
Building Assessment Narrative

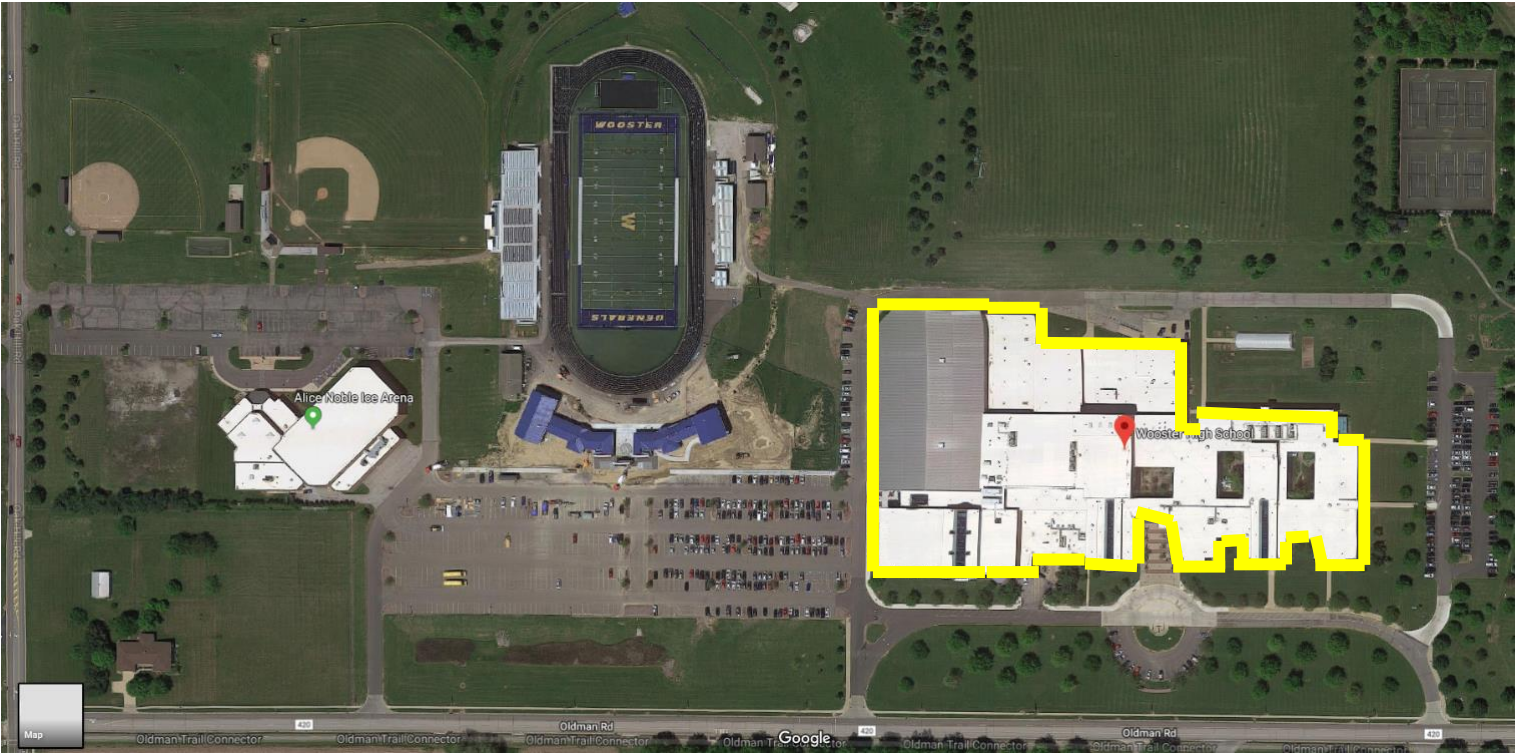
Wooster High School

Wooster High School, which is not on the National Register of Historic Buildings, is a two-story educational facility totaling 353,722 sf. The structure was constructed in 1994 and has had no additions. The facility contains one gymnasium of 16,139 sf, a Fitness Center which includes Auxiliary Gymnasium Courts totaling 17,320 sf and an at-grade Running Track of 34,002 sf, one (1) Natatorium with bleacher seating totaling 28,966 sf, one (1) Student Dining area of 7,503 sf, one (1) Kitchen of 4,006 sf, one (1) Media Center of 8,818 sf, one (1) Green House of 375 sf, and one (1) Auditorium with 8,235 sf of seating area.

Wooster High School currently provides space for grades 8-12. The complex is well designed and generally conforms to the provisions of the Americans with Disabilities Act (ADA) or ANSI Guidelines with limited deficiencies. Typical classrooms vary in size throughout the complex but the majority of classroom spaces are undersized and do not conform to the current standards established by the State of Ohio. The existing facility features conventional classroom design and does not utilize modular buildings. The school is located on 75 acre site in a suburban setting. School buses load/unload along a separate drive. The existing structure is constructed with masonry bearing walls, steel frame, steel joist deck framing and slab-on-grade construction. The roofing system for the overall facility is comprised with single-ply TPO roofing and standing seam metal roofing at gable roof structures. The installations are original to date of construction.

The majority of the complex is equipped with a central air conditioning system. The electrical service is original to date of construction. The facility is outfitted with a security system, fire-alarm system and fire suppression system. The building was constructed after 1989 and is not known to contain asbestos or other hazardous materials.

Wooster City Schools



WOOSTER HIGH SCHOOL

Grades:	8 thru 12
Construction Dates:	1994 Original Building
Acreage:	75 Acres
Existing Building Area:	353,722 s.f.
Current Enrollment:	1,335
Square Footage Per Student:	264.96 s.f.

Building Information - Wooster City (45120) - Wooster High School

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Small City
Assessment Name	Wooster High School
Assessment Date (on-site; non-EEA)	2018-07-25
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Wooster High School
Building IRN	42218
Building Address	515 Oldman Road
Building City	Wooster
Building Zipcode	44691
Building Phone	330-345-4000
Acreage	75.00
Current Grades:	8-12
Teaching Stations	94
Number of Floors	2
Student Capacity	1965
Current Enrollment	1335
Enrollment Date	2018-07-16
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	86
Historical Register	NO
Building's Principal	Mr. Tyler Keener
Building Type	High

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:

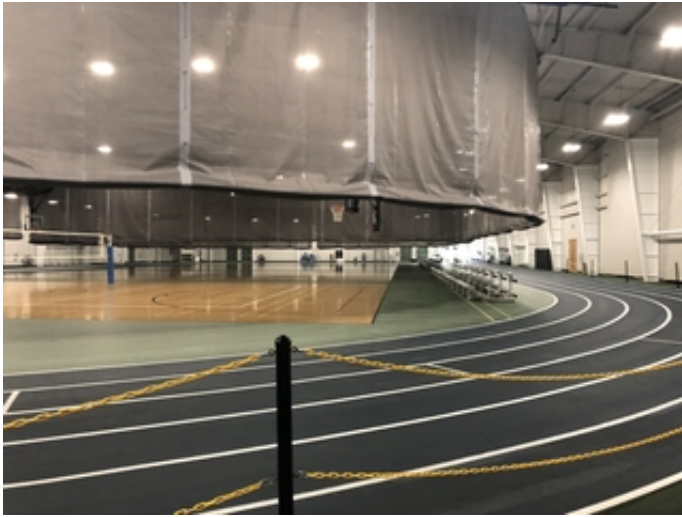


GENERAL DESCRIPTION

353,722 Total Existing Square Footage
1994,1994,1994,1994,1994,1994,1994 Building Dates
8-12 Grades
1,335 Current Enrollment
94 Teaching Stations
75.00 Site Acreage

Wooster High School, which is not on the National Register of Historic Buildings, is a two-story educational facility totaling 353,722 sf. The structure was constructed in 1994 and has had no additions. The facility contains one gymnasium of 16,139 sf, a Fitness Center which includes Auxiliary Gymnasium Courts totaling 17,320 sf and an at-grade Running Track of 34,002 sf, one (1) Natatorium with bleacher seating totaling 28,966 sf, one (1) Student Dining area of 7,503 sf, one (1) Kitchen of 4,006 sf, one (1) Media Center of 8,818 sf, one (1) Green House of 375 sf, and one (1) Auditorium with 8,235 sf of seating area. Wooster High School currently provides space for grades 8-12. The complex is well designed and generally conforms to the provisions of the Americans with Disabilities Act (ADA) or ANSI Guidelines with limited deficiencies. Typical classrooms vary in size throughout the complex but the majority of classroom spaces are undersized and do not conform to the current standards established by the State of Ohio. The existing facility features conventional classroom design and does not utilize modular buildings. The school is located on 75 acre site in a suburban setting. School buses load/unload along a separate drive. The existing structure is constructed with masonry bearing walls, steel frame, steel joist deck framing and slab-on-grade construction. The roofing system for the overall facility is comprised with single-ply TPO roofing and standing seam metal roofing at gable roof structures. The installations are original to date of construction. The majority of the complex is equipped with a central air conditioning system. The electrical service is original to date of construction. The facility is outfitted with a security system, fire-alarm system and fire suppression system. The building was constructed after 1989 and is not known to contain asbestos or other hazardous materials.

Wooster High School is a very attractive, cohesively designed facility with significant athletic amenities and a performing arts center.



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Building Construction Information - Wooster City (45120) - Wooster High School (42218)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1994	yes	2	254,080	no	no
Original Building - Fitness Cntr. Aux. Gymnasium	1994	yes	1	17,320	no	no
Original Building - Fitness Cntr. Track	1994	yes	1	34,002	no	no
Original Building - Greenhouse Addition	1994	yes	1	375	no	no
Original Building - Natatorium	1994	yes	2	28,966	yes	no
Original Building - PAC	1994	yes	2	10,744	yes	no
Original Building - PAC Seating House	1994	yes	2	8,235	yes	no

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Building Component Information - Wooster City (45120) - Wooster High School (42218)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (1994)		86518		16139	8818		7503	4006						
Original Building - Fitness Cntr. Aux. Gymnasium (1994)														17320
Original Building - Fitness Cntr. Track (1994)										34002				
Original Building - Greenhouse Addition (1994)														
Original Building - Natatorium (1994)		345							28966					
Original Building - PAC (1994)		1220												
Original Building - PAC Seating House (1994)	8235													
Total	8,235	88,083	0	16,139	8,818	0	7,503	4,006	28,966	34,002	0	0	0	17,320
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Wooster High School (42218)

District: Wooster City				County: Wayne		Area: North Central Ohio (4)	
Name: Wooster High School				Contact: Mr. Tyler Keener			
Address: 515 Oldman Road Wooster, OH 44691				Phone: 330-345-4000			
Bldg. IRN: 42218				Date Prepared: 2018-07-25		By: Tony Schorr	
				Date Revised: 2018-08-31		By: Tony Schorr	
Current Grades		8-12		Acreage:		75.00	
Proposed Grades		N/A		Teaching Stations:		94	
Current Enrollment		1335		Classrooms:		86	
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Suitability Appraisal Summary	
Original Building		1994	yes	2	254,080	Section	Points Possible
Original Building - Greenhouse Addition		1994	yes	1	375	Points Earned	Percentage
Original Building - Natatorium		1994	yes	2	28,966	Rating Category	
Original Building - PAC		1994	yes	2	10,744	Cover Sheet	—
Original Building - PAC Seating House		1994	yes	2	8,235	1.0 The School Site	100
Original Building - Fitness Cntr. Aux. Gymnasium		1994	yes	1	17,320	2.0 Structural and Mechanical Features	200
Original Building - Fitness Cntr. Track		1994	yes	1	34,002	3.0 Plant Maintainability	100
Total				353,722		4.0 Building Safety and Security	200
						5.0 Educational Adequacy	200
						6.0 Environment for Education	200
						LEED Observations	—
						Commentary	—
						Total	1000
							923
							92%
							Excellent
						Enhanced Environmental Hazards Assessment Cost Estimates	
						C=Under Contract	
						Renovation Cost Factor	
						Cost to Renovate (Cost Factor applied)	
						\$29,752,484.00	
						<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2018						C	
A.	Heating System	2		\$9,239,218.64		-	
B.	Roofing	3		\$4,043,731.10		-	
C.	Ventilation / Air Conditioning	1		\$0.00		-	
D.	Electrical Systems	1		\$0.00		-	
E.	Plumbing and Fixtures	2		\$513,209.42		-	
F.	Windows	3		\$96,875.00		-	
G.	Structure: Foundation	1		\$0.00		-	
H.	Structure: Walls and Chimneys	2		\$1,600.00		-	
I.	Structure: Floors and Roofs	1		\$0.00		-	
J.	General Finishes	3		\$2,788,282.00		-	
K.	Interior Lighting	3		\$1,768,610.00		-	
L.	Security Systems	2		\$831,246.70		-	
M.	Emergency/Egress Lighting	2		\$353,722.00		-	
N.	Fire Alarm	2		\$47,500.00		-	
O.	Handicapped Access	2		\$133,803.80		-	
P.	Site Condition	3		\$1,236,911.21		-	
Q.	Sewage System	1		\$0.00		-	
R.	Water Supply	1		\$0.00		-	
S.	Exterior Doors	3		\$130,000.00		-	
T.	Hazardous Material	1		\$0.00		-	
U.	Life Safety	2		\$50,000.00		-	
V.	Loose Furnishings	3		\$565,038.00		-	
W.	Technology	3		\$2,051,587.60		-	
- X.	Construction Contingency / Non-Construction Cost	-		\$5,826,952.81		-	
Total						\$29,678,288.28	

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Original Building (1994) Summary

District: Wooster City				County: Wayne		Area: North Central Ohio (4)	
Name: Wooster High School				Contact: Mr. Tyler Keener			
Address: 515 Oldman Road Wooster, OH 44691				Phone: 330-345-4000			
Bldg. IRN: 42218				Date Prepared: 2018-07-25		By: Tony Schorr	
				Date Revised: 2018-08-31		By: Tony Schorr	
Current Grades		8-12		Acreage:		75.00	
Proposed Grades		N/A		Teaching Stations:		94	
Current Enrollment		1335		Classrooms:		86	
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Suitability Appraisal Summary	
Original Building		1994	yes	2	254,080	Section	
Original Building - Greenhouse Addition		1994	yes	1	375	Cover Sheet	Points Possible
Original Building - Natatorium		1994	yes	2	28,966	1.0 The School Site	Points Earned
Original Building - PAC		1994	yes	2	10,744	2.0 Structural and Mechanical Features	Percentage
Original Building - PAC Seating House		1994	yes	2	8,235	3.0 Plant Maintainability	Rating Category
Original Building - Fitness Cntr. Aux. Gymnasium		1994	yes	1	17,320	4.0 Building Safety and Security	
Original Building - Fitness Cntr. Track		1994	yes	1	34,002	5.0 Educational Adequacy	
Total				353,722		6.0 Environment for Education	
						LEED Observations	
						Commentary	
						Total	1000
							923
							92%
							Excellent
						Enhanced Environmental Hazards Assessment Cost Estimates	
						C=Under Contract	
						Renovation Cost Factor	
						Cost to Renovate (Cost Factor applied)	
						\$21,085,249.97	
						<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	
FACILITY ASSESSMENT				Rating	Dollar Assessment	C	
Cost Set: 2018							
A.	Heating System			2	\$6,636,569.60	-	
B.	Roofing			3	\$2,258,096.80	-	
C.	Ventilation / Air Conditioning			1	\$0.00	-	
D.	Electrical Systems			1	\$0.00	-	
E.	Plumbing and Fixtures			2	\$502,248.80	-	
F.	Windows			3	\$65,000.00	-	
G.	Structure: Foundation			1	\$0.00	-	
H.	Structure: Walls and Chimneys			2	\$1,600.00	-	
I.	Structure: Floors and Roofs			1	\$0.00	-	
J.	General Finishes			3	\$2,060,717.80	-	
K.	Interior Lighting			3	\$1,270,400.00	-	
L.	Security Systems			2	\$597,088.00	-	
M.	Emergency/Egress Lighting			2	\$254,080.00	-	
N.	Fire Alarm			2	\$47,500.00	-	
O.	Handicapped Access			2	\$128,116.00	-	
P.	Site Condition			3	\$945,931.54	-	
Q.	Sewage System			1	\$0.00	-	
R.	Water Supply			1	\$0.00	-	
S.	Exterior Doors			3	\$104,000.00	-	
T.	Hazardous Material			1	\$0.00	-	
U.	Life Safety			2	\$50,000.00	-	
V.	Loose Furnishings			3	\$508,160.00	-	
W.	Technology			3	\$1,473,664.00	-	
- X.	Construction Contingency / Non-Construction Cost			-	\$4,129,495.76	-	
Total					\$21,032,668.30		

Original Building - Greenhouse Addition (1994) Summary

District: Wooster City				County: Wayne		Area: North Central Ohio (4)		
Name: Wooster High School				Contact: Mr. Tyler Keener				
Address: 515 Oldman Road Wooster, OH 44691				Phone: 330-345-4000				
Bldg. IRN: 42218				Date Prepared: 2018-07-25		By: Tony Schorr		
				Date Revised: 2018-08-31		By: Tony Schorr		
Current Grades		8-12	Acreage:		75.00			
Proposed Grades		N/A	Teaching Stations:		94			
Current Enrollment		1335	Classrooms:		86			
Projected Enrollment		N/A						
Addition				Date	HA	Number of Floors	Current Square Feet	
<u>Original Building</u>				1994	yes	2	254,080	
Original Building - Greenhouse Addition				1994	yes	1	375	
<u>Original Building - Natatorium</u>				1994	yes	2	28,966	
<u>Original Building - PAC</u>				1994	yes	2	10,744	
<u>Original Building - PAC Seating House</u>				1994	yes	2	8,235	
<u>Original Building - Fitness Cntr. Aux. Gymnasium</u>				1994	yes	1	17,320	
<u>Original Building - Fitness Cntr. Track</u>				1994	yes	1	34,002	
Total							353,722	
				*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
				<u>Cover Sheet</u>	—	—	—	—
				<u>1.0 The School Site</u>	100	91	91%	Excellent
				<u>2.0 Structural and Mechanical Features</u>	200	188	94%	Excellent
				<u>3.0 Plant Maintainability</u>	100	94	94%	Excellent
				<u>4.0 Building Safety and Security</u>	200	182	91%	Excellent
				<u>5.0 Educational Adequacy</u>	200	180	90%	Excellent
				<u>6.0 Environment for Education</u>	200	188	94%	Excellent
				<u>LEED Observations</u>	—	—	—	—
				<u>Commentary</u>	—	—	—	—
				Total	1000	923	92%	Excellent
Enhanced Environmental Hazards Assessment Cost Estimates								
C=Under Contract								
Renovation Cost Factor								
Cost to Renovate (Cost Factor applied)								
100.25%								
\$63,544.42								
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>								
FACILITY ASSESSMENT				Rating	Dollar Assessment	C		
Cost Set: 2018								
A.	<u>Heating System</u>			2	\$9,795.00	-		
B.	<u>Roofing</u>			3	\$0.00	-		
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00	-		
D.	<u>Electrical Systems</u>			1	\$0.00	-		
E.	<u>Plumbing and Fixtures</u>			2	\$41.25	-		
F.	<u>Windows</u>			3	\$31,875.00	-		
G.	<u>Structure: Foundation</u>			1	\$0.00	-		
H.	<u>Structure: Walls and Chimneys</u>			2	\$0.00	-		
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00	-		
J.	<u>General Finishes</u>			3	\$0.00	-		
K.	<u>Interior Lighting</u>			3	\$1,875.00	-		
L.	<u>Security Systems</u>			2	\$881.25	-		
M.	<u>Emergency/Egress Lighting</u>			2	\$375.00	-		
N.	<u>Fire Alarm</u>			2	\$0.00	-		
O.	<u>Handicapped Access</u>			2	\$75.00	-		
P.	<u>Site Condition</u>			3	\$1,098.43	-		
Q.	<u>Sewage System</u>			1	\$0.00	-		
R.	<u>Water Supply</u>			1	\$0.00	-		
S.	<u>Exterior Doors</u>			3	\$2,000.00	-		
T.	<u>Hazardous Material</u>			1	\$0.00	-		
U.	<u>Life Safety</u>			2	\$0.00	-		
V.	<u>Loose Furnishings</u>			3	\$750.00	-		
W.	<u>Technology</u>			3	\$2,175.00	-		
- X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$12,445.02	-		
Total					\$63,385.95			

Original Building - Natatorium (1994) Summary

District: Wooster City				County: Wayne		Area: North Central Ohio (4)	
Name: Wooster High School				Contact: Mr. Tyler Keener			
Address: 515 Oldman Road Wooster, OH 44691				Phone: 330-345-4000			
Bldg. IRN: 42218				Date Prepared: 2018-07-25		By: Tony Schorr	
				Date Revised: 2018-08-31		By: Tony Schorr	
Current Grades		8-12		Acreage:		75.00	
Proposed Grades		N/A		Teaching Stations:		94	
Current Enrollment		1335		Classrooms:		86	
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Suitability Appraisal Summary	
<u>Original Building</u>		1994	yes	2	254,080	Section	Points Possible
<u>Original Building - Greenhouse Addition</u>		1994	yes	1	375	<u>Cover Sheet</u>	Points Earned
Original Building - Natatorium		1994	yes	2	28,966	<u>1.0 The School Site</u>	Percentage
<u>Original Building - PAC</u>		1994	yes	2	10,744	<u>2.0 Structural and Mechanical Features</u>	Rating Category
<u>Original Building - PAC Seating House</u>		1994	yes	2	8,235	<u>3.0 Plant Maintainability</u>	
<u>Original Building - Fitness Cntr. Aux. Gymnasium</u>		1994	yes	1	17,320	<u>4.0 Building Safety and Security</u>	
<u>Original Building - Fitness Cntr. Track</u>		1994	yes	1	34,002	<u>5.0 Educational Adequacy</u>	
Total					353,722	<u>6.0 Environment for Education</u>	
		*HA	=	Handicapped Access		<u>LEED Observations</u>	
		*Rating	=	1 Satisfactory		<u>Commentary</u>	
			=	2 Needs Repair		Total	1000
			=	3 Needs Replacement		923	92%
		*Const P/S	=	Present/Scheduled Construction		92%	Excellent
						Enhanced Environmental Hazards Assessment Cost Estimates	
						C=Under Contract	
						Renovation Cost Factor	
						Cost to Renovate (Cost Factor applied)	
						\$1,914,749.17	
						<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	
FACILITY ASSESSMENT				Rating	Dollar Assessment	C	
Cost Set: 2018							
A.	<u>Heating System</u>			2	\$756,591.92	-	
B.	<u>Roofing</u>			3	\$272,671.40	-	
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00	-	
D.	<u>Electrical Systems</u>			1	\$0.00	-	
E.	<u>Plumbing and Fixtures</u>			2	\$3,186.26	-	
F.	<u>Windows</u>			3	\$0.00	-	
G.	<u>Structure: Foundation</u>			1	\$0.00	-	
H.	<u>Structure: Walls and Chimneys</u>			2	\$0.00	-	
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00	-	
J.	<u>General Finishes</u>			3	\$0.00	-	
K.	<u>Interior Lighting</u>			3	\$144,830.00	-	
L.	<u>Security Systems</u>			2	\$68,070.10	-	
M.	<u>Emergency/Egress Lighting</u>			2	\$28,966.00	-	
N.	<u>Fire Alarm</u>			2	\$0.00	-	
O.	<u>Handicapped Access</u>			2	\$0.00	-	
P.	<u>Site Condition</u>			3	\$84,656.71	-	
Q.	<u>Sewage System</u>			1	\$0.00	-	
R.	<u>Water Supply</u>			1	\$0.00	-	
S.	<u>Exterior Doors</u>			3	\$8,000.00	-	
T.	<u>Hazardous Material</u>			1	\$0.00	-	
U.	<u>Life Safety</u>			2	\$0.00	-	
V.	<u>Loose Furnishings</u>			3	\$0.00	-	
W.	<u>Technology</u>			3	\$168,002.80	-	
- X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$374,999.04	-	
Total					\$1,909,974.23		

Original Building - PAC (1994) Summary

District: Wooster City				County: Wayne		Area: North Central Ohio (4)		
Name: Wooster High School				Contact: Mr. Tyler Keener				
Address: 515 Oldman Road Wooster, OH 44691				Phone: 330-345-4000				
Bldg. IRN: 42218				Date Prepared: 2018-07-25		By: Tony Schorr		
				Date Revised: 2018-08-31		By: Tony Schorr		
Current Grades		8-12	Acreage:		75.00			
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<u>Original Building - Greenhouse Addition</u>				1994	yes	1	375	
<u>Original Building - Natatorium</u>				1994	yes	2	28,966	
Original Building - PAC				1994	yes	2	10,744	
<u>Original Building - PAC Seating House</u>				1994	yes	2	8,235	
<u>Original Building - Fitness Cntr. Aux. Gymnasium</u>				1994	yes	1	17,320	
<u>Original Building - Fitness Cntr. Track</u>				1994	yes	1	34,002	
Total							353,722	
				*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
				<u>Cover Sheet</u>	—	—	—	—
				<u>1.0 The School Site</u>	100	91	91%	Excellent
				<u>2.0 Structural and Mechanical Features</u>	200	188	94%	Excellent
				<u>3.0 Plant Maintainability</u>	100	94	94%	Excellent
				<u>4.0 Building Safety and Security</u>	200	182	91%	Excellent
				<u>5.0 Educational Adequacy</u>	200	180	90%	Excellent
				<u>6.0 Environment for Education</u>	200	188	94%	Excellent
				<u>LEED Observations</u>	—	—	—	—
				<u>Commentary</u>	—	—	—	—
				Total	1000	923	92%	Excellent
Enhanced Environmental Hazards Assessment Cost Estimates								
C=Under Contract								
Renovation Cost Factor								
Cost to Renovate (Cost Factor applied)								
100.25%								
Cost to Renovate (Cost Factor applied)								
\$777,702.54								
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>								
FACILITY ASSESSMENT				Rating	Dollar Assessment			
Cost Set: 2018					C			
A.	<u>Heating System</u>			2	\$280,633.28 -			
B.	<u>Roofing</u>			3	\$105,754.40 -			
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00 -			
D.	<u>Electrical Systems</u>			1	\$0.00 -			
E.	<u>Plumbing and Fixtures</u>			2	\$1,181.84 -			
F.	Windows			3	\$0.00 -			
G.	<u>Structure: Foundation</u>			1	\$0.00 -			
H.	Structure: Walls and Chimneys			2	\$0.00 -			
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00 -			
J.	<u>General Finishes</u>			3	\$28,854.00 -			
K.	<u>Interior Lighting</u>			3	\$53,720.00 -			
L.	<u>Security Systems</u>			2	\$25,248.40 -			
M.	<u>Emergency/Egress Lighting</u>			2	\$10,744.00 -			
N.	Fire Alarm			2	\$0.00 -			
O.	<u>Handicapped Access</u>			2	\$2,148.80 -			
P.	<u>Site Condition</u>			3	\$31,364.03 -			
Q.	<u>Sewage System</u>			1	\$0.00 -			
R.	<u>Water Supply</u>			1	\$0.00 -			
S.	Exterior Doors			3	\$0.00 -			
T.	<u>Hazardous Material</u>			1	\$0.00 -			
U.	Life Safety			2	\$0.00 -			
V.	<u>Loose Furnishings</u>			3	\$21,488.00 -			
W.	<u>Technology</u>			3	\$62,315.20 -			
- X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$152,311.18 -			
Total					\$775,763.13			

Original Building - PAC Seating House (1994) Summary

District: Wooster City				County: Wayne		Area: North Central Ohio (4)	
Name: Wooster High School				Contact: Mr. Tyler Keener			
Address: 515 Oldman Road Wooster, OH 44691				Phone: 330-345-4000			
Bldg. IRN: 42218				Date Prepared: 2018-07-25		By: Tony Schorr	
				Date Revised: 2018-08-31		By: Tony Schorr	
Current Grades		8-12	Acreage:		75.00		
Proposed Grades		N/A	Teaching Stations:		94		
Current Enrollment		1335	Classrooms:		86		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Suitability Appraisal Summary	
<u>Original Building</u>		1994	yes	2	254,080	Section	Points Possible
<u>Original Building - Greenhouse Addition</u>		1994	yes	1	375	Points Earned	Percentage
<u>Original Building - Natatorium</u>		1994	yes	2	28,966	Rating Category	
<u>Original Building - PAC</u>		1994	yes	2	10,744	<u>Cover Sheet</u>	—
Original Building - PAC Seating House		1994	yes	2	8,235	<u>1.0 The School Site</u>	100
<u>Original Building - Fitness Cntr. Aux. Gymnasium</u>		1994	yes	1	17,320	<u>2.0 Structural and Mechanical Features</u>	200
<u>Original Building - Fitness Cntr. Track</u>		1994	yes	1	34,002	<u>3.0 Plant Maintainability</u>	100
Total					353,722	<u>4.0 Building Safety and Security</u>	200
						<u>5.0 Educational Adequacy</u>	200
						<u>6.0 Environment for Education</u>	200
						<u>LEED Observations</u>	—
						<u>Commentary</u>	—
						Total	1000
							923
							92%
							Excellent
						Enhanced Environmental Hazards Assessment Cost Estimates	
						C=Under Contract	
						Renovation Cost Factor	
						Cost to Renovate (Cost Factor applied)	
						\$577,791.09	
						<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	
FACILITY ASSESSMENT				Rating	Dollar Assessment	C	
Cost Set: 2018							
A.	<u>Heating System</u>			2	\$215,098.20	-	
B.	<u>Roofing</u>			3	\$77,785.30	-	
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00	-	
D.	<u>Electrical Systems</u>			1	\$0.00	-	
E.	<u>Plumbing and Fixtures</u>			2	\$905.85	-	
F.	<u>Windows</u>			3	\$0.00	-	
G.	<u>Structure: Foundation</u>			1	\$0.00	-	
H.	<u>Structure: Walls and Chimneys</u>			2	\$0.00	-	
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00	-	
J.	<u>General Finishes</u>			3	\$28,822.50	-	
K.	<u>Interior Lighting</u>			3	\$41,175.00	-	
L.	<u>Security Systems</u>			2	\$19,352.25	-	
M.	<u>Emergency/Egress Lighting</u>			2	\$8,235.00	-	
N.	<u>Fire Alarm</u>			2	\$0.00	-	
O.	<u>Handicapped Access</u>			2	\$0.00	-	
P.	<u>Site Condition</u>			3	\$24,054.11	-	
Q.	<u>Sewage System</u>			1	\$0.00	-	
R.	<u>Water Supply</u>			1	\$0.00	-	
S.	<u>Exterior Doors</u>			3	\$0.00	-	
T.	<u>Hazardous Material</u>			1	\$0.00	-	
U.	<u>Life Safety</u>			2	\$0.00	-	
V.	<u>Loose Furnishings</u>			3	\$0.00	-	
W.	<u>Technology</u>			3	\$47,763.00	-	
- X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$113,159.00	-	
Total					\$576,350.21		

Original Building - Fitness Cntr. Aux. Gymnasium (1994) Summary

District: Wooster City				County: Wayne		Area: North Central Ohio (4)	
Name: Wooster High School				Contact: Mr. Tyler Keener			
Address: 515 Oldman Road Wooster, OH 44691				Phone: 330-345-4000			
Bldg. IRN: 42218				Date Prepared: 2018-07-25		By: Tony Schorr	
				Date Revised: 2018-08-31		By: Tony Schorr	
Current Grades	8-12	Acreage:		75.00		Suitability Appraisal Summary	
Proposed Grades	N/A	Teaching Stations:		94			
Current Enrollment	1335	Classrooms:		86			
Projected Enrollment	N/A						
Addition				Date	HA	Number of Floors	Current Square Feet
<u>Original Building</u>				1994	yes	2	254,080
<u>Original Building - Greenhouse Addition</u>				1994	yes	1	375
<u>Original Building - Natatorium</u>				1994	yes	2	28,966
<u>Original Building - PAC</u>				1994	yes	2	10,744
<u>Original Building - PAC Seating House</u>				1994	yes	2	8,235
Original Building - Fitness Cntr. Aux. Gymnasium				1994	yes	1	17,320
<u>Original Building - Fitness Cntr. Track</u>				1994	yes	1	34,002
Total						353,722	
				*HA	=	Handicapped Access	
				*Rating	=1	Satisfactory	
					=2	Needs Repair	
					=3	Needs Replacement	
				*Const P/S	=	Present/Scheduled Construction	
						C=Under Contract	
						Renovation Cost Factor	
						Cost to Renovate (Cost Factor applied)	
						100.25%	
						\$2,100,120.80	
				The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			
FACILITY ASSESSMENT							
Cost Set: 2018				Rating		Dollar Assessment	
A.	<u>Heating System</u>			2	\$452,398.40 -		
B.	<u>Roofing</u>			3	\$646,579.70 -		
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00 -		
D.	<u>Electrical Systems</u>			1	\$0.00 -		
E.	<u>Plumbing and Fixtures</u>			2	\$1,905.20 -		
F.	<u>Windows</u>			3	\$0.00 -		
G.	<u>Structure: Foundation</u>			1	\$0.00 -		
H.	<u>Structure: Walls and Chimneys</u>			2	\$0.00 -		
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00 -		
J.	<u>General Finishes</u>			3	\$232,962.00 -		
K.	<u>Interior Lighting</u>			3	\$86,600.00 -		
L.	<u>Security Systems</u>			2	\$40,702.00 -		
M.	<u>Emergency/Egress Lighting</u>			2	\$17,320.00 -		
N.	<u>Fire Alarm</u>			2	\$0.00 -		
O.	<u>Handicapped Access</u>			2	\$3,464.00 -		
P.	<u>Site Condition</u>			3	\$50,552.66 -		
Q.	<u>Sewage System</u>			1	\$0.00 -		
R.	<u>Water Supply</u>			1	\$0.00 -		
S.	<u>Exterior Doors</u>			3	\$16,000.00 -		
T.	<u>Hazardous Material</u>			1	\$0.00 -		
U.	<u>Life Safety</u>			2	\$0.00 -		
V.	<u>Loose Furnishings</u>			3	\$34,640.00 -		
W.	<u>Technology</u>			3	\$100,456.00 -		
- X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$411,303.63 -		
Total						\$2,094,883.59	

Original Building - Fitness Cntr. Track (1994) Summary

District: Wooster City				County: Wayne		Area: North Central Ohio (4)	
Name: Wooster High School				Contact: Mr. Tyler Keener			
Address: 515 Oldman Road Wooster, OH 44691				Phone: 330-345-4000			
Bldg. IRN: 42218				Date Prepared: 2018-07-25		By: Tony Schorr	
				Date Revised: 2018-08-31		By: Tony Schorr	
Current Grades		8-12		Acreage:		75.00	
Proposed Grades		N/A		Teaching Stations:		94	
Current Enrollment		1335		Classrooms:		86	
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Suitability Appraisal Summary	
Original Building		1994	yes	2	254,080	Section	Points Possible
Original Building - Greenhouse Addition		1994	yes	1	375	Cover Sheet	Points Earned
Original Building - Natatorium		1994	yes	2	28,966	1.0 The School Site	Percentage
Original Building - PAC		1994	yes	2	10,744	2.0 Structural and Mechanical Features	Rating Category
Original Building - PAC Seating House		1994	yes	2	8,235	3.0 Plant Maintainability	
Original Building - Fitness Cntr. Aux. Gymnasium		1994	yes	1	17,320	4.0 Building Safety and Security	
Original Building - Fitness Cntr. Track		1994	yes	1	34,002	5.0 Educational Adequacy	
Total					353,722	6.0 Environment for Education	
						LEED Observations	
						Commentary	
						Total	1000
						Enhanced Environmental Hazards Assessment Cost Estimates	923
							92%
							Excellent
						C=Under Contract	
						Renovation Cost Factor	
						Cost to Renovate (Cost Factor applied)	
						\$3,233,326.01	
						<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	
FACILITY ASSESSMENT				Rating	Dollar Assessment	C	
Cost Set: 2018							
A.	Heating System			2	\$888,132.24	-	
B.	Roofing			3	\$682,843.50	-	
C.	Ventilation / Air Conditioning			1	\$0.00	-	
D.	Electrical Systems			1	\$0.00	-	
E.	Plumbing and Fixtures			2	\$3,740.22	-	
F.	Windows			3	\$0.00	-	
G.	Structure: Foundation			1	\$0.00	-	
H.	Structure: Walls and Chimneys			2	\$0.00	-	
I.	Structure: Floors and Roofs			1	\$0.00	-	
J.	General Finishes			3	\$436,925.70	-	
K.	Interior Lighting			3	\$170,010.00	-	
L.	Security Systems			2	\$79,904.70	-	
M.	Emergency/Egress Lighting			2	\$34,002.00	-	
N.	Fire Alarm			2	\$0.00	-	
O.	Handicapped Access			2	\$0.00	-	
P.	Site Condition			3	\$99,253.73	-	
Q.	Sewage System			1	\$0.00	-	
R.	Water Supply			1	\$0.00	-	
S.	Exterior Doors			3	\$0.00	-	
T.	Hazardous Material			1	\$0.00	-	
U.	Life Safety			2	\$0.00	-	
V.	Loose Furnishings			3	\$0.00	-	
W.	Technology			3	\$197,211.60	-	
- X.	Construction Contingency / Non-Construction Cost			-	\$633,239.16	-	
Total					\$3,225,262.85		

A. Heating System

Description: The high school is heated with three (3) gas-fired hot water boilers with air handling units with hot water coils, VAV boxes with hot water coils and perimeter cabinet unit heaters. Areas, which include the Gym, natatorium and running track, have direct fired make-up air units. Some of these units are not operational. Most equipment was installed when the new school was built in 1994. This, 24 year old equipment is in poor condition and rust is beginning to deteriorate the cabinets. Hot water is distributed through a steel piping system from a pump with a standby pump. The air handling units include refrigerant coils for cooling. The natatorium has had the two (2) make-up air units abandoned and two (2) rooftop gas-fired dehumidification units added. These units had a design flaw that allowed rain water to enter the control cabinet and short circuit the controls. These were replaced under warranty, but, once the warranty expired the replacement of the failed controls was no longer funded. In addition heating components have failed and one unit has been cannibalized to keep the other unit operating for heating the pool. So, now only one of the units is operational to heat the space. The building contains an older central building automation system. It monitors air handling units and VAV boxes but cannot correct VAV box controls when they fail. The VAV boxes have factory mounted controls that are independent. These are now longer manufactured or available. With failed VAV controls, the 15 CFM per person fresh air requirement of the Ohio Building Code, Mechanical Code and Ohio School Design Manual, OSDM, cannot be satisfied. The floor to floor height is large and can accommodate the installed air handling unit ductwork. The site does not contain an underground fuel tank. The overall heating system is evaluated as not being in a safe working order. Fume build up in the gym and running track with failed exhausts fans is due to use of direct fired heaters which introduce products of natural gas combustion into the inhabited room. The system is also inefficient without proper operating controls and much of the system should be replaced for long life expectancy.

Rating: 2 Needs Repair

Recommendations: Replace the failed exhaust fans and make up air units in Gym and running track. Replace the direct fired units with indirect fired units so fumes no longer accumulate in occupied spaces. Remove abandoned make up air units for Natatorium in Mechanical Room. Replace the two (2) Natatorium rooftop dehumidification units with a system of better quality. Replace the VAV boxes and their controls. Replace the rusted air handling units. Replace the Building Automation System with more user friendly controls and expand with more capability to meet OSDM standards. Much of the existing heating system can remain without replacement. The central duct distribution can remain and the hot water heating piping and pumps can remain.

Item	Cost	Unit	Whole Building	Original Building (1994) 254,080 ft ²	Original Building - Fitness Cntr. Aux. Gymnasium (1994) 17,320 ft ²	Original Building - Fitness Cntr. Track (1994) 34,002 ft ²	Original Building - Greenhouse Addition (1994) 375 ft ²	Original Building - Natatorium (1994) 28,966 ft ²	Original Building - PAC (1994) 10,744 ft ²	Original Building - PAC Seating House (1994) 8,235 ft ²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	\$9,239,218.64	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Sum:			\$9,239,218.64	\$6,636,569.60	\$452,398.40	\$888,132.24	\$9,795.00	\$756,591.92	\$280,633.28	\$215,098.20		



Hot water boilers



Air handling unit

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B. Roofing

Description: The roof over the overall facility is a single-ply TPO roof assembly with standing seam metal roofing at gabled roof structures. The roofing systems were installed in 1994 and exceeds 24 years of age. The dated roof systems should be scheduled for replacement due to age. Access to the roof was gained by roof-hatch access. Roof storm drainage is addressed through a system of roof drains which does not appear to be equipped with overflow drains. A portion of the roof structures are served by a gutter and downspout system. District administration did not report any issues requiring attention and the roof systems were reported to be in satisfactory condition.

Rating: 3 Needs Replacement

Recommendations: The TPO and standing seam metal roof systems across the overall building requires replacement to meet the Ohio School Design Manual for age of systems. Replace flashings and copings and provide overflow roof drainage in conjunction with roof replacement. Replace gutter and downspout system in conjunction with metal roofing replacement.

Item	Cost	Unit	Whole Building	Original Building (1994) 254,080 ft ²	Original Building - Fitness Cntr. Aux. Gymnasium (1994) 17,320 ft ²	Original Building - Fitness Cntr. Track (1994) 34,002 ft ²	Original Building - Greenhouse Addition (1994) 375 ft ²	Original Building - Natatorium (1994) 28,966 ft ²	Original Building - PAC (1994) 10,744 ft ²	Original Building - PAC Seating House (1994) 8,235 ft ²	Sum	Comments
Membrane (all types):	\$8.70	sq.ft. (Qty)		254,080 Required				28,966 Required	10,744 Required	8,235 Required	\$2,627,617.50	(unless under 10,000 sq.ft.)
Standing Metal Seam:	\$16.50	sq.ft. (Qty)			21,080 Required	40,920 Required					\$1,023,000.00	
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		2,587 Required				308 Required	124 Required	62 Required	\$56,690.40	
Gutters/Downspouts	\$13.10	ln.ft.			287 Required	585 Required					\$11,423.20	
Overflow Roof Drains and Piping:	\$2,500.00	each			118 Required	0 Required		6 Required	4 Required	2 Required	\$325,000.00	
Sum:			\$4,043,731.10	\$2,258,096.80	\$646,579.70	\$682,843.50	\$0.00	\$272,671.40	\$105,754.40	\$77,785.30		



TPO



Standing Seam Metal Roofing

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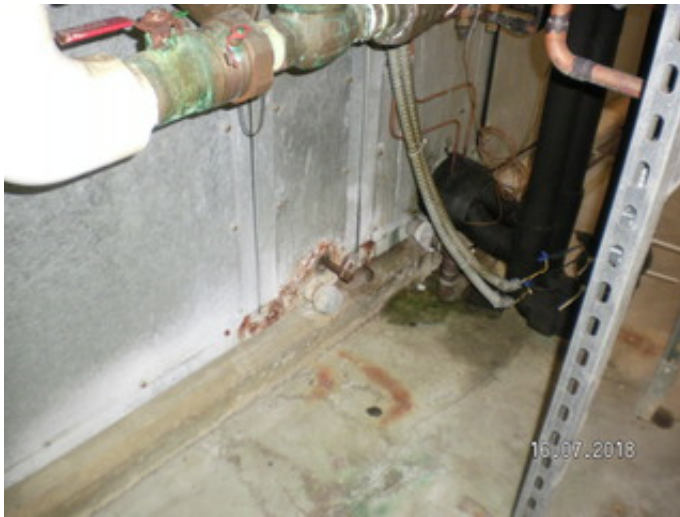
C. Ventilation / Air Conditioning

Description: The high school is air conditioned with thirteen (13) split system air handling units. These units are now 24 years old and in poor condition. Condensing units and indoor coils have been replaced in 2017 with more available R410A refrigerant. The Gym and Gault running track are not air conditioned. The Natatorium dehumidification units are not operational and controls at classroom VAV boxes are past their useful life. Replacement controls are no longer available so most VAV box controls do not operate. The running track exhaust fans no longer operate. The ventilation in remaining areas use each air handling unit to bring in code required fresh air. These thirteen (13) air handlers have economizers which provide "free" cooling on mild days. Since operation of VAV boxes in classrooms provide the required minimum amount of fresh air for occupants, the system is suspect due to failed controls and thus cannot satisfy the Ohio Building Code for ventilation and OSDM standards. The system can provide simultaneous heating and cooling with the VAV system and is compliant with OSDM requirements when controls are replaced. The ventilation system does not incorporate an energy recovery system. Individual toilet exhaust fans, on the roof, operate in conjunction with their associated air handling unit, indoors, in mechanical rooms, but do not recover this lost energy. The technology server room is independently cooled. There is an operating dust collection system in the Shop and the Art Room has exhaust and a kiln hood. There is a large, NFPA, grease hood in the Kitchen along with a dishwasher hood. There are multiple chemical hoods in Science Classrooms. Toilet exhaust fans and other building ventilation fans are on the flat roof areas.

Rating: 1 Satisfactory

Recommendations: Replace VAV boxes and controllers. Replace Natatorium dehumidification units. Replace running track exhaust fans. Replace remaining direct fired make-up air units with indirect fired units to avoid build-up of gas fumes when exhaust fans fail. Add air conditioning to the replaced make-up air units with refrigerant coils and on grade condensing units. This allows for a reduction in energy costs due to a reduction in fresh air requirements. Replace rusting air handling units while maintaining the recently replaced refrigerant coils.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
				254,080 ft ²	17,320 ft ²	34,002 ft ²	375 ft ²	28,966 ft ²	10,744 ft ²	8,235 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Air handling unit coils



Direct fired unit

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D. Electrical Systems

Description: The high school has a 480/277 volt 3 phase, 4 wire, 2,000 amp service. Most lighting is 277 volt. There is a 75 KVA, natural gas, Kohler generator with Kohler transfer switch for life safety system. Classrooms have an adequate number of general purpose outlets and the exterior of the building has an adequate number of weatherproof, GFI, receptacles. The building includes a lightning protection system. The auditorium and stage has an adequate electric panel for performances. There are special outlets in the Music Room for instruments. The overall electrical system meets OSDM requirements in supporting the current needs of this high school and will be adequate to meet the facilities' future needs.

Rating: 1 Satisfactory

Recommendations: Electrical system existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
				254,080 ft ²	17,320 ft ²	34,002 ft ²	375 ft ²	28,966 ft ²	10,744 ft ²	8,235 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Main switchboard



Electric room panels

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E. Plumbing and Fixtures

Description: The high school plumbing system meets requirements for plumbing fixtures and backflow prevention. There is a 3" domestic water meter and backflow preventer from the municipal water supply with copper piping properly distributed. The municipal source of water is hard water which causes scaling and debris build-up. The domestic hot water system operates at 140 F. The water heaters are original and there are several systems throughout the building. Lavatories do not have individual mixing valves. The toilet facilities include handicapped fixtures with sensor operated flush valves and faucets used in Public facilities. Elsewhere fixtures are manually operated. Fixtures are not low flow, which does not meet OSDM guidelines. Water closets and urinals are wall mounted throughout with flush valves. Most sanitary piping is PVC, in good condition. The school contains large group restrooms for boys on each floor and large group restrooms for girls on each floor. In locker rooms the shower facility includes individual faucets in group enclosures and adequate drains. The large Kitchen has gas fired appliances and a dedicated gas fired water heater and staff toilet room. Science classrooms include acid resistant sinks, drains, neutralization sumps and emergency shower and eyewash.

Rating: 2 Needs Repair

Recommendations: Replace water closets, urinals and their flush valves with low flow fixtures. Replace the brass (high lead content) faucets and shower valves with lead free faucets. Add mixing valves at each lavatory and replace master mixing valves to deliver 140 F. domestic hot water thru piping loop. Add tempering valves at eye washes. Replace recirculating pumps. Replace all water heaters. Add a water softener.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments	
Water Treatment System:	\$15,000.00	unit		254,080 ft ²	17,320 ft ²	34,002 ft ²	375 ft ²	28,966 ft ²	10,744 ft ²	8,235 ft ²			
Domestic Water Heater:	\$5,100.00	per unit		1 Required							\$15,000.00	(Domestic Water System, softening only, per system)	
Toilet:	\$3,800.00	unit		8 Required							\$40,800.00	(remove / replace)	
Urinal:	\$3,800.00	unit		54 Required							\$205,200.00	(new)	
Sink:	\$2,500.00	unit		21 Required							\$79,800.00	(new)	
Replace faucets and flush valves	\$500.00	per unit		50 Required							\$125,000.00	(new)	
Other: Replace Mixing Valves	\$0.11	sq.ft. (of entire building addition)		17 Required	Required	Required	Required	Required	Required	Required	\$8,500.00	(average cost to remove/replace)	
Sum:			\$513,209.42	\$502,248.80	\$1,905.20	\$3,740.22	\$41.25	\$3,186.26	\$1,181.84	\$905.85		\$38,909.42	Mixing valves need updated.



Original water heaters



Public restrooms

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F. Windows

Description: The overall facility is equipped with a thermally broken fixed aluminum window/curtain wall system with insulated glazing units and is not equipped with integral blinds. The structure is provided with several very large skylight assemblies. The systems were installed in 1994 and are generally in satisfactory physical condition. A limited portion of the insulated glazing units are compromised and one fenestration opening is missing trim. Several of the glazing units at the greenhouse are in poor condition.

Rating: 3 Needs Replacement

Recommendations: Replace compromised glazing units and repair damaged trim segment. Replace greenhouse glazing assembly. No additional work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		254,080 ft ²	17,320 ft ²	34,002 ft ²	375 ft ²	28,966 ft ²	10,744 ft ²	8,235 ft ²	\$65,000.00	(includes blinds)
Greenhouse Replacement	\$85.00	sq.ft. (Qty)		1,000 Required			375 Required				\$31,875.00	(demo and replace; based on area of greenhouse floor)
Sum:			\$96,875.00	\$65,000.00	\$0.00	\$0.00	\$31,875.00	\$0.00	\$0.00	\$0.00		



Greenhouse



Damaged Trim

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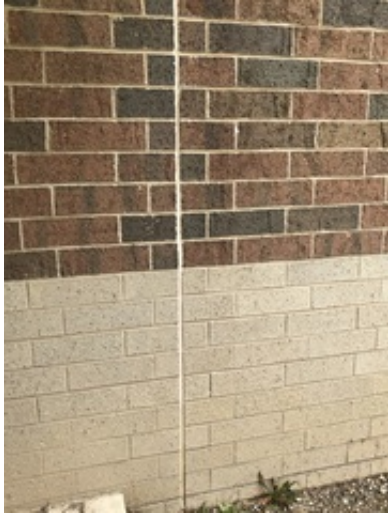
G. Structure: Foundation

Description: The overall facility is equipped with brick, and concrete masonry foundation walls on concrete footings which displayed no locations of significant differential settlement or cracking and are in satisfactory condition.

Rating: 1 Satisfactory

Recommendations: No work required at this time.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
				254,080 ft ²	17,320 ft ²	34,002 ft ²	375 ft ²	28,966 ft ²	10,744 ft ²	8,235 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Exterior Grade



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H. Structure: Walls and Chimneys

Description: The overall facility has a multi-tonal brick masonry bearing wall system with only very isolated areas of deterioration and is generally in good condition. Brickwork is generally clean except for a few limited areas of algae accumulation as a result of overhang splatter near the primary entries. The facility is equipped with adequate control joints and sealants are in satisfactory condition.

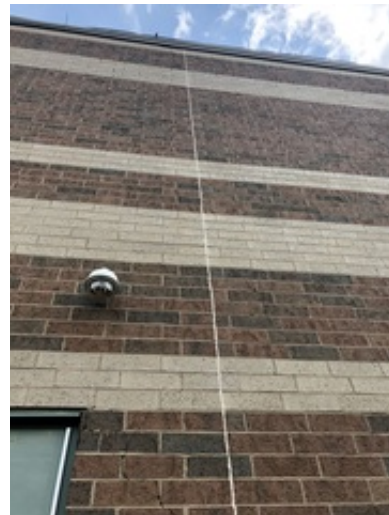
Rating: 2 Needs Repair

Recommendations: Provide spot cleaning of areas of algae growth/efflorescence and provide for brick maintenance repair for any area of deterioration.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		400 Required							\$600.00	(wall surface)
Other: Misc. Masonry Repair	\$1,000.00	allowance		Required							\$1,000.00	Miscellaneous Masonry Repair
Sum:			\$1,600.00	\$1,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Algae Growth



Control Joint

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Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction of the base floor is concrete slab-on grade. The intermediate floors and roof are a steel joist/girder system with metal decking. The systems are in good condition.

Rating: 1 Satisfactory

Recommendations: No work required at this time.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
				254,080 ft ²	17,320 ft ²	34,002 ft ²	375 ft ²	28,966 ft ²	10,744 ft ²	8,235 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Roof Deck / Girders



Roof Deck / Joist Framing

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J. General Finishes

Description: The overall facility features conventionally partitioned classrooms with vinyl tile (VCT) and acoustical tile ceilings. The overall facility has ceramic tile, VCT flooring and carpet and acoustical tile ceilings. Stairs are equipped with rubber treads and flooring. Toilet room are equipped with ceramic tile flooring. Specialty spaces like the Media Center and Administration Area are typically finished with carpet. Walls throughout the complex are typically painted CMU. Finishes overall are generally in good condition except for the acoustical ceilings. A small area of ceramic tile flooring is damaged and there are a few areas of cracked/damaged VCT, typically located along control joints which require maintenance repair or replacement. The acoustical ceilings are sagging in multiple locations and are water damaged from HVAC leaks at various locations. Carpet installations show signs of wear or are soiled in some areas. Classroom casework is plastic laminate in satisfactory condition. Toilet partitions are metal and plastic. A portion of the assemblies shown signs of deterioration. The main gymnasium has a wood floor system in satisfactory condition. The auxiliary gymnasium and track have athletic flooring in fair to poor condition. The existing kitchen is full service and the majority of the existing kitchen equipment was installed in 1994 and exceeds 20 years of age. Doors throughout the building are wood and equipped with lever hardware. The majority of the doors were in satisfactory condition. A limited portion of the doors are damaged, typically at high abuse areas such as the gymnasium. The natatorium was under renovation at time of site visit and was not accessible due to the extent of construction.

Rating: 3 Needs Replacement

Recommendations: Provide partial replacement of finishes due to age and condition where damaged. This should include repair/replacement of damaged VCT, carpet, acoustic ceiling and auxiliary gymnasium and track flooring. Replace damaged toilet partitions. The Fitness Center and Natatorium, Greenhouse and a portion of the PAC are not equipped with an acoustical ceiling system. Provide complete replacement of kitchen equipment due to age and replace damaged door assemblies.

Item	Cost	Unit	Whole Building	Original Building (1994) 254,080 ft²	Original Building - Fitness Cntr. Aux. Gymnasium (1994) 17,320 ft²	Original Building - Fitness Cntr. Track (1994) 34,002 ft²	Original Building - Greenhouse Addition (1994) 375 ft²	Original Building - Natatorium (1994) 28,966 ft²	Original Building - PAC (1994) 10,744 ft²	Original Building - PAC Seating House (1994) 8,235 ft²	Sum	Comments
Acoustic Ceiling:	\$3.50	sq.ft. (Qty)		237,149 Required					8,244 Required	8,235 Required	\$887,698.00	(partial finish - tear out and replace per area)
Vinyl Enhanced Tile (VET):	\$4.10	sq.ft. (Qty)		86,518 Required							\$354,723.80	(tear out and replace per area; to be used in lieu of VCT)
Carpet:	\$3.50	sq.ft. (Qty)		11,095 Required							\$38,832.50	(partial finish - tear-out and replace per area)
Toilet Partitions:	\$1,000.00	per stall		36 Required							\$36,000.00	(removing and replacing)
Door, Frame, and Hardware:	\$1,300.00	each		30 Required	8 Required						\$49,400.00	(non-ADA)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)			17,320 Required	34,002 Required					\$659,487.70	(tear-out and replace per area)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		4,006 Required							\$761,140.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Ceramic Tile Repair	\$1,000.00	allowance		Required							\$1,000.00	Misc. ceramic tile repair.
Sum:				\$2,788,282.00	\$2,060,717.80	\$232,962.00	\$436,925.70	\$0.00	\$0.00	\$28,854.00	\$28,822.50	



Damaged VCT



Damaged Acoustical Ceiling

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K. Interior Lighting

Description: The high school has a combination of 277 volt fluorescent fixtures and HID fixtures. Classrooms, offices, media center and corridors use 2 X 2 or 2 x 4 - 3 or 4 lamp lay-in fixtures, 45 foot candle measured in classroom, 40 foot candles in corridors. The gymnasium and running track contain 2 X 4 high intensity fluorescent pendent fixtures, 40 foot candle. The natatorium and shop classrooms utilize HID fixtures. Mechanical spaces utilize 4' fluorescent fixtures. The Library and Cafeteria encompass daylighting with a combination of recessed fixtures, linear indirect cove lighting and wall mounted down lights. The Auditorium contains recessed ceiling quartz lamps, wall mounted fluorescent fixtures, step lights, ceiling track lights and side lights with follower spots for performances.

Rating: 3 Needs Replacement

Recommendations: Replace light sources with LED lamps to provide longer life systems and reduce energy consumption. Revise classroom lighting to meet 50 footcandle requirement of OSDM. Revise Gymnasium lighting to reach 60 footcandles recommended in OSDM. Provide classrooms lighting with dual level switching and occupancy sensors. Provide added controls in Library and Cafeteria to make use of daylight harvesting.

Item	Cost	Unit	Whole Building	Original Building (1994) 254,080 ft²	Original Building - Fitness Cntr. Aux. Gymnasium (1994) 17,320 ft²	Original Building - Fitness Cntr. Track (1994) 34,002 ft²	Original Building - Greenhouse Addition (1994) 375 ft²	Original Building - Natatorium (1994) 28,966 ft²	Original Building - PAC (1994) 10,744 ft²	Original Building - PAC Seating House (1994) 8,235 ft²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	\$1,768,610.00	Includes demo of existing fixtures
Sum:			\$1,768,610.00	\$1,270,400.00	\$86,600.00	\$170,010.00	\$1,875.00	\$144,830.00	\$53,720.00	\$41,175.00		



Classroom lighting



Gym lighting

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L. Security Systems

Description: The high school has security systems with cameras, magnetic door controls, and 2-way intercom. The office has a TV screen that can pan various cameras and during an alert can be monitored by school officials on their phones. Exterior lighting consists of short pole lights at entrances and walkways. Building entrances with overhangs have lights in ceilings. Parking lots have adequate tall pole lights with HID lamp sources. Motion sensors are not included and there are a minimum number of exterior cameras. An automatic visitor control system is not provided and security is somewhat compromised when students congregate in the main lobby before doors are unlocked. 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 fully compliant with OSDM guidelines and should be expandable to keep pace with special additions to meet foreseeable future needs.

Rating: 2 Needs Repair

Recommendations: Reconfigure front entrance to allow for a separate public entrance. Provide additional cameras and add motion detectors. Exterior security lighting should have lamp sources changed to LED for prolonged maintenance life. Upgrade security system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
Partial Security System Upgrade:	\$1.35	sq.ft. (of entire building addition)		254,080 ft ²	17,320 ft ²	34,002 ft ²	375 ft ²	28,966 ft ²	10,744 ft ²	8,235 ft ²		\$477,524.70	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	\$353,722.00	(complete, area of building)
Sum:			\$831,246.70	\$597,088.00	\$40,702.00	\$79,904.70	\$881.25	\$68,070.10	\$25,248.40	\$19,352.25			



Front entrance cameras



Entrance lighting

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M. Emergency/Egress Lighting

Description: The high school uses corridor recessed lights for emergency egress lighting to meet egress needs. The facility is equipped with an emergency generator, which provides emergency power to these fixtures. Exterior doors have exit signs and exterior wall mounted egress lights above doors. These fixtures are backed up by the generator but do not use LED lamp sources.

Rating: 2 Needs Repair

Recommendations: The exit lights and egress lights should be changed to LED for longer life.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		254,080 ft ²	17,320 ft ²	34,002 ft ²	375 ft ²	28,966 ft ²	10,744 ft ²	8,235 ft ²	\$353,722.00	(complete, area of building)
Sum:			\$353,722.00	\$254,080.00	\$17,320.00	\$34,002.00	\$375.00	\$28,966.00	\$10,744.00	\$8,235.00		



Emergency lighting



Emergency generator

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N. Fire Alarm

Description: The fire alarm system was recently replaced with a fully addressable Gamewell system. The system includes smoke detectors, heat detectors, pull stations, and sprinkler alarms. Audio and visual devices are found in large classrooms but not present in smaller classrooms. They are also missing from toilet rooms and are thus not in compliance with OSDM guidelines.

Rating: 2 Needs Repair

Recommendations: The fire alarm system should be updated with additional A/V devices added to all classrooms and toilet rooms.

Item	Cost	Unit	Whole Building	Original Building (1994) 254,080 ft ²	Original Building - Fitness Cntr. Aux. Gymnasium (1994) 17,320 ft ²	Original Building - Fitness Cntr. Track (1994) 34,002 ft ²	Original Building - Greenhouse Addition (1994) 375 ft ²	Original Building - Natatorium (1994) 28,966 ft ²	Original Building - PAC (1994) 10,744 ft ²	Original Building - PAC Seating House (1994) 8,235 ft ²	Sum	Comments
Other: Add Horn/strobes to classrooms	\$500.00	unit		95 Required							\$47,500.00	Existing classrooms do not have horns and strobes
Sum:			\$47,500.00	\$47,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Fire alarm panel



Large classroom A/V

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O. Handicapped Access

Description: There is generally an accessible route connecting most areas to the site. Exterior entrances are level with grade and equipped with walkways. A portion of entries/exits are not equipped with a path of travel. The overall complex was designed to provide accessible accommodations throughout the majority of the complex. Visitors and occupants can enter/exit the facility at more than one entry and generally circulate throughout the interior of the complex. The facility is equipped with an elevator which provides access to the main/primary floor levels of the complex. The primary accessible entry to the facility is equipped with an automatic door operator. The majority of the original building toilet facilities were designed to provide accessible accommodations. The toilet rooms excluding locker areas are generally compliant with ADA/ANSI guidelines but are lacking vertical grab bars at toilet compartments, and/or insulation at exposed piping at most areas. Some devices are positioned outside reach ranges. The locker room areas are not equipped with accessible toilet or shower facilities. Drinking fountains are generally accessible and provide dual height accommodations. The facility is not equipped with ADA signage throughout the complex.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage throughout the building. Provide toilet/shower facilities (inclusive of toilets, urinals, toilet partitions and toilet accessories) at locker rooms. Complete all renovations to conform to ADA/ANSI requirements. Provide vertical grab bars at accessible toilet compartments and insulation at exposed piping below lavatories/accessible sinks. Provide all accessories within required reach ranges.

Item	Cost	Unit	Whole Building	Original Building (1994) 254,080 ft ²	Original Building - Fitness Cntr. Aux. Gymnasium (1994) 17,320 ft ²	Original Building - Fitness Cntr. Track (1994) 34,002 ft ²	Original Building - Greenhouse Addition (1994) 375 ft ²	Original Building - Natatorium (1994) 28,966 ft ²	Original Building - PAC (1994) 10,744 ft ²	Original Building - PAC Seating House (1994) 8,235 ft ²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required		Required		Required		\$56,503.80	(per building area)
Toilet/Urinals/Sinks:	\$3,800.00	unit		10 Required							\$38,000.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall		4 Required							\$4,000.00	(ADA - grab bars, accessories included)
Provide ADA Shower:	\$3,000.00	each		2 Required							\$6,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,000.00	per restroom		24 Required							\$24,000.00	
Other: Insulate Exposed Piping	\$100.00	per unit		37 Required							\$3,700.00	Insulate exposed piping at sinks
Other: Vertical Grab Bars	\$100.00	per unit		16 Required							\$1,600.00	Add vertical grab bars at HC water closets
Sum:			\$133,803.80	\$128,116.00	\$3,464.00	\$0.00	\$75.00	\$0.00	\$2,148.80	\$0.00		



Non-Conforming Grab Bars



Exposed Piping

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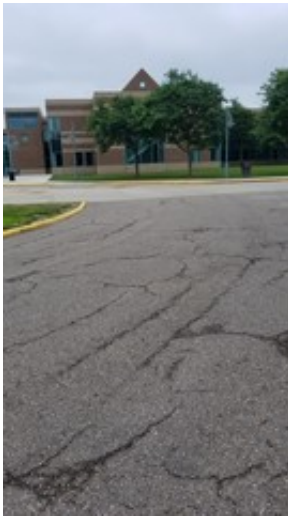
P. Site Condition

Description: Wooster High School is located in a small town setting on a large sized parcel. Access is via a series of drives off the public road south of the site. There is adequately defined separation of bus & other vehicular or pedestrian traffic. Additionally, information obtained from staff on site indicates that there are a large number of buses serving the school and adequate room for stacking during drop-off. Parking is adequate in number though some is fairly remote from the school entrance. Visitor parking exists south of the main entrance to the school, and student parking exists mainly in the west lot. Staff parking is available in the lot to the east of the school. An adequate number of ADA spaces are provided and are properly striped but not all are properly signed. The majority of the paving is in adequate condition as is most of the site sidewalk & curb. Most sidewalk seems to be poured recently. The bus drop off lane is in extremely poor condition. Concrete ramps meet ADA slope requirements. Dumpster pads are available in the form of concrete pavement, and are in adequate to poor condition. Sidewalk around the building entrances is in excellent shape. The west side of the building has multiple non compliant entrances. Two entrances near the greenhouse also do not currently have any sidewalk or ADA compliant methods of entry. The site has catch basins throughout the parking lots to allow for drainage, and a large detention area between the west parking lot and the public road south of the site.

Rating: 3 Needs Replacement

Recommendations: Pavement should be milled and overlaid with a standard duty course, and milled deeper and replaced with a heavy duty course around the bus drop off lane. Sidewalk and curb should be replaced to remove cracks and to reduce the risk of a trip hazard where applicable. ADA compliant entry ways should be provided along the west face of the building as well as at the entrances near the greenhouse.

Item	Cost	Unit	Whole Building	Original Building (1994) 254,080 ft ²	Original Building - Fitness Cntr. Aux. Gymnasium (1994) 17,320 ft ²	Original Building - Fitness Cntr. Track (1994) 34,002 ft ²	Original Building - Greenhouse Addition (1994) 375 ft ²	Original Building - Natatorium (1994) 28,966 ft ²	Original Building - PAC (1994) 10,744 ft ²	Original Building - PAC Seating House (1994) 8,235 ft ²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		5,882 Required	401 Required	787 Required	9 Required	671 Required	249 Required	191 Required	\$250,614.00	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$28.60	sq. yard		18,282 Required	1,246 Required	2,447 Required	27 Required	2,084 Required	773 Required	593 Required	\$727,927.20	(including drainage / tear out for light duty asphalt)
Concrete Curb:	\$18.00	in.ft.		876 Required	60 Required	117 Required	1 Required	100 Required	37 Required	28 Required	\$21,942.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		4,906 Required	334 Required	657 Required	7 Required	559 Required	207 Required	159 Required	\$32,028.01	(5 inch exterior slab)
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 100,000 SF or larger	\$150,000.00	allowance		Required							\$150,000.00	Include this one or the previous. (Applies for whole building, so only one addition should have this item)
Other: ADA Ramp	\$1,000.00	each		3 Required							\$3,000.00	ADA Ramp with domes
Other: ADA Signage	\$100.00	each		13 Required				1 Required			\$1,400.00	Updated ADA Signage
Sum:			\$1,236,911.21	\$945,931.54	\$50,552.66	\$99,253.73	\$1,098.43	\$84,656.71	\$31,364.03	\$24,054.11		



Damaged Bus Loop Pavement



Damaged Concrete

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Q. Sewage System

Description: The high school sewage system is connected to the municipal sewer system and is in good working condition. The acid waste piping uses a chemical dilution basin and the kitchen grease waste interceptor is regularly emptied.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
				254,080 ft ²	17,320 ft ²	34,002 ft ²	375 ft ²	28,966 ft ²	10,744 ft ²	8,235 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Acid sinks



Outdoor interceptor

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R. Water Supply

Description: The high school has a supply of water from the municipal system. This system has hard water and causes scaling and debris build up in the domestic hot water system. There is a 4" water meter and backflow preventer with adequate water pressure. There is a 6" fire service with multiple wet and dry zone alarm valves. There is no domestic booster pump and there is no fire pump. Fire hydrants are located in many locations around the perimeter of this large building. There are multiple fire department connections in the grass, near these hydrants. The system provides adequate pressure and capacity for the future needs of this High School.

Rating: 1 Satisfactory

Recommendations: Existing site conditions require no renovation or replacement at the present time. Refer to Item E for water softener needs.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
				254,080 ft ²	17,320 ft ²	34,002 ft ²	375 ft ²	28,966 ft ²	10,744 ft ²	8,235 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Domestic water service



Fire department connection

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum and flush panel door assemblies. Typical aluminum exterior doors feature single pane tempered vision panels, a portion of these doors are provided at vestibules assemblies. The majority of the exterior doors are in satisfactory condition. A limited portion of the door assemblies display evidence of deterioration. The facility is equipped with an overhead door in satisfactory condition.

Rating: 3 Needs Replacement

Recommendations: Replace all non-thermally broken aluminum door assemblies throughout the complex to comply with the Ohio Building Code, ADA and Ohio School Design Manual, and provide for replacement of all deteriorated door assemblies.

Item	Cost	Unit	Whole Building	Original Building (1994) 254,080 ft ²	Original Building - Fitness Cntr. Aux. Gymnasium (1994) 17,320 ft ²	Original Building - Fitness Cntr. Track (1994) 34,002 ft ²	Original Building - Greenhouse Addition (1994) 375 ft ²	Original Building - Natatorium (1994) 28,966 ft ²	Original Building - PAC (1994) 10,744 ft ²	Original Building - PAC Seating House (1994) 8,235 ft ²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		52 Required	8 Required		1 Required	4 Required			\$130,000.00	(includes removal of existing)
Sum:			\$130,000.00	\$104,000.00	\$16,000.00	\$0.00	\$2,000.00	\$8,000.00	\$0.00	\$0.00		



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T. Hazardous Material

Description: The facility was constructed in 1994 and is not reported to contain asbestos and other hazardous materials.

Rating: 1 Satisfactory

Recommendations: No work required at the present time. OFCC Enhanced Environmental Consultant will be assigned at a future dates to perform comprehensive EEA survey and establish scope and budget.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
				254,080 ft ²	17,320 ft ²	34,002 ft ²	375 ft ²	28,966 ft ²	10,744 ft ²	8,235 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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U. Life Safety

Description: The building is equipped with a complete fire suppression system and an emergency generator system for egress lighting during a power outage. There is no fire pump. There is a hood extinguishing system in the Kitchen. There are hold open devices on stair enclosure doors.

Rating: 2 Needs Repair

Recommendations: Due to age, the generator and transfer switch should be replaced. Emergency lighting should be replaced with LED lamp sources to prolong life expectancy.

Item	Cost	Unit	Whole Building	Original Building (1994) 254,080 ft ²	Original Building - Fitness Cntr. Aux. Gymnasium (1994) 17,320 ft ²	Original Building - Fitness Cntr. Track (1994) 34,002 ft ²	Original Building - Greenhouse Addition (1994) 375 ft ²	Original Building - Natatorium (1994) 28,966 ft ²	Original Building - PAC (1994) 10,744 ft ²	Original Building - PAC Seating House (1994) 8,235 ft ²	Sum	Comments
Generator	\$50,000.00	unit		1 Required							\$50,000.00	(75 KW w/fence and pad/day tank only, life safety only)
Sum:			\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Fire risers



Sprinkler head

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V. Loose Furnishings

Description: The typical Classroom furniture is a combination of newer and dated furnishings and in generally fair to good condition. 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 8 due to observed conditions.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
CEFPI Rating 7	\$2.00	sq.ft. (of entire building addition)		Required	Required		Required		Required		\$565,038.00	
Sum:			\$565,038.00	\$508,160.00	\$34,640.00	\$0.00	\$750.00	\$0.00	\$21,488.00	\$0.00		



Media Center



Class Furniture

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W. Technology

Description: The high school is equipped with a current technology system. Smart Boards have replaced the old TV's in classrooms. The classrooms are equipped with an adequate amount of data ports to meet OSDM compliance. Computer Labs have tombstone floor outlets and data jacks. Data outlets should be added at necessary locations to meet future requirements. There is an intercom system that includes wall mounted outdoor and indoor speakers. The facility is equipped with a centralized clock system. Sound systems are adequately provided in Gym, Stage, Student Dining and Music spaces. OSDM compliant computer network infrastructure is provided. Elevators are equipped with telephones.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet OSDM guidelines, due to extent of renovations under taken and to sustain the capacity to keep pace with technology development.

Item	Cost	Unit	Whole Building	Original Building (1994)	Original Building - Fitness Cntr. Aux. - Gymnasium (1994)	Original Building - Fitness Cntr. Track (1994)	Original Building - Greenhouse Addition (1994)	Original Building - Natatorium (1994)	Original Building - PAC (1994)	Original Building - PAC Seating House (1994)	Sum	Comments
HS portion of building with total SF > 200,400	\$5.80	sq.ft. (Qty)		254,080 Required	17,320 Required	34,002 Required	375 Required	28,966 Required	10,744 Required	8,235 Required	\$2,051,587.60	
Sum:			\$2,051,587.60	\$1,473,664.00	\$100,456.00	\$197,211.60	\$2,175.00	\$168,002.80	\$62,315.20	\$47,763.00		



Classroom projector



Shop workstations

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$23,851,335.47
7.00%	Construction Contingency	\$1,669,593.48
Subtotal		\$25,520,928.95
16.29%	Non-Construction Costs	\$4,157,359.33
Total Project		\$29,678,288.28

Construction Contingency	\$1,669,593.48
Non-Construction Costs	\$4,157,359.33
Total for X.	\$5,826,952.81

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$7,656.28
Soil Borings / Phase I Envir. Report	0.10%	\$25,520.93
Agency Approval Fees (Bldg. Code)	0.25%	\$63,802.32
Construction Testing	0.40%	\$102,083.72
Printing - Bid Documents	0.15%	\$38,281.39
Advertising for Bids	0.02%	\$5,104.19
Builder's Risk Insurance	0.12%	\$30,625.11
Design Professional's Compensation	7.50%	\$1,914,069.67
CM Compensation	6.00%	\$1,531,255.74
Commissioning	0.60%	\$153,125.57
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$285,834.40
Total Non-Construction Costs	16.29%	\$4,157,359.33

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School Facility Appraisal

Name of Appraiser Tony Schorr **Date of Appraisal** 2018-07-25
Building Name Wooster High School
Street Address 515 Oldman Road
City/Town, State, Zip Code Wooster, OH 44691
Telephone Number(s) 330-345-4000
School District Wooster City

Setting: Small City
 Site-Acreage 75.00
 Grades Housed 8-12
 Number of Teaching Stations 94
 Student Enrollment 1335
 Dates of Construction 1994,1994,1994,1994,1994,1994,1994

Building Square Footage 353,722
 Student Capacity 1,965
 Number of Floors 2

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

Type of Construction
 Load bearing masonry
 Steel frame
 Concrete frame
 Wood
 Steel Joists

Exterior Surfacing
 Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction
 Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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Suitability Appraisal of 1.0 The School Site for Wooster High School

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 <i>The site is 75 acres compared to 48 acres required by the OSDM.</i>	25	25
1.2 Site is easily accessible and conveniently located for the present and future population <i>The School is centrally located within the School District and is easily accessible.</i>	20	18
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The site adjacent to residential development uses, which are suitable for educational instruction.</i>	10	10
1.4 Site is well landscaped and developed to meet educational needs <i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasized the building entrance.</i>	10	10
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking <i>Athletic facilities include multi-purpose fields, baseball field, football field including a stadium and athletic complex, which are provided with proper separation from vehicular use areas, and are provided with adequate solid-surface parking.</i>	10	10
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>The site was gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, physical education spaces.</i>	5	5
1.7 Site has stable, well drained soil free of erosion <i>Soils appear to be stable and well drained, and no erosion was observed.</i>	5	4
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>The site has been developed to accommodate outdoor learning and is equipped with exterior courtyards which are extensively landscaped and include some furnishings.</i>	5	5
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>A portion of entries are not equipped with a path of travel. Sidewalks are adequately provided to accommodate safe pedestrian circulation.</i>	5	
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in fair to poor condition.</i>	5	4
TOTAL - 1.0 The School Site	100	91

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Wooster High School

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally <i>The original building was generally designed to provide accessible accommodations, but is not fully compliant with provisions of the ADA/ANSI guidelines at all areas.</i>	15	13
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs over the majority of the complex are in fair to satisfactory condition but require replacement due to age of systems. There is no evidence of ponding water.</i>	15	12
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are in generally good condition.</i>	10	10
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in generally good condition and have sufficient control and expansion joints which do not show significant signs of deterioration.</i>	10	9
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Exits are properly located to allow safe egress from the building. Entry and exit points to the building have been adequately provided. Some exits are not equipped with walkways.</i>	10	9
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Building envelope does meet minimum energy conservation requirements at the Original Building.</i>	10	10
2.7 Structure is free of friable asbestos and toxic materials <i>The building is not reported to contain asbestos and other hazardous materials.</i>	10	10
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>The facility is equipped with classrooms, small group spaces and a large group lecture hall.</i>	10	9
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Light sources are properly placed, well maintained, and provide adequate lighting in most areas throughout the building. Lighting levels conform to OSDM requirements throughout most of the complex. Lighting level are below recommended level in a few areas.</i>	15	13
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>The system was sized for expansion. Water supply has sufficient pressure and is adequate. The complex is equipped with a fire suppression system.</i>	15	15
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Classrooms have an adequate number of outlets and data jacks for technology applications at the Original Building.</i>	15	15
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Disconnect switches are provided in required mechanical locations to allow for safe service of equipment.</i>	10	10
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are adequate in number and placement. Drinking fountains are properly maintained. Most drinking fountains provide dual-height accommodations.</i>	10	10
2.14 Number and size of restrooms meet requirements <i>The number and size of restrooms meet requirements.</i>	10	10
2.15 Drainage systems are properly maintained and meet requirements <i>Adequate drainage systems are provided throughout the facility. Drainage systems are well maintained.</i>	10	10

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	8
<i>The complex is fully sprinklered. Fire alarm systems are provided with required devices. Smoke detectors are adequately provided. Horn strobe signals are lacking in some spaces.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	10
<i>The central intercommunication system provides reliable communication between the Administration area and all teaching/learning areas.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	5
<i>Exterior wall hydrants are adequately provided around the exterior of the facility.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	188

Suitability Appraisal of **3.0 Plant Maintainability** for Wooster High School

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Exterior material and finishes for doors, windows and walls are durable and require minimal maintenance.</i>	15	15
3.2 Floor surfaces throughout the building require minimum care <i>Flooring throughout the facility consists of VCT, carpet and ceramic tile which is well maintained throughout the facility. Floor finishes are damaged in a few locations.</i>	15	13
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Lay-in ceilings and acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block and glazed block is easily cleaned and resistant to stain.</i>	10	8
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>Casework is plastic laminate in good condition.</i>	10	10
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware throughout the facility does meet ADA requirements in most areas of the Original Building. Installations are satisfactory.</i>	10	10
3.6 Restroom fixtures are wall mounted and of quality finish <i>Fixtures are wall mounted units. Most fixtures are in good condition. The locker toilet facilities do not have accessible accommodations.</i>	10	9
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial storage space is adequately located throughout the facility, including provisions for water and drains.</i>	10	10
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Electrical outlets are adequately provided in Corridors and allow for convenient routine cleaning.</i>	10	10
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are adequately provided, and are accessible by ladder or lift for repair and replacements.</i>	10	9
TOTAL - 3.0 Plant Maintainability	100	94

Suitability Appraisal of 4.0 Building Safety and Security for Wooster High School

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>Student loading is separated from vehicular traffic and pedestrian walkways.</i>	15	15
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are provided both on and off-site for pedestrian safety. A portion of exits/entrances are not equipped with walkways.</i>	10	7
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs are located as required on adjacent access streets, but there are no signals provided.</i>	5	4
4.4 Vehicular entrances and exits permit safe traffic flow <i>Buses and other vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow. However, the bus drive shares access to parking areas.</i>	5	4
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>Athletic field equipment is properly located and is free from hazards.</i>	5	5
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>Heating boilers are located in rooms that are not accessible by students.</i>	20	20
4.7 Multi-story buildings have at least two stairways for student egress <i>The building does have multiple stairways which are not enclosed.</i>	15	14
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i>	10	10
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency light fixtures and exit signs are on separate circuits and are adequately provided.</i>	10	9
4.10 Classroom doors are recessed and open outward <i>Most Classroom doors are not recessed from the corridor and open outward which may impede traffic flow in the corridors throughout the building.</i>	10	8
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>A security camera system is provided at entries and corridors. Magnetic door contacts and proximity readers are provided at select locations. Cameras are provided in limited quantity and there are no motion sensors.</i>	10	7
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Carpet, VCT, and ceramic flooring have been well maintained throughout the facility. Flooring is damaged at intermittent locations.</i>	5	4
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair treads and risers are properly designed and meet requirements. Stair risers do not exceed 7 inches permitted by the OBC.</i>	5	4
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass at door transoms and sidelight is provided with tempered glazing for safety. Glass at door transoms and sidelights is tempered for safety at exterior openings.</i>	5	5
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	4

Drinking fountains/water coolers extend more than eight inches from the corridor wall.

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 the Corridor leading to the exterior.

Emergency Safety Points Allocated Points

4.17 Adequate **fire safety equipment** is properly located 15 14

The majority of the complex is sprinklered. Fire alarm devices are adequately provided in most area. Horn strobe signals are lacking in some locations. Fire extinguishers are adequately provided.

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

Multiple exits are provided from Corridors throughout the facility.

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

The structure is a steel column and masonry load bearing system with steel joist and concrete deck. Interior walls are masonry.

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided 15 14

The fire alarm is provided with manual and automatic actuation as well as provided with visual indicating devices. A limited portion of classrooms are not equipped with horn/strobe signals.

TOTAL - 4.0 Building Safety and Security 200 182

Suitability Appraisal of 5.0 Educational Adequacy for Wooster High School

5.0 Educational Adequacy	Points Allocated	Points
 Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>Typical classrooms have 658-887 sf compared to the 900 sf required by the OSDM.</i>	25	21
5.2 Classroom space permits arrangements for small group activity <i>Undersized classrooms do not allow sufficient space for effective small group activities.</i>	15	12
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The gymnasium and music programs are properly isolated from the academic learning area to reduce distractions.</i>	10	10
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Undersized classrooms do not permit privacy time for individual students.</i>	10	7
5.5 Storage for student materials is adequate <i>Lockers, located in the corridor, are adequately provided for student storage.</i>	10	10
5.6 Storage for teacher materials is adequate <i>Casework is adequately provided for storage of teacher materials at the original building.</i>	10	9
 Special Learning Space		
5.7 Size of special learning area(s) meets standards <i>Special learning areas are adequately provided.</i>	15	14
5.8 Design of specialized learning area(s) is compatible with instructional need <i>The special education learning area is equipped with an office and sensory room.</i>	10	8
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The media center is 8,818 sf compared to the 6,820 sf recommended in the OSDM. The media center is equipped with natural light and sufficient book storage space.</i>	10	10
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The gymnasium is 16,139 sf compared to the 14,000 sf recommended in the OSDM. The gymnasium space is adequately sized and equipped for physical education instruction. The facility is equipped with an auxiliary gymnasium.</i>	5	5
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Science classrooms are undersized and are provided with required equipment.</i>	10	8
5.12 Music Program is provided adequate sound treated space <i>Music rooms are 2,966 sf and 2,947 sf compared to 1,800-3,000 sf recommended in the OSDM.</i>	5	5
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>Art rooms are 1,190 sf and 1,011 sf compared to 1,400 sf recommended in the OSDM. The art room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.</i>	5	4
 School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment <i>The facility is provided with computer labs for student use at the media center.</i>	5	5

5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	4
<i>Small group areas are provided at limited areas near classroom areas.</i>		
5.16 Storage for student and teacher material is adequate	5	5
<i>Lockers have been adequately provided for storage of student materials. Casework is adequately provided for storage of teacher materials.</i>		
Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	10
<i>The teacher's lounge is 600 sf compared to the 600 sf recommended in the OSDM. The teacher's lounge does provide adequate work space for preparation of teacher materials.</i>		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	9
<i>The student dining space is 7,503 sf compared to 7,543 sf recommended in the OSDM. The kitchen space is 4,006 sf compared to 4,741 sf recommended in the OSDM. The student dining area has a pleasant design.</i>		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	5
<i>The facility is equipped with guidance and administrative office areas. The administrative finishes are consistent. Offices are 240-120 sf.</i>		
5.20 Counselor's office insures privacy and sufficient storage	5	5
<i>The counselor's offices are 120 sf compared to the 120 sf recommended in the OSDM. The area is provided storage and access to conference areas.</i>		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	4
<i>The facility is equipped with adequate clinic and equipment. The area is undersized.</i>		
5.22 Suitable reception space is available for students, teachers, and visitors	5	5
<i>The administrative area is equipped with reception area for students and visitors near the main entry lobby.</i>		
5.23 Administrative personnel are provided sufficient work space and privacy	5	5
<i>Administrative personnel are provided sufficient work space and privacy.</i>		
<hr/>		
TOTAL - 5.0 Educational Adequacy	200	180

Suitability Appraisal of **6.0 Environment for Education** for Wooster High School

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	15
<i>The building is a contemporary design with pleasant detailing. The facility is well designed.</i>		
6.2 Site and building are well landscaped	10	10
<i>This site is well landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.</i>		
6.3 Exterior noise and poor environment do not disrupt learning	10	10
<i>The site is adjacent to residential development which is suitable for educational instruction.</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	9
<i>The main entrance to the school is sheltered. Exits are sheltered from sun and inclement weather at some locations.</i>		
6.5 Building materials provide attractive color and texture	5	5
<i>Exterior building materials consist of brick, which do provide an attractive color and texture. Interior building materials consist of painted block finishes which are consistent throughout the original building.</i>		
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	19
<i>The use of repeated color and materials gives the building a sense of consistency. Overall building design and materials reflect a pleasant decor which does enhance learning at the original building.</i>		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	12
<i>The complex is air conditioned to provide year-round temperature and humidity control.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	12
<i>The ventilating systems does not provide the required volume of ventilation air to the Original Building and Natatorium. Ventilation systems introduce minimal noise into the teaching and learning areas. The ventilation system and the fitness is not equipped with air conditioning.</i>		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	14
<i>The lighting system provides proper intensity in most areas. Location of lighting fixtures provides even distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses.</i>		
6.10 Drinking fountains and restroom facilities are conveniently located	15	14
<i>Drinking fountains and restroom facilities are conveniently located. Locker room facilities do not provide accessible accommodations.</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	10
<i>There are areas for students to gather in the student dining area, auditorium, and gymnasium, as well as lobby and courtyard areas.</i>		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	10
<i>Corridors and foyers are adequately designed for efficient traffic flow. Corridors generally are 8' or greater in width. Entry and exit points to the building have been adequately provided.</i>		
6.13 Areas for students to interact are suitable to the age group	10	10
<i>There are areas for students to gather in the student dining area, auditorium, and gymnasium, as well as lobby and courtyard areas.</i>		
6.14 Large group areas are designed for effective management of students	10	10
<i>The gymnasium and the auditorium are adequately designed to manage large groups of students.</i>		

6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	10
<i>Ceilings, walls, and floors have been adequately designed and provided with effective sound control measures.</i>		
6.16 Window design contributes to a pleasant environment	10	10
<i>The windows are well designed to contribute to a pleasant environment. The facility is equipped with skylight and large curtain wall glazed areas.</i>		
6.17 Furniture and equipment provide a pleasing atmosphere	10	8
<i>Classroom furniture was combination of newer and dated furnishings.</i>		
<hr/>		
TOTAL - 6.0 Environment for Education	200	188

LEED Observation Notes

School District: Wooster City
County: Wayne
School District IRN: 45120
Building: Wooster High School
Building IRN: 42218

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 them from ending up at landfills. It also reduces habitat disturbance and minimizes the need for the surrounding infrastructure. While using new materials one should take into account different material sources. Salvaged materials provide savings on material costs, recycled content material minimizes waste products and local materials reduce the environmental impact of transportation. Finally, using rapidly renewable materials and certified wood decreases the consumption of natural resources. Recycling and reusing construction waste is another strategy to be taken into consideration in sustainable design.

(source: LEED Reference Guide, 2001:167)

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: **Wooster High School**

8-12

Building features that clearly exceed criteria:

1. The complex is well designed and is equipped with an automatic fire suppression system.
2. The facility is equipped with a large formal auditorium.
3. The facility is equipped with an extensive athletic facility that includes an auxiliary gymnasium, a natatorium, track and multiple locker areas.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

1. The fitness center is not equipped with air conditioning.
- 2.
- 3.
- 4.
- 5.
- 6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Wooster City
Facility:	Wooster High School
Date of Initial Assessment:	Jul 25, 2018
Date of Assessment Update:	Aug 31, 2018
Cost Set:	2018

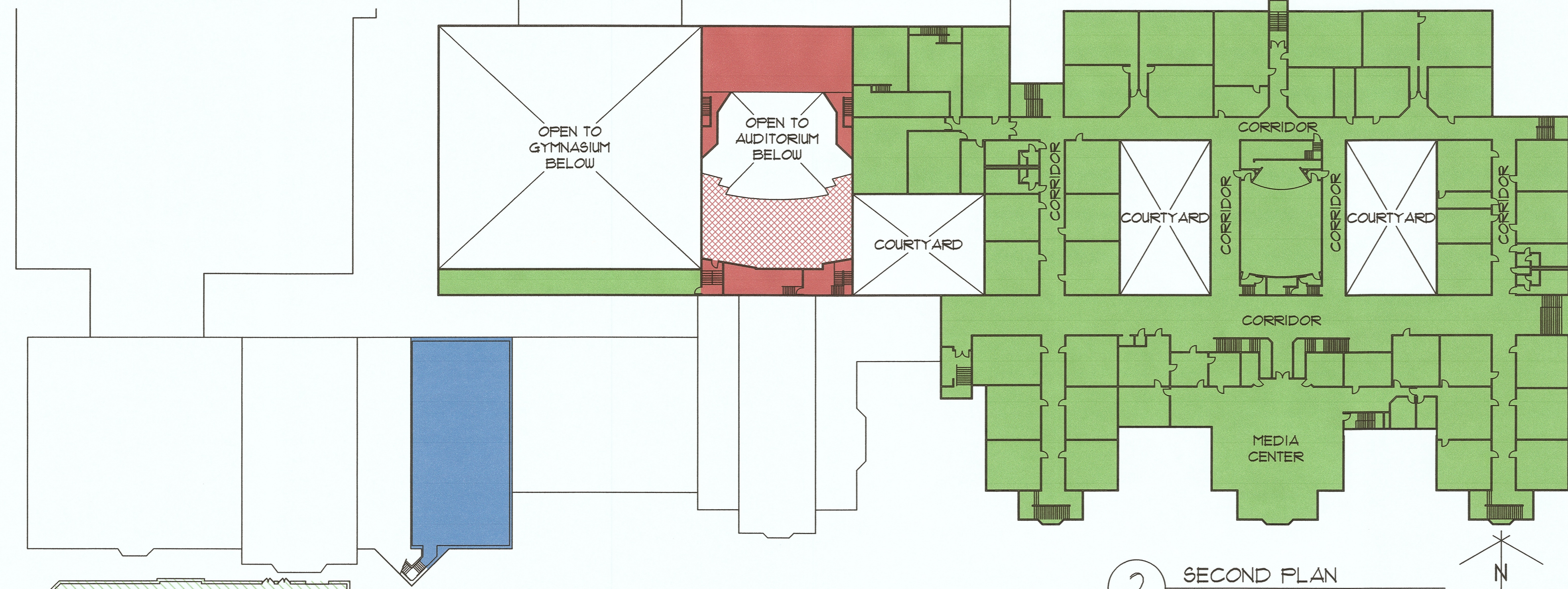
District IRN:	45120
Building IRN:	42218
Firm:	Schorr Architects, Inc.

Scope remains unchanged after cost updates.

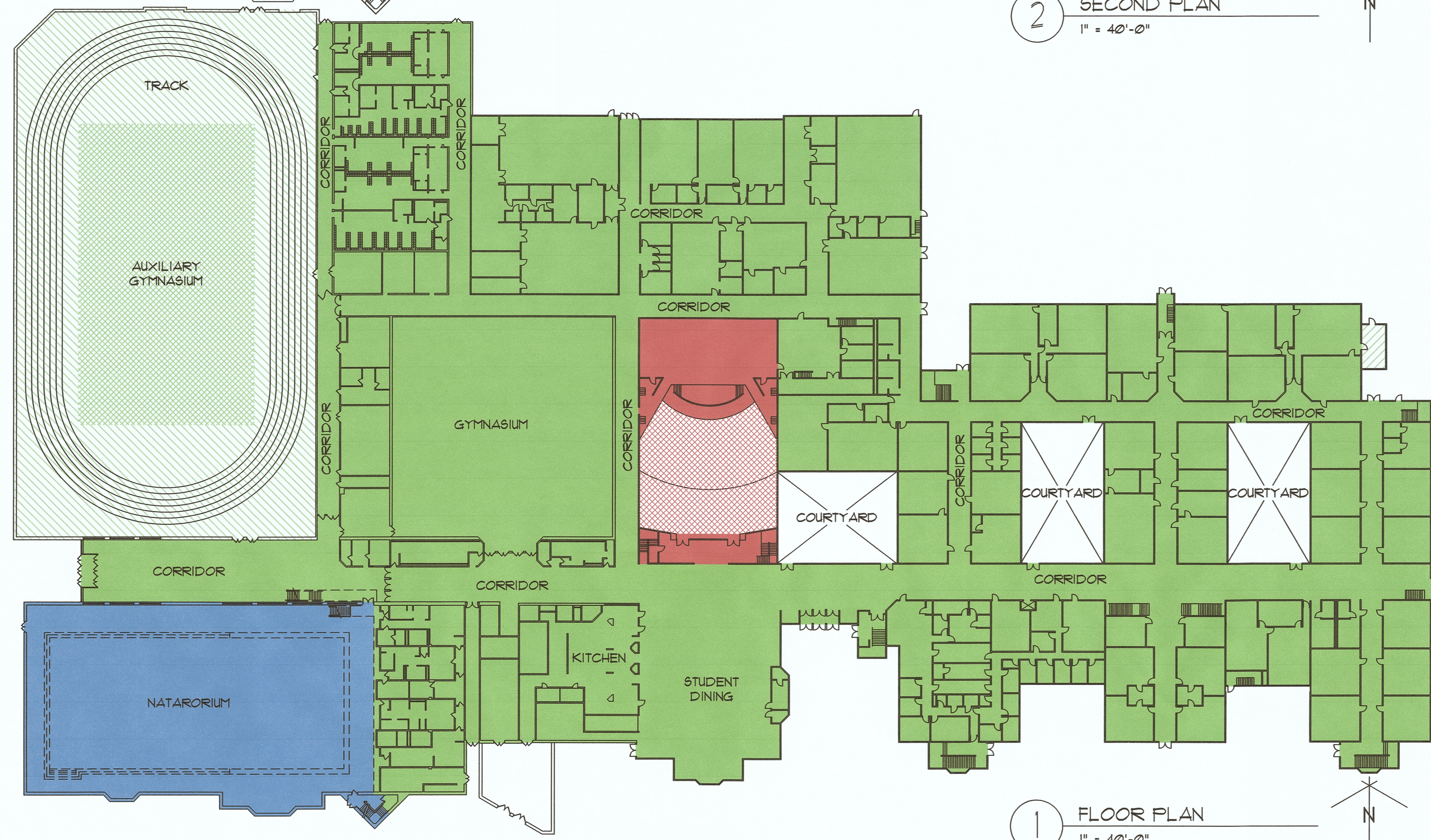
Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1994 Original Building	254,080	\$0.00	\$0.00
1994 Original Building - Fitness Cntr. Aux. Gymnasium	17,320	\$0.00	\$0.00
1994 Original Building - Fitness Cntr. Track	34,002	\$0.00	\$0.00
1994 Original Building - Greenhouse Addition	375	\$0.00	\$0.00
1994 Original Building - Natatorium	28,966	\$0.00	\$0.00
1994 Original Building - PAC	10,744	\$0.00	\$0.00
1994 Original Building - PAC Seating House	8,235	\$0.00	\$0.00
Total	353,722	\$0.00	\$0.00
Total with Regional Cost Factor (100.25%)	—	\$0.00	\$0.00
Regional Total with Soft Costs & Contingency	—	\$0.00	\$0.00

NAME	YEAR	HANDICAPPED ACCESS	FLOORS	SQUARE FEET
ORIGINAL BUILDING	1994	YES	2	254,000
ORIGINAL BUILDING - FITNESS CTR - AUX GYM	1994	YES	1	17,320
ORIGINAL BUILDING - FITNESS CTR - TRACK	1994	YES	1	34,000
ORIGINAL BUILDING - GREENHOUSE	1994	YES	1	375
ORIGINAL BUILDING - NATATORIUM	1994	YES	2	28,966
ORIGINAL BUILDING - PAC	1994	YES	2	10,144
ORIGINAL BUILDING - PAC SEATING HOUSE	1994	YES	2	8,235

ADDITION	AUDITORIUM FIXED SEATING	CORRIDORS	AGRICULTURE EDUCATION LAB	PRIMARY GYMNASIUM	MEDIA CENTER	VOCATIONAL SPACE	STUDENT DINING	KITCHEN	NATATORIUM	INDOOR TRACKS	ADULT EDUCATION	BOARD OFFICES	OUTSIDE AGENCIES	AUXILIARY GYMNASIUM
1994 ORIGINAL BUILDING		86,518		16,139	8,218		7,503	4,006						17,320
1994 ORIGINAL BUILDING - FITNESS CTR - AUX GYM														
1994 ORIGINAL BUILDING - FITNESS CTR - TRACK										34,000				
1994 ORIGINAL BUILDING - GREENHOUSE														
1994 ORIGINAL BUILDING - NATATORIUM		345							28,966					
1994 ORIGINAL BUILDING - PAC	3,051	1,220												
1994 ORIGINAL BUILDING - PAC SEATING HOUSE	8,235													



2 SECOND PLAN
1" = 40'-0"



1 FLOOR PLAN
1" = 40'-0"

- BUILDING ADDITIONS**
- 1994 ORIGINAL BUILDING
 - 1994 ORIGINAL BUILDING - FITNESS CENTER - AUX GYM
 - 1994 ORIGINAL BUILDING - FITNESS CENTER - TRACK
 - 1994 ORIGINAL BUILDING - GREENHOUSE
 - 1994 ORIGINAL BUILDING - NATATORIUM
 - 1994 ORIGINAL BUILDING - PAC
 - 1994 ORIGINAL BUILDING - PAC SEATING HOUSE

**FLOOR PLANS
BUILDING ADDITIONS**

**WOOSTER HIGH SCHOOL
OFCC ASSESSMENT**

PREPARED FOR:
WOOSTER CITY SCHOOL DISTRICT
144 NORTH MARKET STREET
WOOSTER, OH 44691

schorr architects inc. 230 Bradenton Ave.
Dublin, OH 43017
(614)798-2096

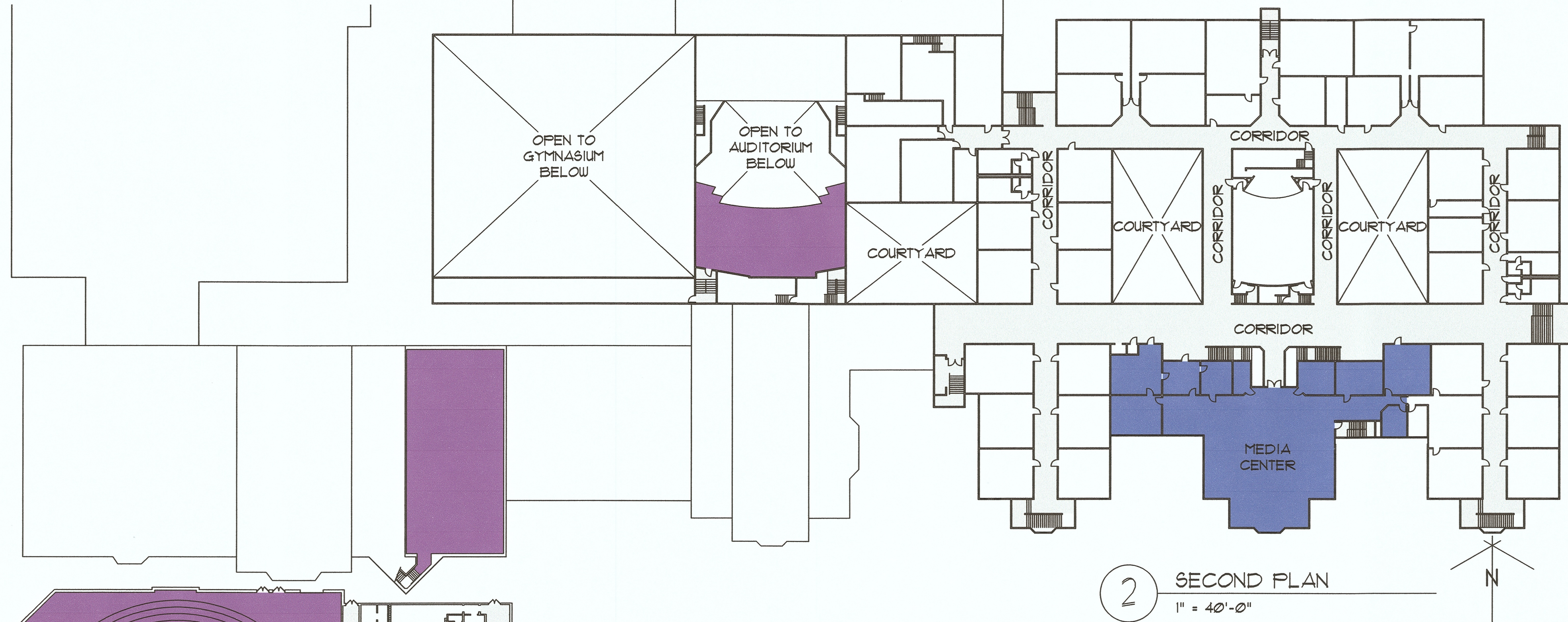
COMM. NO.: 1730

A1.0

SIGNED _____ DATE _____

NAME	YEAR	HANDICAPPED ACCESS	FLOORS	SQUARE FEET
ORIGINAL BUILDING	1994	YES	2	254,080
ORIGINAL BUILDING - FITNESS CTR - AUX GYM	1994	YES	1	17,320
ORIGINAL BUILDING - FITNESS CTR - TRACK	1994	YES	1	34,002
ORIGINAL BUILDING - GREENHOUSE	1994	YES	1	375
ORIGINAL BUILDING - NATATORIUM	1994	YES	2	28,966
ORIGINAL BUILDING - PAC	1994	YES	2	10,744
ORIGINAL BUILDING - PAC SEATING HOUSE	1994	YES	2	8,235

ADDITION	AUDITORIUM FIXED SEATING	CORRIDORS	AGRICULTURE EDUCATION LAB	PRIMARY GYMNASIUM	MEDIA CENTER	VOCATIONAL SPACE	STUDENT DINING	KITCHEN	NATATORIUM	INDOOR TRACKS	ADULT EDUCATION	BOARD OFFICES	OUTSIDE AGENCIES	AUXILIARY GYMNASIUM
1994 ORIGINAL BUILDING		86,518		16,139	8,218		7,503	4,006						17,320
1994 ORIGINAL BUILDING - FITNESS CTR - AUX GYM														
1994 ORIGINAL BUILDING - FITNESS CTR - TRACK										34,002				
1994 ORIGINAL BUILDING - GREENHOUSE														
1994 ORIGINAL BUILDING - NATATORIUM		345							28,966					
1994 ORIGINAL BUILDING - PAC	3,057	1,220												
1994 ORIGINAL BUILDING - PAC SEATING HOUSE	8,235													



2 SECOND PLAN
1" = 40'-0"



1 FLOOR PLAN
1" = 40'-0"

BUILDING COMPONENT LEGEND

- CORRIDORS
- GYMNASIUM
- MEDIA CENTER
- STUDENT DINING
- KITCHEN
- CAREER TECH
- AG ED LAB
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED AREAS

FLOOR PLANS
BUILDING COMPONENTS

WOOSTER HIGH SCHOOL
OFCC ASSESSMENT

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144 NORTH MARKET STREET
WOOSTER, OH 44691

schorr architects inc. 230 Bradenton Ave.
Dublin, OH 43017
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COMM. NO.: 1730

A2.0

SIGNED _____ DATE _____