Natural Gas Fired Steam Boilers



Steam Unit Heater

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is an 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 roof was gained by roof hatch and ladder that are in fair 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 system of roof drains, 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. No problems requiring attention were encountered with any roof penetrations. There are covered walkways attached to this structure connecting Germantown Elementary with Valley View Middle School. Covered walkway structure type is metal standing seam roof on steel frame which is 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 overall facility.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Membrane (all types / fully adhered):	$10.00	sq.ft. (Qty)		11,001 Required	16,294 Required	$272,950.00	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	$3,000.00	each		4 Required	3 Required	$21,000.00	
Other: Overflow Roof Drain Assembly	$2,500.00	per unit		4 Required	3 Required	$17,500.00	New overflow roof drain.
Sum:			$311,450.00	$132,010.00	$179,440.00		



Typical Standing Water Condition



Typical Roof Hatch Condition

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 Staff Lounge and School Administrative Office locations. The ventilation system in the overall facility consists of air handlers in the 1948 Original Construction and unit ventilators in the 1954 Addition, original to each addition and in fair / poor condition, providing fresh air to Classrooms and other miscellaneous spaces such as the Media Center. Relief air venting is provided by transfer grilles to Corridors, unit ventilators in the 1954 Addition and central relief fans. 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, Storage Rooms, and Custodial Closets are inadequately placed, and in fair condition. The Art program is equipped with a kiln, and the existing kiln ventilation system is inadequate.

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. Replace the existing Art Program kiln ventilation system due to age and condition.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required		$5,000.00	
Other: General Building Exhaust System	$0.50	sq.ft. (of entire building addition)		Required	Required	$16,392.00	Replace the general building exhaust system.
Other: Kiln Exhaust System	$5,000.00	allowance		Required		$5,000.00	Replace the existing Art Program kiln ventilation system due to age and condition.
Sum:			$26,392.00	$18,245.00	$8,147.00		



1954 Addition Unit Ventilator



Art Program Kiln and Exhaust System

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the overall facility is a 230 volts, 400 amp, 1 phase and 3 wire system installed in 1948, and is in poor condition. The system in the overall facility is an extension of that found in the adjacent Middle School. Power is provided to the school by multiple utility owned, pole-mounted transformers located at the adjacent Middle School, and in good / fair condition. The panel system, installed in 1948, 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 four (4) 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 five (5) 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 not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. The facility is not equipped with a Stage. 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.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	$532,084.32	(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:			$532,084.32	$267,632.70	$264,451.62		



Main Electrical Distribution Panel



Pole Mounted Transformers

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is provided for the steam boilers and is in poor condition. The domestic water supply piping in the overall facility is 85% galvanized and 15% 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 condition. The facility is equipped with a State 'Sensible' type 40 gallon natural gas water heater, installed in 1991, and in fair condition. The school contains (2) Large Group Restrooms for boys, (2) Large Group Restrooms for girls, and (2) Restrooms for staff. Boys' Large Group Restrooms contain (9) non-ADA floor mounted flush valve toilets, (12) non-ADA wall mounted flush valve urinals, as well as (7) non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain (15) non-ADA floor mounted flush valve toilets, as well as (7) non-ADA wall mounted lavatories. Staff Restrooms contain (2) non-ADA floor mounted flush valve toilets, as well as (2) non-ADA wall mounted lavatories. Condition of fixtures is good. The facility is equipped with (4) ADA and (2) non-ADA electric water coolers, in fair condition. Special Education Classroom is not equipped with the required Restroom facilities. Health Clinic is not equipped with the required Restroom facilities. Kindergarten Classrooms are not equipped with the required Restroom facilities. The facility is not equipped with a Kitchen. The Middle School in the adjacent building serves as the Kitchen and Cafeteria. The school meets the OBC requirements for fixtures except for drinking fountains. 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. 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 reduced pressure back flow preventer. Replace water treatment system due to age and condition. Replace the domestic hot water heater due to age and condition. To facilitate the school's compliance with OBC and OSFC requirements provide (3) new electric water coolers. See Item O for replacement of fixtures related to ADA requirements. Provide five (5) additional exterior wall hydrants.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit		1 Required		$5,000.00	
Water Treatment System:	$15,000.00	unit		1 Required		$15,000.00	(Domestic Water System, softening only, per system)
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	$114,744.00	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	$114,744.00	(remove / replace)
Domestic Water Heater:	$5,100.00	per unit		1 Required		$5,100.00	(remove / replace)
Electric water cooler:	$3,000.00	unit		3 Required		$9,000.00	(double ADA)
Other: Exterior Wall Hydrants	$2,800.00	per unit		3 Required	2 Required	$14,000.00	Provide five (5) additional exterior wall hydrants.
Sum:			$277,588.00	$157,930.00	$119,658.00		



Typical Fixture Condition



Natural Gas Fired 40 Gallon Domestic Water Heater

Back to Assessment Summary

F. Windows

Description: The 1948 Original Construction is equipped with non-thermally broken steel frame windows with single glazed non-insulated glazing type window system, which was installed in 1948, 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 to poor condition. The window system is not equipped with insect screens on operable windows. The 1954 Addition is equipped with non-thermally broken aluminum frame windows with single glazed non-insulated glazing type window system, which was installed in 1954, 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 to poor condition. The window system is not equipped with insect screens on operable windows. This facility is not equipped with any curtain wall systems. There are glass block windows in the overall facility, in poor condition. The exterior doors in the 1954 Addition are equipped with non-thermally broken hollow metal frame sidelights and transoms with single glazed non-insulated glazing, in poor 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 in the overall facility to meet with Ohio School Design Manual requirements. Replace the existing glass block in the overall facility 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 1954 Addition to meet with Ohio School Design Manual requirements. Provide security screens for all lower level windows.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Insulated Glass/Panels:	$70.00	sq.ft. (Qty)		3,113 Required	3,111 Required	$435,680.00	(includes blinds)
Other: Security Screens	$25.00	sq.ft. (Qty)		254 Required	64 Required	$7,950.00	Provide security screens for all lower level windows.
Other: Transoms and Sidelights	$57.10	sq.ft. (Qty)			237 Required	$13,532.70	Replace window transoms and sidelights in exterior doors of the 1954 Addition to meet with Ohio School Design Manual requirements.
Sum:			$457,162.70	$224,260.00	$232,902.70		



Typical Aluminum Frame Windows with Glass Block



Typical Steel Frame Windows with Glass Block

Back to Assessment Summary

G. Structure: Foundation

Description: The overall facility is equipped with cast-in-place concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are 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	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		



Typical Cast-in-Place Concrete Foundation Wall



Typical Cast-in-Place Concrete Foundation Wall

Back to Assessment Summary

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed minimal locations of deterioration, and is in good to fair condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints. 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 on the north facade of the overall facility. Architectural exterior accent material consists of stone, which is in good to fair condition. Interior walls are concrete masonry units, glazed block, and masonry with plaster and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. The window sills are stone, and are in fair condition. The exterior lintels are steel, and are rusting in fair to poor condition. Window wells on the north facade have chainlink security fencing, in poor condition. Chimneys are in fair condition requiring cleaning, sealing, and tuckpointing. Canopies over entrances are concrete type construction, and are in fair to poor condition. Exterior soffits are plaster type, and are in fair to poor condition. Walkways to adjacent buildings consist of a steel frame with corrugated aluminum siding, and are in fair to poor condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Pricing to include chimney and stone sills. Provide masonry cleaning and sealing as required through the overall facility. Pricing to include chimney and stone sills. Scrape and paint steel lintels as required through the overall facility. Repair exterior plaster soffits as required through the overall facility. Patch and repair concrete canopies as required in the 1948 Original Construction. Replace corrugated aluminum at covered walkways. Replace security fencing at windows wells with security screens at the first floor windows as required through the overall facility. Funding provided in Item F.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Tuckpointing:	$7.50	sq.ft. (Qty)		2,550 Required	2,708 Required	$39,435.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		7,970 Required	9,026 Required	$25,494.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		7,970 Required	9,026 Required	$16,996.00	(wall surface)
Other: Concrete Repair	$14.50	sq.ft. (Qty)		364 Required		$5,278.00	Patch and repair concrete canopies as required in the 1948 Original Construction.
Other: Repair Soffits	$14.60	sq.ft. (Qty)		36 Required	165 Required	$2,934.60	Repair exterior plaster soffits as required through the overall facility.
Other: Replace Corrugated Aluminum	$23.00	sq.ft. (Qty)		550 Required		$12,650.00	Replace corrugated aluminum at covered walkways.
Other: Scrape and Paint Lintels	$5.00	ln.ft.		420 Required	150 Required	$2,850.00	Scrape and paint steel lintels as required through the overall facility.
Sum:			$105,637.60	$59,603.60	$46,034.00		



Plaster Soffit



Brick Veneer Condition

Back to Assessment Summary

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the 1948 Original Construction is a combination of concrete slab-on-grade and a concrete slab over a crawl space type construction, and is in good condition. The floor construction of the base floor of the 1954 Addition is concrete slab-on-grade type construction, and is in good condition. The floor construction of the intermediate floors of the 1948 Original Construction is cast-in-place concrete on masonry load bearing walls and is in good condition. There are no intermediate floors in the 1954 Addition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. Although no exposed roof structure of the 1948 Original Construction was available at time of assessment, overall roof condition displayed no signs of significant structural deterioration type construction, and is in good condition. The roof construction of the 1954 Addition is metal lath with concrete topping on steel joist type construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		



Typical Metal Lath Roof Deck



Typical Cast-in-Place Concrete Intermediate Floor

Back to Assessment Summary

J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with a combination of VCT, VAT, and carpet flooring, acoustical ceiling panel ceilings in the 1948 Original Construction and acoustical plaster ceilings in the 1954 Addition, as well as a combination of painted CMU and glazed block type wall finishes, and they are in good condition. The 1948 Original Construction has Corridors with a combination of sealed concrete and VAT type flooring, acoustical ceiling panel type ceilings, as well as a combination of painted plaster and painted CMU type wall finishes, and they are in good condition. The 1954 Addition has Corridors with VCT type flooring, acoustical plaster ceilings, as well as painted CMU type wall finishes, and they are in good condition. The overall facility has Restrooms with terrazzo type flooring, acoustical ceiling panel type ceilings, as well as a combination of glazed block and painted CMU type wall finishes, and they are in good condition. Toilet partitions are marble / stone and wood, and are in fair condition. No casework is provided in the Classrooms. Classrooms are provided adequate chalkboards, markerboards, and tackboards, in addition to a shared smartboard, all of which are in good condition. The lockers / Classroom storage cubbies, located in the Classrooms, are inadequately provided, and in poor condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is inadequate.The overall facility is equipped with a combination of wood louvered and non-louvered interior doors that are mostly flush mounted without proper ADA hardware and clearances, and in poor condition. Gymnasium space is not provided in this facility. Physical Education program is provided in Valley View Middle School. The Media Center, located in the 1948 Original Construction, has carpet type flooring, acoustic ceiling tile type ceilings, as well as painted plaster type wall finishes, and they are in fair condition. Student Dining space is not provided in this facility. Student Dinning services are provided in Valley View Middle School. No Kitchen is provided in this facility. Food service needs are provided in Valley View Middle School.

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, U. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Heat removal hood for the Art program kiln is addressed under Item C. Provide for masonry infill of old ventilation grilles. Funding for the replacement of ceiling and floor materials due to work in Item T is included in the complete replacement of finishes.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$17.10	sq.ft. (of entire building addition)		Required	Required	$560,606.40	(elementary, per building area, with removal of existing)
Acoustical Plaster Replacement	$12.00	sq.ft. (Qty)			16,000 Required	$192,000.00	(Hazardous Material Replacement Cost - See T.)
Other: CMU Infill	$8.80	sq.ft. (Qty)		60 Required		$528.00	CMU infill at old air transfer grilles.
Sum:			$753,134.40	$282,507.00	$470,627.40		



Typical Corridor Condition



Typical Door Condition

Back to Assessment Summary

K. Interior Lighting

Description: The typical Classrooms in the 1948 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 33 FC, which is less than the 50 FC recommended by the OSDM. The typical Classrooms in the 1954 Addition are equipped with T-8 1x4 surface mount fluorescent fixtures with single level switching. Classroom fixtures are in fair / poor condition, providing an average illumination of 46 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the 1948 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 15 FC, which is less than the 20 FC recommended by the OSDM. The typical Corridors in the 1954 Addition are equipped with T-8 1x4 surface mount fluorescent fixtures with single level switching. Corridor fixtures are in fair / poor condition, providing an average illumination of 21 FC, thus complying with the 20 FC recommended by the OSDM. The facility is not equipped with Gymnasium spaces. The Media Center is equipped with T-8 1x4 surface mount fluorescent fixture type lighting in fair / poor condition, providing an average illumination of 44 FC, which is less than the 50 FC recommended by the OSDM. The facility is not equipped with Student Dining spaces. The facility is not equipped with Kitchen spaces. The Service Areas in the overall facility are equipped with incandescent and T-8 suspended fluorescent fixture type lighting in poor condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 1x4 surface mount 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	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Complete Building Lighting Replacement	$6.50	sq.ft. (of entire building addition)		Required	Required	$213,096.00	Includes demo of existing fixtures
Sum:			$213,096.00	$107,185.00	$105,911.00		



1948 Original Construction Classroom Fluorescent Light Fixtures



1954 Addition Corridor Fluorescent Light Fixtures

Back to Assessment Summary

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 not adequately 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. There are no existing playground fencing issues. The exterior site lighting system is equipped with surface mounted HID high pressure sodium entry lights in poor condition. Pedestrian walkways are illuminated with pole-mounted HID high pressure sodium / mercury vapor fixtures in good / fair condition. Parking areas are illuminated by pole mounted HID high pressure sodium / mercury vapor fixtures in good / fair condition. Bus pick-up / drop off areas are illuminated by surface mounted HID high pressure sodium fixtures in poor condition. The exterior site lighting system provides inadequate coverage.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Security System:	$2.85	sq.ft. (of entire building addition)		Required	Required	$93,434.40	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$32,784.00	(complete, area of building)
Sum:			$126,218.40	$63,486.50	$62,731.90		



Exterior Entry Light Fixture



CCTV Cameras

Back to Assessment Summary

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 and emergency floodlighting. The system is in fair / poor condition, and is not provided with appropriate battery backup or emergency generator on separate circuits. 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.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$32,784.00	(complete, area of building)
Sum:			$32,784.00	$16,490.00	$16,294.00		



Non-Compliant Non-Illuminated Exit Sign



Emergency Egress Light Fixture

Back to Assessment Summary

N. Fire Alarm

Description: The overall facility is equipped with an Edwards non-addressable type fire alarm system, installed in 1948, and in poor condition, consisting of manual pull stations and bells. The system is not automatic and is not monitored by a third party. The system is not equipped with any audible horns, strobe indicating devices, 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.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Fire Alarm System:	$2.25	sq.ft. (of entire building addition)		Required	Required	$73,764.00	(complete new system, including removal of existing)
Sum:			$73,764.00	$37,102.50	$36,661.50		



Fire Alarm Control Panel



Fire Alarm Bell and Manual Pull Station

Back to Assessment Summary

O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. Access from the parking / drop-off area to the building entries is not compromised by steps. Adequate handicap parking is not 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 not compliant. On the interior of the building, space allowances and reach ranges are not compliant. There is an accessible route through the building which includes 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. No Stage is provided. Interior doors are not recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. (13) ADA-compliant toilets are required, and (0) are currently provided. (13) ADA-compliant lavatories are required, and (0) are currently provided. (2) ADA-compliant urinals are required, and (0) are currently provided. (5) ADA-compliant electric water coolers are required, and (4) 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. No Restrooms are provided for Health Clinic and Special Education Classrooms. ADA signage is not provided on the interior or the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide new ADA-compliant signage, (1) power assist door opener, (1) elevator (2 stops), (3) electric water coolers, (13) toilets, (13) sinks, (2) urinals, (4) toilet partitions, and 13 mirrors, as well as replace 37 doors and frames and (2) electric water coolers, and rework (7) narrow door openings to facilitate the school's meeting of ADA requirements. Parking issues are corrected in Item P. Exterior door hardware issues are corrected in Item S. Toilet accessories are addressed under Item J. Stair railing issues are addressed under Item U.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	$6,556.80	(per building area)
Elevators:	$42,000.00	each		2 Required		$84,000.00	(per stop, $84,000 minimum)
Electric Water Coolers:	$1,800.00	unit		2 Required	1 Required	$5,400.00	(replacement double ADA)
Electric Water Coolers:	$3,000.00	unit		1 Required	1 Required	$6,000.00	(new double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit		23 Required	5 Required	$106,400.00	(new ADA)
Toilet Partitions:	$1,000.00	stall		2 Required	2 Required	$4,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit		1 Required		$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	$1,300.00	leaf		18 Required	19 Required	$48,100.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	$5,000.00	leaf		3 Required	4 Required	$35,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Remount Restroom Mirrors to Handicapped Height:	$285.00	per restroom		11 Required	2 Required	$3,705.00	
Sum:			$306,661.80	$232,333.00	$74,328.80		



Typical Door Hardware



Typical Electric Water Cooler to be Replaced

Back to Assessment Summary

P. Site Condition

Description: The 20.85 acre relatively flat site is located in a small town residential setting with moderate tree, shrub, and floral type landscaping. The site is shared with Valley View Middle School. There is one area with apparent problems with erosion or ponding, located on the north side of the 1948 Original Construction in a gravel area near the Athletic field. Outbuildings, which are part of the athletic facilities and bus garage, include a Restroom building, two Concession buildings, a barn used for ticket sales, and a Bus Garage with Offices. The site is bordered by lightly traveled city streets. There are two entrances onto the site, although one is gated to discourage traffic during bus loading and unloading. Bus and vehicular traffic are not separated and are located behind the Middle School, with no bus loop or curbside loading and unloading zone provided. Staff and visitor parking is facilitated by on-street parallel parking spaces in fair condition, containing 25 parking places, which does not provide adequate parking for staff members, visitors, and the disabled. Additional parking is provided at the adjacent Middle School. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, appear to provide adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs, in fair to poor condition, are appropriately placed. Trash pick-up and service drive pavement is not heavy duty, and is not equipped with a concrete pad area for dumpsters. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good to fair condition. Exterior steps are in fair to poor condition, and are not provided with handrails that meet ADA guidelines. Stairwells and window wells are in fair condition, and contain chainlink security fencing in poor condition. The Playground and athletic fields are enclosed by a chainlink fence and separated from vehicular traffic. The playground equipment is in fair to poor condition, placed to provide compliant fall zones, and on a compliant soft surface of sufficient depth, with a basketball court being provided on an asphalt surface. The athletic facilities are comprised of a football field, track facility, and a multi-purpose field, and are in good condition. Site features are unsuitable for outdoor instruction due to lack of appropriate outdoor spaces. Future expansion can be accommodated on the north and west sides of the building. The areas to the south and east cannot be expanded due to the proximity to the street and adjacent school building. The site does feature an open field which could accommodate a new school.

Rating: 2 Needs Repair

Recommendations: Provide heavy duty concrete pavement for a new dumpster pad. Provide replacement of concrete curbs as required due to condition and provide additional curbs to delineate vehicular circulation patterns. Replace existing standard duty asphalt pavement on the north side of the building, including the Basketball Court. Provide new standard duty asphalt pavement at the current gravel surface with erosion and ponding problems, pavement to be continuous with other asphalt surfaces to be replaced. Provide 31 additional parking spaces for staff, visitor, and the disabled and provide associated access. Provide replacement of concrete steps as required in the 1948 Original Construction. Provide handrails and guardrails at exterior steps, stairwells, and window wells to meet ADA requirements. Provide a dedicated and separated bus loading and unloading zone as required for the Elementary School. Replace wood chips in Playground areas due to condition. Replace two (2) of the five (5) basketball goals due to age and condition. Pricing for security screens at the first floor windows to replace chainlink security fencing is provided in Item F. Provide for removal of existing Playground equipment and replace as required due to age and condition. Provide site contingency allowances for unforeseen conditions. POST-ASSESSMENT NOTE: Rii 1-21-19 Revised Paving and Soft Surface Playground Material scope per Assessment Challenge by FHAI.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Playground Equipment:	$1.50	sq.ft. (Qty)		16,490 Required	16,294 Required	$49,176.00	(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		3,419 Required	3,379 Required	$208,018.80	(including drainage / tear out for heavy duty asphalt)
Additional Parking Spaces Required for Elementary	$165.00	per student		182 Required	180 Required	$59,730.00	($1,500 per parking space; 0.11 space per elementary student. Parking space includes parking lot drive space.)
Bus Drop-Off for Elementary	$110.00	per student		201 Required	199 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)
Concrete Curb:	$20.00	ln.ft.		165 Required	225 Required	$7,800.00	(new)
Exterior Hand / Guard Rails:	$43.00	ln.ft.		75 Required	12 Required	$3,741.00	
Provide Soft Surface Playground Material:	$30.00	sq. yard		835 Required	835 Required	$50,100.00	
Replace Concrete Steps:	$32.00	sq.ft. (Qty)		364 Required	102 Required	$14,912.00	
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	$49,176.00	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	Provide heavy duty concrete pavement for a new dumpster pad.
Other: Replace Basketball Goals	$1,500.00	per unit		1 Required	1 Required	$3,000.00	Replace two (2) of the five (5) Basketball Goals due to age and condition.
Other: Replace Concrete Steps	$32.00	sq.ft. (Qty)		364 Required	102 Required	$14,912.00	Provide replacement of concrete curbs as required due to condition and provide additional curbs to delineate vehicular circulation patterns.
Sum:			$563,365.80	$319,402.40	$243,963.40		



Playground Equipment



Non-Compliant Handrail

Back to Assessment Summary

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	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		



Sanitary Waste Piping



Sanitary Waste Piping

Back to Assessment Summary

R. Water Supply

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

Rating: 1 Satisfactory

Recommendations: Provide a new 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	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		



Incoming Domestic Water Service



Incoming Domestic Water Meter

Back to Assessment Summary

S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in poor condition. Typical exterior doors feature single glazed non-insulated, unprotected glass vision panels. Entrance doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in poor condition. Entrance doors feature single glazed non-insulated unprotected glass vision panels. 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 one Fire Door per EEHA.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,500.00	per leaf		9 Required	10 Required	$47,500.00	(includes removal of existing)
Fire Door Replacement	$1,100.00	each		1 Required		$1,100.00	(Hazardous Material Replacement Cost - See T.)
Sum:			$48,600.00	$23,600.00	$25,000.00		



Main Entrance Doors



Typical Exterior Doors

Back to Assessment Summary

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, spray-on acoustical ceiling plaster, Fire doors, and Pipe insulation and fittings containing hazardous materials are located in the overall facility in fair to poor condition. These materials were (described in the report and some were open to observation and found to be in friable and non-friable condition with moderate to light damage. There is an underground fuel oil storage tank on the site which is not in current use. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazards Assessment. Remove underground storage tank, 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. Funding provided for the replacement of ceiling plaster/tile and flooring material removed due to hazardous materials are included in Item J.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		5,000 Required	0 Required	$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		5,000 Required	0 Required	$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		16,490 Required	16,294 Required	$3,278.40	
Pipe Insulation Removal	$10.00	ln.ft.		1,060 Required	80 Required	$11,400.00	
Pipe Fitting Insulation Removal	$20.00	each		50 Required	5 Required	$1,100.00	
Pipe Insulation Removal (Crawlspace/Tunnel)	$12.00	ln.ft.		330 Required	800 Required	$13,560.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	$15.00	ln.ft.		330 Required	330 Required	$9,900.00	
Acoustical Plaster Removal	$7.00	sq.ft. (Qty)		0 Required	16,000 Required	$112,000.00	See J
Cement Board Removal	$5.00	sq.ft. (Qty)		50 Required	0 Required	$250.00	
Fire Door Removal	$100.00	each		1 Required	0 Required	$100.00	See S
Decontamination of Crawlspace/Chase/Tunnel	$3.00	sq.ft. (Qty)		600 Required	1,200 Required	$5,400.00	
Non-ACM Ceiling/Wall Removal (for access)	$2.00	sq.ft. (Qty)		1,320 Required	1,320 Required	$5,280.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	$300.00	each		35 Required	35 Required	$21,000.00	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		8,500 Required	15,200 Required	$71,100.00	See J
Carpet Removal (over RFC)	$1.00	sq.ft. (Qty)		2,100 Required	0 Required	$2,100.00	See J
Acoustical Tile Mastic Removal	$3.00	sq.ft. (Qty)		2,250 Required	0 Required	$6,750.00	
Other: EHA ACM Other	$1.00	per unit		5,100 Required		$5,100.00	Cove Base with Mastic
Other: EHA Other Hazard	$1.00	per unit		3,000 Required		$3,000.00	XRF testing for lead based paint is recommened for compliance with EPA's RRP Program
Other: EHA UST	$1.00	per unit		25,000 Required		$25,000.00	UST
Sum:			$306,318.40	$114,899.00	$191,419.40		



Pipe Insulation and Fittings



VAT in Classroom

Back to Assessment Summary

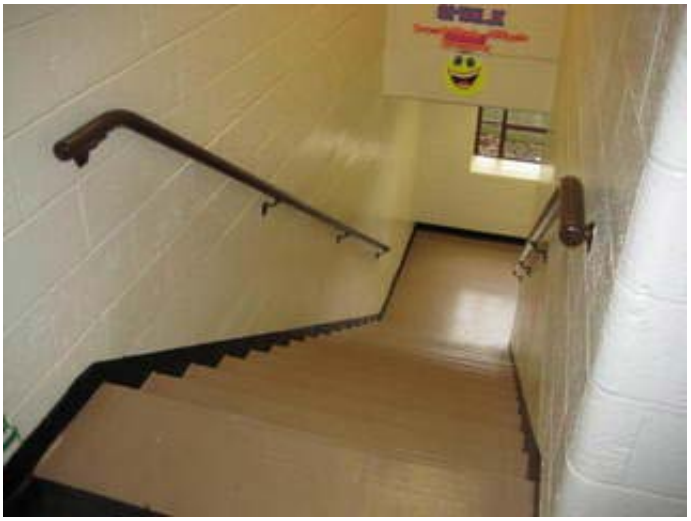
U. Life Safety

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 one (1) interior stair tower, which is not protected by a two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Guardrails are not constructed with vertical bars and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The facility is not equipped with Kitchen spaces. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the 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.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide an 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 fire-rated enclosure around existing stair tower.

Item	Cost	Unit	Whole Building	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		16,490 Required	16,294 Required	$104,908.80	(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)
Handrails:	$5,000.00	level		2 Required		$10,000.00	
Sum:			$124,908.80	$72,768.00	$52,140.80		



Non-Compliant Stairway and Railings



Fire Extinguisher Cabinet

Back to Assessment Summary

V. Loose Furnishings

Description: The typical Classroom furniture in the overall facility is mismatched, and in generally poor condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 3 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	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
CEFPI Rating 0 to 3	$6.50	sq.ft. (of entire building addition)		Required	Required	$213,096.00	
Sum:			$213,096.00	$107,185.00	$105,911.00		



Typical Furniture Condition



Typical Classroom Furniture

Back to Assessment Summary

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 equipped with a centralized clock system. Specialized electrical / sound system requirements are not provided. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a media distribution center, and does not provide Computer Labs for use by students. The facility is not equipped with 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	(01) Original Construction (1948) 16,490 ft²	(02) Classroom Addition (1954) 16,294 ft²	Sum	Comments
ES portion of building with total SF < 50,000	$14.00	sq.ft. (Qty)		16,490 Required	16,294 Required	$458,976.00	
Sum:			$458,976.00	$230,860.00	$228,116.00		



Centralized Clock System



Data Rack

Back to Assessment Summary

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$6,078,678.22
7.00%	Construction Contingency	$425,507.48
Subtotal		$6,504,185.70
16.29%	Non-Construction Costs	$1,059,531.85
Total Project		**$7,563,717.55**

Construction Contingency	$425,507.48
Non-Construction Costs	$1,059,531.85
Total for X.	**$1,485,039.33**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$1,951.26
Soil Borings / Phase I Envir. Report	0.10%	$6,504.19
Agency Approval Fees (Bldg. Code)	0.25%	$16,260.46
Construction Testing	0.40%	$26,016.74
Printing - Bid Documents	0.15%	$9,756.28
Advertising for Bids	0.02%	$1,300.84
Builder’s Risk Insurance	0.12%	$7,805.02
Design Professional’s Compensation	7.50%	$487,813.93
CM Compensation	6.00%	$390,251.14
Commissioning	0.60%	$39,025.11
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$72,846.88
Total Non-Construction Costs	**16.29%**	**$1,059,531.85**

Back to Assessment Summary

Name of Appraiser	Paul Brown	**Date of Appraisal**	2015-11-06
Building Name	Valley View Primary		
Street Address	110 Comstock Street		
City/Town, State, Zip Code	Germantown, OH 45327		
Telephone Number(s)	937-855-6571		
School District	Valley View Local SD		

Setting: Small City

Site-Acreage	20.85	Building Square Footage	32,784
Grades Housed	K-3	Student Capacity	275
Number of Teaching Stations	24	Number of Floors	2
Student Enrollment	485		
Dates of Construction	1948,1954		

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	

Back to Assessment Summary

Bottom of page

Suitability Appraisal of **1.0 The School Site** for Valley View Primary 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 20.85 acres compared to 24 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*16*
The School is centrally located within the School District, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*8*
The site is adjacent to residential 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	*7*
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	*6*
Playground areas consist of metal and plastic type play equipment, which is in fair to poor condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is not ADA accessible, and does not include an accessible route to equipment. Fencing is provided to contain students within the play area, which is in good condition, and provides proper separation of play areas 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 provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*3*
Soils appear to be stable, but signs of ponding water and erosion were observed in the gravel area.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*1*
The site has not been developed to accommodate outdoor learning.		
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	*2*
Parking for faculty and staff is not adequately provided on the site.		
TOTAL - 1.0 The School Site	100	*61*

Bottom of page

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Valley View Primary 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	*6*
Exterior and interior walls are in good to fair condition, have sufficient control and expansion joints which are starting to show signs of deterioration.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
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	*4*
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	*3*
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 meet requirements except for drinking fountains.		
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 and PVC, are original to each addition, exhibit some signs of leaking and are in fair 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	*75*

Bottom of page

Suitability Appraisal of **3.0 Plant Maintainability** for Valley View Primary 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	*10*
Exterior materials for exterior walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*9*
Flooring throughout the facility consists of VCT, VAT, terrazzo, sealed concrete, and carpet, which is well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*6*
Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily cleaned and resistant to stain. Plaster walls are not easily cleaned and resistant to stain. Drywall type wall finishes 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 miscellaneous wood and metal shelving units in poor 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	*7*
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	*50*

Bottom of page

Suitability Appraisal of **4.0 Building Safety and Security** for Valley View Primary 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	*6*
Student loading is not separated from other vehicular traffic.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
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 is located on an approved soft surface material, but material needs to be replaced due to condition.		

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	*2*
The building has only one (1) stairway, which is not enclosed, and is 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	*4*
Classroom doors 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 and VCT flooring has been well maintained throughout the facility. VAT flooring is partially damaged and in fair condition throughout the facility. Stairways have sealed concrete flooring that is not maintained in a non-slip condition.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*4*
Stair treads and risers are properly designed and meet requirements.		
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	*2*

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 concrete intermediate floors. Interior walls are a combination of 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 visual indicating devices.

TOTAL - 4.0 Building Safety and Security	200	*93*

Bottom of page

Suitability Appraisal of **5.0 Educational Adequacy** for Valley View Primary 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	*15*
The average Classroom is 850 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	*1*
The Music Room is located adjacent to academic learning areas, which can be distracting. Physical Education program is provided in the adjacent Middle School building.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*4*
Undersized Classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*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	*9*
The Special Education Classroom is 850 SF compared to 900 SF recommended in the OSDM. Special Education Classrooms are undersized compared to standards.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*4*
There are no specific support spaces such as a Resource Center or a Restroom.		
5.9 **Library/Resource/Media Center** provides appropriate and attractive space	10	*2*
The Media Center is 2,223 SF compared to 2,870 SF recommended in the OSDM. The Media Center is not visually appealing and does not provide natural light.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*1*
Physical Education program is provided in the adjacent Middle School building.		
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	*4*
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 931 SF compared to 1,800-3,000 recommended in the OSDM. Music instruction is provided in a standard Classroom without any sound treatment.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*2*
The Art Room is 900 SF compared to 1,200 SF recommended in the OSDM. The Art Room is undersized and does not provide sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*0*
The facility is not 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	*2*
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	*2*
The Teacher's Lounge does not reflect a professional environment. Limited work space is provided for preparation of teacher materials.		
5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*1*
Student Dining is provided in the adjacent Middle School building.		
5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*1*
Administrative Offices are not adequately provided for Elementary School students.		
5.20 **Counselor's office** insures privacy and sufficient storage	5	*1*
The space provided for the Counselor does not insure privacy, and lacks sufficient storage space.		
5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*2*
The Clinic is located within the Administrative Offices, but is not provided with required equipment.		
5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*2*
Reception space consists of approximately 152 SF compared to 200-400 SF recommended by the OSDM. Limited reception space is provided for students, teachers, and visitors.		
5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*1*
The Administrative area consists of approximately 857 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.		
TOTAL - 5.0 Educational Adequacy	200	*69*

Bottom of page

Suitability Appraisal of **6.0 Environment for Education** for Valley View Primary 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	*10*
The building is a modern design with minimal detailing, which is somewhat aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*7*
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 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 completely 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	*4*
Exterior building materials consist of brick, which do provide an attractive color and texture. Interior building materials consist of concrete masonry units, glazed block, and masonry with plaster which does provide an attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*16*
The color palette is comprised of neutral hues with accent color of more saturated hues. The use of repeated colors and materials give the building some unity and a sense of consistency, which enhances the learning environment.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*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	*2*
The lighting system does not provide proper intensity in most areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses in most areas.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*12*
Drinking fountains and Restroom facilities are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*0*
No socialization and communication spaces have been provided throughout the facility.		
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	*0*
Limited space and equipment have been provided to encourage interaction among students.		
6.14 **Large group areas are designed** for effective management of students	10	*1*
No large group areas have been provided in this building.		

6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*8*
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	*2*
The windows are not designed well, and do not contribute to a pleasant environment.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*2*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*92*

LEED Observation Notes

School District:	Valley View Local SD
County:	Montgomery
School District IRN:	48744
Building:	Valley View Primary
Building IRN:	13359

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 Primary**

K-3

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

1. The building does not contain a Student Dining Area.
2. The building does not contain a Gymnasium.
3. The building does not contain a Media Center.
4. The building does not contain a Kitchen.
5. The building is reported to contain asbestos and other hazardous materials.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

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

District IRN:	48744
Building IRN:	13359
Firm:	Resource International, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1948 (01) Original Construction	16,490	$114,899.00	$104,899.00
1954 (02) Classroom Addition	16,294	$191,419.40	$191,419.40
Total	32,784	$306,318.40	$296,318.40
Total with Regional Cost Factor (98.22%)	—	$300,865.93	$291,043.93
Regional Total with Soft Costs & Contingency	—	$374,368.38	$362,146.84

Environmental Hazards(Enhanced) - Valley View Local SD (48744) - Valley View Primary (13359) - (01) Original Construction

Owner:	Valley View Local SD	**Bldg. IRN:**	13359
Facility:	Valley View Primary	**BuildingAdd:**	(01) 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	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
2.	Breeching Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Reported Asbestos-Containing Material	1060	$10.00	$10,600.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	50	$20.00	$1,000.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Reported Asbestos-Containing Material	330	$12.00	$3,960.00
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	330	$15.00	$4,950.00
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	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Assumed Asbestos-Containing Material	50	$5.00	$250.00
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	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	1320	$2.00	$2,640.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	35	$300.00	$10,500.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Reported Asbestos-Containing Material	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	8500	$3.00	$25,500.00
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	2100	$1.00	$2,100.00
32.	Acoustical Tile Mastic Removal	Assumed Asbestos-Containing Material	2250	$3.00	$6,750.00
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.	Cove Base with Mastic	Reported Asbestos-Containing Material	lump sum		$5,100.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$75,250.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$75,250.00

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	UST	Behind building	NA	Heating Oil	NA	$25,000.00
2.	(Sum of Lines 1-1)	**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.	16490	16490	$0.10	$1,649.00

E. Other Environmental Hazards/Remarks ☐ None Reported

	Description		Cost Estimate
1.	See Bulk Sample Record 17, 21 & 22 for sample results in this addition		$0.00
2.	XRF testing for lead based paint is recommened for compliance with EPA's RRP Program		$3,000.00
3.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Renovation**	$3,000.00
4.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Demolition**	$3,000.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B2, C3, D1, and E3	**Total Cost for Env. Hazards Work - Renovation**	$114,899.00
2.	A37, B2, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$104,899.00

* 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 Primary (13359) - (02) Classroom Addition

Owner:	Valley View Local SD	**Bldg. IRN:**	13359
Facility:	Valley View Primary	**BuildingAdd:**	(02) 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	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	80	$10.00	$800.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	5	$20.00	$100.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Reported Asbestos-Containing Material	800	$12.00	$9,600.00
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	330	$15.00	$4,950.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Reported Asbestos-Containing Material	16000	$7.00	$112,000.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Reported / Assumed Asbestos-Free Material	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Reported Asbestos-Containing Material	1200	$3.00	$3,600.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	1320	$2.00	$2,640.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	35	$300.00	$10,500.00
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	15200	$3.00	$45,600.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	Terazzo	Reported / Assumed Asbestos-Free Material	lump sum		$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$189,790.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$189,790.00

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.	16294	16294	$0.10	$1,629.40

E. Other Environmental Hazards/Remarks ☐ None Reported

	Description		Cost Estimate
1.	See Bulk Sample Record numbers 18, 19, 20, 21, & 22 for this addition		$0.00
2.	Costs for lead-based mock-ups are included in the assesment for 1948 original construction		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
4.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B1, C3, D1, and E3	**Total Cost for Env. Hazards Work - Renovation**	$191,419.40
2.	A37, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$191,419.40

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

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

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