Building Information - Plain Local (49932) - Glenwood Intermediate Elementary

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Glenwood Intermediate Elementary (036848)
Assessment Date (on-site; non-EEA)	2024-07-10
Kitchen Type	Full Kitchen
Cost Set:	2024
Building Name	Glenwood Intermediate Elementary
Building IRN	36848
Building Address	1015 44th Street NW
Building City	Canton
Building Zipcode	44709
Building Phone	330-491-3780
Acreage	37.77
Current Grades:	4-7
Teaching Stations	56
Number of Floors	3
Student Capacity	1218
Current Enrollment	824
Enrollment Date	2024-06-07

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

Number of Classrooms	54
Historical Register	**NO**
Building's Principal	Ms. Trisha Williams
Building Type	Elementary/Middle

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Building Pictures - Plain Local(49932) - Glenwood Intermediate Elementary(36848)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

140,144 Total Existing Square Footage

1957

1956,1956,1961 Building Dates

4-7 Grades

824 Current Enrollment

56 Teaching Stations

37.77 Site Acreage

Glenwood Intermediate School, which is not on the National Register of Historic Buildings, and originally constructed in 1956, is a 2 story, 140,144 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the 1956 Original Construction and 1961 Addition contains brick veneer on load bearing masonry type exterior wall construction, with painted block, glazed block, and gypsum board type wall construction in the interior. The floor system of the base floor of the overall facility consists of concrete slab on grade type construction. The floor system of the 1956 Original Construction is precast concrete tees with concrete topping type construction. The roof structure of the overall facility is tectum on steel joist type construction. The roofing system of the 1956 Original Construction is a Tar and Gravel system and EDPM. The roofing system of the 1961 Addition is a Tar and Gravel system. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are mostly adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is generally adequate. The facility is equipped with a non-compliant security system. The building has a non-compliant manual and automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is assumed to contain asbestos and other hazardous materials. The overall building is (not) compliant with ADA accessibility requirements. The school is located on a 30 acre site adjacent to residential properties. The property is not fenced for security but the athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

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Building Construction Information - Plain Local (49932) - Glenwood Intermediate Elementary (36848)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1956	no	3	114,449	no	no
Auditorium Fixed Seating Area	1956	no	1	2,548	yes	no
Media Center and Classroom Addition	1961	yes	2	23,147	no	no

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Building Component Information - Plain Local (49932) - Glenwood Intermediate Elementary (36848)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1956)		19526		9433			5123	2849						
Auditorium Fixed Seating Area (1956)	2548													
Media Center and Classroom Addition (1961)		4451			5988									
Total	2,548	23,977	0	9,433	5,988	0	5,123	2,849	0	0	0	0	0	0

Master Planning Considerations	Due to close proximity to residential properties to the North, East, and South, a cemetery to the West, and the location of sport fields and a bus garage to the North, building expansion is not recommended for future master planning.

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet	Housed In
No Records Found				

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Glenwood Intermediate Elementary (36848)

District: Plain Local
Name: Glenwood Intermediate Elementary
Address: 1015 44th Street NW
Canton,OH 44709
Bldg. IRN: 36848

County: Stark **Area:** East Central Ohio (7)
Contact: Ms. Trisha Williams
Phone: 330-491-3780
Date Prepared: 2024-07-10 **By:** Julie Apt
Date Revised: 2025-01-09 **By:** Julie Apt

Current Grades	4-7	Acreage:	37.77
Proposed Grades	N/A	Teaching Stations:	56
Current Enrollment	824	Classrooms:	54
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1956	no	3	114,449
Auditorium Fixed Seating Area	1956	no	1	2,548
Media Center and Classroom Addition	1961	yes	2	23,147
Total				**140,144**

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

FACILITY ASSESSMENT Cost Set: 2024		Rating	Dollar Assessment	C
A.	Heating System	3	$9,079,929.76	-
B.	Roofing	3	$1,570,937.07	-
C.	Ventilation / Air Conditioning	3	$3,092,449.13	-
D.	Electrical Systems	3	$5,221,765.44	-
E.	Plumbing and Fixtures	3	$172,056.59	-
F.	Windows	3	$2,285,809.36	-
G.	Structure: Foundation	2	$32,659.20	-
H.	Structure: Walls and Chimneys	2	$717,129.99	-
I.	Structure: Floors and Roofs	2	$157,052.56	-
J.	General Finishes	3	$6,524,262.21	-
K.	Interior Lighting	3	$1,180,012.48	-
L.	Security Systems	3	$699,318.56	-
M.	Emergency/Egress Lighting	3	$182,187.20	-
N.	Fire Alarm	3	$545,160.16	-
O.	Handicapped Access	3	$306,170.89	-
P.	Site Condition	3	$752,000.72	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	3	$627.98	-
S.	Exterior Doors	3	$159,364.71	-
T.	Hazardous Material	3	$229,781.66	-
U.	Life Safety	3	$831,613.60	-
V.	Loose Furnishings	3	$979,683.52	-
W.	Technology	3	$2,150,252.57	-
X.	Construction Contingency / Non-Construction Cost	-	$9,007,506.67	-
Total			$45,877,732.03	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	95	95%	Excellent
2.0 Structural and Mechanical Features	200	113	57%	Borderline
3.0 Plant Maintainability	100	52	52%	Borderline
4.0 Building Safety and Security	200	127	64%	Borderline
5.0 Educational Adequacy	200	150	75%	Satisfactory
6.0 Environment for Education	200	127	64%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	664	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$47,336,643.90

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

Supporting Documents
Glenwood IES_Composite.pdf (view) 2025-01-08 10:37:50 (6 MB) //

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Original Construction (1956) Summary

District: Plain Local
Name: Glenwood Intermediate Elementary
Address: 1015 44th Street NW
Canton,OH 44709
Bldg. IRN: 36848

County: Stark **Area:** East Central Ohio (7)
Contact: Ms. Trisha Williams
Phone: 330-491-3780
Date Prepared: 2024-07-10 **By:** Julie Apt
Date Revised: 2025-01-09 **By:** Julie Apt

Current Grades	4-7	Acreage:	37.77
Proposed Grades	N/A	Teaching Stations:	56
Current Enrollment	824	Classrooms:	54
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1956**	**no**	**3**	**114,449**
Auditorium Fixed Seating Area	1956	no	1	2,548
Media Center and Classroom Addition	1961	yes	2	23,147
Total				**140,144**

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

FACILITY ASSESSMENT Cost Set: 2024		Rating	Dollar Assessment	C
A.	Heating System	3	$7,415,150.71	-
B.	Roofing	3	$1,155,934.62	-
C.	Ventilation / Air Conditioning	3	$2,526,645.23	-
D.	Electrical Systems	3	$4,264,369.74	-
E.	Plumbing and Fixtures	3	$147,056.59	-
F.	Windows	3	$2,124,776.55	-
G.	Structure: Foundation	2	$32,659.20	-
H.	Structure: Walls and Chimneys	2	$602,051.24	-
I.	Structure: Floors and Roofs	2	$146,464.93	-
J.	General Finishes	3	$5,421,521.34	-
K.	Interior Lighting	3	$963,660.58	-
L.	Security Systems	3	$571,100.51	-
M.	Emergency/Egress Lighting	3	$148,783.70	-
N.	Fire Alarm	3	$445,206.61	-
O.	Handicapped Access	3	$299,490.19	-
P.	Site Condition	3	$752,000.72	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	3	$627.98	-
S.	Exterior Doors	3	$122,438.74	-
T.	Hazardous Material	3	$207,491.42	-
U.	Life Safety	3	$706,735.90	-
V.	Loose Furnishings	3	$814,876.88	-
W.	Technology	3	$1,760,225.62	-
X.	Construction Contingency / Non-Construction Cost	-	$7,482,822.30	-
Total			$38,112,091.30	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	95	95%	Excellent
2.0 Structural and Mechanical Features	200	113	57%	Borderline
3.0 Plant Maintainability	100	52	52%	Borderline
4.0 Building Safety and Security	200	127	64%	Borderline
5.0 Educational Adequacy	200	150	75%	Satisfactory
6.0 Environment for Education	200	127	64%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	664	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$39,324,055.81

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

Auditorium Fixed Seating Area (1956) Summary

District:	Plain Local	**County:**	Stark	**Area:**	East Central Ohio (7)
Name:	Glenwood Intermediate Elementary	**Contact:**	Ms. Trisha Williams		
Address:	1015 44th Street NW	**Phone:**	330-491-3780		
	Canton,OH 44709	**Date Prepared:**	2024-07-10	**By:**	Julie Apt
Bldg. IRN:	36848	**Date Revised:**	2025-01-09	**By:**	Julie Apt

Current Grades	4-7	Acreage:	37.77
Proposed Grades	N/A	Teaching Stations:	56
Current Enrollment	824	Classrooms:	54
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1956	no	3	114,449
Auditorium Fixed Seating Area	**1956**	**no**	**1**	**2,548**
Media Center and Classroom Addition	1961	yes	2	23,147
Total				**140,144**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	95	95%	Excellent
2.0 Structural and Mechanical Features	200	113	57%	Borderline
3.0 Plant Maintainability	100	52	52%	Borderline
4.0 Building Safety and Security	200	127	64%	Borderline
5.0 Educational Adequacy	200	150	75%	Satisfactory
6.0 Environment for Education	200	127	64%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	664	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$503,715.61

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: 2024		Rating	Dollar Assessment	C
A.	Heating System	3	$165,084.92	-
B.	**Roofing**	**3**	**$0.00**	-
C.	Ventilation / Air Conditioning	3	$56,106.96	-
D.	Electrical Systems	3	$94,938.48	-
E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
F.	**Windows**	**3**	**$0.00**	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
J.	General Finishes	3	$15,772.12	-
K.	Interior Lighting	3	$21,454.16	-
L.	Security Systems	3	$12,714.52	-
M.	Emergency/Egress Lighting	3	$3,312.40	-
N.	Fire Alarm	3	$9,911.72	-
O.	Handicapped Access	3	$662.48	-
P.	**Site Condition**	**3**	**$0.00**	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**3**	**$0.00**	-
S.	**Exterior Doors**	**3**	**$0.00**	-
T.	**Hazardous Material**	**3**	**$0.00**	-
U.	Life Safety	3	$12,383.28	-
V.	**Loose Furnishings**	**3**	**$0.00**	-
W.	**Technology**	**3**	**$0.00**	-
X.	Construction Contingency / Non-Construction Cost	-	$95,850.09	-
Total			$488,191.13	

Media Center and Classroom Addition (1961) Summary

District:	Plain Local	**County:**	Stark **Area:** East Central Ohio (7)
Name:	Glenwood Intermediate Elementary	**Contact:**	Ms. Trisha Williams
Address:	1015 44th Street NW	**Phone:**	330-491-3780
	Canton,OH 44709	**Date Prepared:**	2024-07-10 **By:** Julie Apt
Bldg. IRN:	36848	**Date Revised:**	2025-01-09 **By:** Julie Apt

Current Grades	4-7	Acreage:	37.77
Proposed Grades	N/A	Teaching Stations:	56
Current Enrollment	824	Classrooms:	54
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1956	no	3	114,449
Auditorium Fixed Seating Area	1956	no	1	2,548
Media Center and Classroom Addition	**1961**	**yes**	**2**	**23,147**
Total				**140,144**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	95	95%	Excellent
2.0 Structural and Mechanical Features	200	113	57%	Borderline
3.0 Plant Maintainability	100	52	52%	Borderline
4.0 Building Safety and Security	200	127	64%	Borderline
5.0 Educational Adequacy	200	150	75%	Satisfactory
6.0 Environment for Education	200	127	64%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	664	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$7,508,872.49

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: 2024		Rating	Dollar Assessment	C
A.	Heating System	3	$1,499,694.13	-
B.	Roofing	3	$415,002.45	-
C.	Ventilation / Air Conditioning	3	$509,696.94	-
D.	Electrical Systems	3	$862,457.22	-
E.	Plumbing and Fixtures	3	$25,000.00	-
F.	Windows	3	$161,032.81	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$115,078.75	-
I.	Structure: Floors and Roofs	2	$10,587.63	-
J.	General Finishes	3	$1,086,968.75	-
K.	Interior Lighting	3	$194,897.74	-
L.	Security Systems	3	$115,503.53	-
M.	Emergency/Egress Lighting	3	$30,091.10	-
N.	Fire Alarm	3	$90,041.83	-
O.	Handicapped Access	3	$6,018.22	-
P.	**Site Condition**	**3**	**$0.00**	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**3**	**$0.00**	-
S.	Exterior Doors	3	$36,925.97	-
T.	Hazardous Material	3	$22,290.24	-
U.	Life Safety	3	$112,494.42	-
V.	Loose Furnishings	3	$164,806.64	-
W.	Technology	3	$390,026.95	-
X.	Construction Contingency / Non-Construction Cost	-	$1,428,834.27	-
Total			$7,277,449.59	

A. Heating System

Description: The existing system for the overall facility is a natural gas fired heated water type boiler system, installed prior to 2008, and is in fair to poor condition. 2-pipe vs. 4-pipe designations are not applicable in this facility, as air conditioning is provided via roof top units and mini-splits. The overall facility is served by 9 rooftop units and 14 mini-split condensers; the RTU's were installed at various unknown dates and are in poor or obsolete condition; the mini-split condensers were installed in 2022 and are in good condition The two boilers, manufactured by Therma-Tek, were installed at an unknown date with upgrades in 2008 and are in fair to poor condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters. The terminal equipment was installed in 2008 and is in fair condition. Note that terminal units no longer tied to the heating system were abandoned in place and consist of radiators, unit heaters, unit ventilators and cabinet heaters. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The digital type system temperature controls were installed in 2023 and are in good condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems, although the mini-split system utilizes heat pumps. The facility is equipped with minimal louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system partially ducted, and floor to structural deck heights will not accommodate the installation of properly sized ductwork in all spaces for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, and long-term life expectancy of the existing system is not anticipated. The existing overall heating system is not compliant with LEED requirements. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall Heating, Ventilating, and Air Conditioning systems due to useful lifecycle considerations, varying age and conditions between component parts, and to complete a renovation project with a fully integrated system of unified design to support meeting OBC, OSDM, and LEED requirements. Convert to ducted system to facilitate efficient exchange of conditioned air. Provide architectural soffits to accommodate the installation of ductwork as required.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
HVAC System Replacement:	$54.42	sq.ft. (of entire building addition)		Required	Required	Required	$7,626,636.48	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$10.37	sq.ft. (of entire building addition)		Required	Required	Required	$1,453,293.28	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$9,079,929.76	$7,415,150.71	$165,084.92	$1,499,694.13		



Natural Gas Fired Boilers



Obsolete Terminal Unit

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Note: the roof is very flat and has a lot of ponding.

B. Roofing

Description: The roof over the Original Construction is a Built-Up system that was installed in 2013, and is in fair to poor condition, an Asphalt system that was installed in 2014 and is in fair to poor condition, a PVC system that was installed in 2013 and is in poor condition, a Modified Bituminous system that was installed in 2021 and is in good condition and a TPO system that was installed in 2023 and is in good condition. The roof over the 1961 Addition is a Built-Up system that was installed in 2014 and is in fair to poor condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch / access ladder that is are in fair condition. Fall safety protection cages are not required. There were no observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains which are properly located, and in poor condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetration. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The Built-Up, Asphalt and PVC roof systems over the Original Construction requires replacement to meet Ohio School Design Manual guidelines due to age of system and projected lifecycle. The Built-Up roof system over the 1961 Addition requires replacement to meet Ohio School Design Manual guidelines due to age of system and projected lifecycle. Due to existing conditions roof drains require replacement in the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Built-up Asphalt:	$17.10	sq.ft. (Qty)		34,073 Required		22,678 Required	$970,442.10	
Membrane (all types / fully adhered):	$20.02	sq.ft. (Qty)		23,976 Required			$479,999.52	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	$3,886.95	each		24 Required		7 Required	$120,495.45	
Sum:			$1,570,937.07	$1,155,934.62	$0.00	$415,002.45		





roof insulation to be added - $4.14/sf
Roof sf - 80,726
Total =$334,209.78

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Additional insulation will increase cost of roof edge - additional blocking/parapet and fascia - $75/lf * 3,619 lf = $271,425

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. The overall facility has a combination of roof top units installed in various increments in poor and obsolete condition, and mini-split systems installed in 2022 in good conditions. The terminal units consist of partial ducted system and unit ventilators. Window units are provided in in some Classroom locations. Compliant specialized air conditioning systems are not provided for computer / technology infrastructure rooms. The ventilation system in the overall facility consists of air handlers and unit ventilators, installed in 2008 and in fair condition, providing fresh air to some Classrooms, Media Center and Music Program spaces, and air handlers and unit ventilators, installed in 2022 and in good condition, providing fresh air to Classrooms and Student Dining, and exhaust fan system, installed in 1960 with incremental upgrades and in poor condition, providing fresh air to other miscellaneous spaces such as Gymnasiums. Relief air venting is provided by louvered interior doors, transfer grilles to Corridors, and ceiling plenums. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. The existing overall air conditioning / ventilation system is not compliant with LEED requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln, and existing kiln ventilation is not provided. General building exhaust systems for Restrooms, Storage Rooms, Art Rooms, Custodial Closets, Locker Rooms, and Gymnasium are inadequate, and in fair to poor condition.

Rating: 3 Needs Replacement

Recommendations: Complete replacement of overall HVAC systems is funded in Item A. Replace existing Air Conditioning / Ventilation systems due to useful lifecycle considerations, varying age and conditions between component parts, and to complete a renovation project with a fully integrated system of unified design to support meeting OBC, OSDM, and LEED requirements. Pricing included in Item A. Replace general building exhaust systems located in Restrooms, Locker Rooms, Storage Rooms, Custodial Closets, and Gymnasium. Provide kiln exhaust system to meet with OBC and OSDM requirements.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Air Conditioning System:	$21.52	sq.ft. (of entire building addition)		Required	Required	Required	$3,015,898.88	
Kiln Exhaust System:	$6,478.25	each		1 Required			$6,478.25	
Other: General Building Exhaust	$0.50	sq.ft. (Qty)		114,449 Required	2,548 Required	23,147 Required	$70,072.00	Replace general building exhaust systems located in Restrooms, Locker Rooms, Storage Rooms, Custodial Closets, and Gymnasium.
Sum:			$3,092,449.13	$2,526,645.23	$56,106.96	$509,696.94		



Mini-Split System



Roof Top Units

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D. Electrical Systems

Description: The electrical system provided to the overall facility is 480/277 volts, 1600 amp, 3 phase, 4 wire system installed in 2008, and is in good to fair condition. The system in the 1961 Addition is an extension of that found in the Original Construction. Power is provided to the school by multiple utility owned, pole-mounted transformers located outside the Boiler Room, and in fair condition. The panel system, installed in 2008, is OSDM-compliant, in good to fair condition, and can be expanded to add additional capacity. The Classrooms are equipped with adequate electrical outlets. The typical Classroom contains 10 general purpose outlets, 5 dedicated outlets for each Classroom computer, and 1 dedicated outlet for each Classroom television, overhead projector, or SMART board. Some Classrooms are equipped with as many as 19 general purpose outlets, while others are equipped with as few as 10 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing, although in Corridors with lockers they are not provided within adequate distances. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in poor condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
System Replacement:	$37.26	sq.ft. (of entire building addition)		Required	Required	Required	$5,221,765.44	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$5,221,765.44	$4,264,369.74	$94,938.48	$862,457.22		



Pole Mounted Transformers



Electrical Main

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E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure back flow preventer in fair condition. A water treatment system is provided and is in fair condition. The domestic water supply piping in the overall facility is copper and PVC, is original to each addition and is in fair condition. The waste piping in the overall facility is cast iron, was installed in 1956, is original to each addition, and is in fair condition. The facility is equipped with a 200 gallon gas water heater in fair condition. The school contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 2 Locker Room Restrooms for boys, 1 Locker Room Restrooms for girls, 1 Restrooms associated with specialty Classrooms, and 4 Restrooms for staff. The first Boys' Large Group Restrooms contain 1 ADA and 0 non-ADA wall mounted flush valve toilets, 0 ADA and 3 non-ADA floor mounted flush valve urinals, as well as 1 ADA and 1 non-ADA countertop lavatories. The second Boys' Large Group Restrooms contain 0 ADA and 4 non-ADA wall mounted flush valve toilets, 0 ADA and 7 non-ADA floor mounted flush valve urinals, as well as 2 ADA and 0 non-ADA countertop lavatories. The third Boys' Large Group Restrooms contain 0 ADA and 4 non-ADA wall mounted flush valve toilets, 0 ADA and 5 non-ADA wall mounted flush valve urinals, as well as 2 ADA and 0 non-ADA countertop lavatories. The first Girls' Large Group Restrooms contain 1 ADA and 2 non-ADA wall mounted flush valve toilets, as well as 3 ADA and 0 non-ADA wall mounted lavatories. The second and third Girls' Large Group Restrooms contain 0 ADA and 7 non-ADA wall mounted flush valve toilets, as well as 3 ADA and 0 non-ADA countertop lavatories. The first Boys' Locker Room Restrooms contain 0 ADA and 1 non-ADA wall mounted flush valve toilets, 0 ADA and 2 non-ADA floor mounted flush valve urinals, 2 ADA and 0 non-ADA wall mounted lavatories, as well as 1 shower room. The second Boys' Locker Room Restrooms contain 0 ADA and 2 non-ADA wall mounted flush valve toilets, 0 ADA and 2 non-ADA floor mounted flush valve urinals, 2 ADA and 0 non-ADA wall mounted lavatories, as well as 1 shower room. Girls' Locker Room Restrooms contain 0 ADA and 2 non-ADA wall mounted flush valve toilets, as well as 2 ADA and 0 non-ADA wall mounted lavatories, as well as 1 shower room. The single use Staff Restrooms contain 0 ADA and 1 non-ADA wall mounted flush valve toilets, 0 ADA and 0 non-ADA floor mounted urinals, as well as 0 ADA and 1 non-ADA wall mounted lavatories. The group Staff Restrooms contain 0 ADA and 4 non-ADA wall mounted flush valve toilets, 0 ADA and 2 non-ADA floor mounted urinals, as well as 2 ADA and 0 non-ADA countertop lavatories. The condition of fixtures is poor. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 7 ADA and 0 non-ADA electric water coolers, in fair condition. Middle School Special Education Classrooms are not equipped with sink mounted type drinking fountains. One Special Education Classroom is equipped with the required Restroom facilities and fixtures are in poor condition. Three other Special Education Classrooms are not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom and fixtures are in poor condition. Heath Clinic is not equipped with the required Restroom. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. Kitchen fixtures consist of 1 single compartment sink / double compartment sink / triple compartment sink / dishwasher / disposal / other, which are in fair condition. The Kitchen is equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a 200 gallon gas type water heater which is in fair condition. The school does not meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with 32 toilets, 3 urinals, 32 lavatories, 4 Classroom sink mounted drinking fountains, and 8 electric water coolers. Observations revealed that the school is currently equipped with 43 toilets, 23 urinals, 27 lavatories, 0 Classroom sink mounted drinking fountains, and 7 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks which are in fair to poor condition. Art Classrooms are not equipped with satisfactory solids interceptors. Science Classrooms are equipped with the required utility sink, gas / compressed air connections and in fair condition, but no safety shower / eyewash are supplied. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Sufficient quantities of non-freeze, self-draining type exterior wall hydrants of copper / bronze construction with recessed wall box and loose key are provided. Existing facility features no elevator, so no elevator sump considerations are relevant.

Rating: 3 Needs Replacement

Recommendations: Due to age, condition, LEED, and OFCC requirements, provide 32 new toilets / 32 new lavatories / 3 new urinals in the overall facility. Provide 4 new lavatory mounted drinking fountains and 1 new electric water cooler in the Original Construction. Convert two single use restrooms to become one ADA compliant restroom. See Item O for replacement of fixtures related to ADA requirements.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Toilet:	$1,943.48	unit		32 Required			$62,191.36	(remove / replace) See Item O
Urinal:	$1,943.48	unit		3 Required			$5,830.44	(remove / replace)
Sink:	$3,239.12	unit		4 Required			$12,956.48	(new)
Sink:	$1,943.48	unit		32 Required			$62,191.36	(remove / replace)
Electric water cooler:	$3,886.95	unit		1 Required			$3,886.95	(double ADA)
Other: Single use ADA restroom fit out	$25,000.00	unit				1 Required	$25,000.00	(new)
Sum:			$172,056.59	$147,056.59	$0.00	$25,000.00		





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F. Windows

Description: The 1956 Original Construction is equipped with three window types. The first type of window system of the 1956 Original Construction are steel frame windows with single glazed type window system, which was installed over 30 years ago, and is in poor condition. The window system features operable windows throughout the building, and operable windows are not equipped with opening limiters or insect screens. Window system seals are in poor condition, with frequent air and water infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted roller shades, which are in poor condition. The second type of window system of the 1956 Original Construction are thermally broken aluminum frame windows with double glazed insulated glazing type window system, which was installed in 2006 and 2008, and is in fair condition. The window system features operable windows throughout the building, and operable windows are equipped with opening limiters in fair condition and insect screens in fair condition. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted roller shades, which are in fair condition. The third type of window system of the 1956 Original Construction are thermally broken PVC frame windows with double glazed insulated glazing type window system, installed at an unknown date, and is in fair condition. The window system features operable windows through the building, and operable slider windows are equipped with insect screens in fair condition. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted curtains, which are in fair condition. The 1961 Addition is equipped with two window types. Most windows are identical to the third type of window system of the 1956 Original Construction. There is one location with windows identical to the first type of window system, but installed in 2004. This facility is not equipped with any curtain wall systems. There are glass block windows in the 1956 Original Construction, in fair to poor condition. Wired glass was identified at one location on the interior near the Special Education Classroom. Most interior glazing consists of tempered single pane glass in wood or aluminum frames, in fair condition. The exterior doors in the overall facility are equipped with thermally broken aluminum frame sidelights and transoms with tempered double glazed insulated glazing or aluminum faced insulated panels, in fair condition. Exterior door vision panels are tempered single pane or double glazed insulated glazing. The school does contain 1 acrylic bubble type skylight in fair to poor condition. The school does contain glass block clerestories in the Gymnasium, and clerestory windows are in fair to poor condition. Most interior glass is OSDM-compliant due to tempered glazing. There are interior windows between typical Classrooms and Corridors, above lockers. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace one skylight due to age and condition. Replace window transoms and sidelights at exterior doors of the overall facility due to age and condition. Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope. Replace interior glass due to age and condition. Replace glass block due to age, condition, and OSDM guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Insulated Glass/Panels:	$131.57	sq.ft. (Qty)		12,453 Required		795 Required	$1,743,039.36	(includes integral blinds and removal of existing windows)
Skylights:	$161.96	sq.ft. (Qty)		12 Required			$1,943.52	(remove and replace)
Other: Glass Block Replacement	$131.57	sq.ft. (Qty)		1,062 Required			$139,727.34	Replace glass block with OSDM compliant insulated glass panels
Other: Interior Glazing	$69.56	sq.ft. (Qty)		4,383 Required		686 Required	$352,599.64	Replace interior glass due to age and condition.
Other: Transoms and Sidelights	$74.50	sq.ft. (Qty)		534 Required		117 Required	$48,499.50	Replace window transoms and sidelights at exterior doors.
Sum:			$2,285,809.36	$2,124,776.55	$0.00	$161,032.81		



Typical Steel Framed Windows



Typical Interior Glazing

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G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good to fair condition. No significant issues related to foundation cracking or spalling were encountered. The District reports that there has been no past leaking. There is a grade change on the north elevation along the building that could contribute to foundation wall structural deterioration, but no such deterioration was observed. The soils appear to be adequately stabilized and drained.

Rating: 2 Needs Repair

Recommendations: Provide sprayed on waterproofing system around the exterior of the Gymnasium foundation walls.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Waterproofing Spray Applied:	$9.72	sq.ft. (Qty)		3,360 Required			$32,659.20	(include excavation and backfill)
Sum:			$32,659.20	$32,659.20	$0.00	$0.00		



Exposed Block Foundation Wall



Exposed Block Foundation Wall

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system, which displayed locations of deterioration and minor cracking, and is in fair condition. There are large window openings that utilize steel columns in conjunction with the masonry wall system. The exterior masonry appears to have inappropriately spaced and inadequately caulked control joints in fair condition. Control joints are not provided at lintel locations and doors and windows. The school does not appear to have sufficient expansion joints, and there is indication of minor exterior masonry cracking at various corners, lintels, and at stairwells. Exterior walls in the overall facility are inadequately insulated. Brick veneer masonry walls are not cavity walls. Weep holes and vents are not provided or required. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration, efflorescence, and mold at various locations. Architectural exterior accent materials consist of corrugated metal, glass block, stone window surrounds, which are in fair to poor condition. The corrugated metal wall panels are located at what appears to have been larger window openings, but have been infilled and smaller PVC slider windows installed. Exterior building fenestration in the overall facility represents 28.15% of the exterior surfaces. Existing unit ventilators should be replaced due to work in Items A and C, necessitating the exterior masonry infill of associated exterior wall voids through the overall facility. Interior Corridor and demising walls are concrete masonry units, brick, or glazed block, project full height from floor to bottom of deck, and are in good to fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. There are locations of concrete block cracking at exterior walls, primarily visible at stairwells. Interior soffits are not provided. Unit ventilator removal in Item A will require infill of associated voids. The window sills are mostly an element of the window system, and are in fair to poor condition. Some window sills of the 1956 Original Construction at the Gymnasium and Boiler Room are stone, and in fair to poor condition. The exterior lintels are steel, and some are rusting and in fair to poor condition. Chimneys are in fair condition with some brick veneer in need of tuckpointing. The Chimneys are no longer functional and could be removed. Canopies are not provided. The main entry is provided with a large roof structure overhang, finished with painted plaster, and in fair condition. The loading dock is provided with a larger roof structure overhang of exposed steel framing and tectum deck, and in fair to poor condition. Typical exterior soffits are of painted plaster type construction, and in poor condition. The school is provided with a covered concrete and masonry conventional loading dock to facilitate the receipt of product, supplies, and foodstuffs, 330 square feet in size. The dock itself is in poor condition, and is not equipped with any related shipping & receiving dock equipment.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, and caulking as required through the overall facility. Replace damaged brick veneer system due to cracking. Replace rusted steel lintels at masonry openings as required through the overall facility. Provide masonry infill for removal of existing HVAC unit ventilators. Sawcut and caulk new appropriately spaced control joints in existing masonry through the overall facility. Remove existing masonry chimneys that are no longer in use. Provide Loading Dock bumper pads. Replace Loading Dock concrete slab due to age and condition. Replace metal siding at limited locations due to age and condition. Repair interior masonry due to cracking. Repoint stone window sills through the 1956 Original Construction. Prep and paint exposed concrete block wall at west wall near Gymnasium. Prep and paint exposed steel lintels through the overall facility. Prep and paint exposed wood fascia through the overall facility. Exterior wall insulation deficiencies are addressed in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Tuckpointing:	$9.72	sq.ft. (Qty)		32,104 Required		6,375 Required	$374,015.88	(wall surface)
Exterior Masonry Cleaning:	$1.95	sq.ft. (Qty)		40,130 Required		10,624 Required	$98,970.30	(wall surface)
Exterior Masonry Sealing:	$1.30	sq.ft. (Qty)		40,130 Required		10,624 Required	$65,980.20	(wall surface)
Exterior Caulking:	$9.72	ln.ft.		768 Required		158 Required	$9,000.72	(removing and replacing)
Replace Brick Veneer System:	$45.35	sq.ft. (Qty)		152 Required		14 Required	$7,528.10	(total removal and replacement including pinning and shoring)
Lintel Replacement:	$323.91	ln.ft.		8 Required			$2,591.28	(total removal and replacement including pinning and shoring)
Unit Vent infill	$73.90	sq.ft. (Qty)		212 Required		24 Required	$17,440.40	Per SF of infill
Install Control Joints	$77.73	ln.ft.		384 Required		79 Required	$35,988.99	
Other: Demolish Chimney	$55.75	sq.ft. (Qty)		720 Required			$40,140.00	(wall area)
Other: Loading Dock Bumper Pads	$500.00	each		3 Required			$1,500.00	Provide Loading Dock bumper pads.
Other: Loading Dock Replacement	$8.00	sq.ft. (Qty)		330 Required			$2,640.00	Replace Loading Dock concrete slab due to age and condition.
Other: Metal Siding	$11.56	sq.ft. (Qty)		525 Required		174 Required	$8,080.44	Replace damaged metal siding at limited locations.
Other: Repair Interior Masonry	$42.34	sq.ft. (Qty)		624 Required		32 Required	$27,775.04	Repair interior masonry due to minor cracking.
Other: Repoint Stone Sills	$14.50	sq.ft. (Qty)		177 Required			$2,566.50	Repoint stone window sills
Other: Scrape and Paint	$5.25	sq.ft. (Qty)		336 Required			$1,764.00	Prep and paint concrete block walls exposed at exterior.
Other: Scrape and Paint	$5.25	sq.ft. (Qty)		1,083 Required		105 Required	$6,237.00	Prep and paint exposed steel lintels through the overall facility.
Other: Scrape and Paint	$5.25	sq.ft. (Qty)		1,905 Required		873 Required	$14,584.50	Prep and paint exposed wood fascia through the overall facility.
Other: Stone Cap Replacement	$54.44	ln.ft.		6 Required			$326.64	Replace deteriorated stone cap at kneewall near entry.
Sum:			$717,129.99	$602,051.24	$0.00	$115,078.75		



Stairstep Cracking at Lintel



Loading Dock

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good to fair condition. There is no crawl space. There is a tunnel with access in the Boiler Room area. The floor construction of the intermediate floor of the 1956 Original Construction is precast concrete tees with concrete topping type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is tectum on steel joist type construction, and is in fair condition. There are portions of tectum decking where staining is observable. The Auditorium is equipped with a cement board type decking in lieu of tectum. The soffits at overhangs of the overall facility is painted plaster, and is in fair to poor condition. The fascia around the majority of the overall facility is painted wood, and is in fair condition.

Rating: 2 Needs Repair

Recommendations: Replace stained or damaged tectum decking through the overall facility due to age and condition. Replace or repair painted plaster soffit material at overhangs throughout the facility due to age and condition. Funding for the prepping and painting of wood fascia is provided for in Item H. Provide new soffit material at the loading dock overhang of the 1956 Original Construction.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Repair Soffits:	$31.09	sq.ft. (Qty)		705 Required		246 Required	$29,566.59	
Other: Provide Soffit Material & Trim	$29.03	sq.ft. (Qty)		400 Required			$11,612.00	Provide appropriate soffit material over exposed tectum and steel structure.
Other: Tectum Deck Replacement	$36.29	sq.ft. (Qty)		3,112 Required		81 Required	$115,873.97	Remove and Replace Tectum Roof Deck
Sum:			$157,052.56	$146,464.93	$0.00	$10,587.63		



Tectum on Steel Framing



Concrete Tee Floor Structure

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J. General Finishes

Description: The 1956 Original Construction features conventionally partitioned Classrooms with VCT, VAT, and carpet type flooring, acoustical tile and plaster type ceilings, as well as painted block and gypsum type wall finishes, and they are in good to fair condition. The 1956 Original Construction has Corridors with terrazzo, VAT, and sealed concrete type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. The 1956 Original Construction has Restrooms with terrazzo and ceramic tile type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. Toilet partitions are plastic laminate, metal, glazed block, and phenolic resin, and are in poor condition. The 1961 Original Addition features conventionally partitioned Classrooms with VCT type flooring, acoustical tile and plaster type ceilings, as well as painted block type wall finishes, and they are in good to fair condition. The 1961 Addition has Corridors with terrazzo and sealed concrete type flooring, acoustical tile type ceilings, as well as painted block, brick, and glazed block type wall finishes, and they are in fair to poor condition. The 1961 Original Construction has Restrooms with terrazzo type flooring, tectum type ceilings, as well as painted block and glazed block type wall finishes, and they are in poor condition. Toilet partitions are metal and are in poor condition. Classroom casework in the 1956 Original Construction is wood and metal type construction with plastic laminate and epoxy resin tops, is mostly adequately provided, and in poor condition. The typical Classroom contains 20-24 lineal feet of casework, and Classroom casework provided ranges from 0 to 40 feet. Most Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair to poor condition. The lockers, located in the Corridors, are adequately provided, and in fair to poor condition. Classroom casework in the 1961 Addition is metal type construction with plastic laminate and tops, is inadequately provided, and in fair to poor condition. The typical Classroom contains 14 lineal feet of casework, and Classroom casework provided ranges from 14 to 14 feet. Most Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair to poor condition. The lockers, located in the Corridors, are adequately provided, and in fair condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is inadequate. The facility is equipped with metal and wood louvered and non-louvered interior doors that are flush mounted partially recessed with and without proper ADA hardware and clearances, and in poor condition. The Gymnasium space has wood type flooring, tectum type ceilings, as well as painted block type wall finishes, and they are in poor condition. Wood Gymnasium flooring has been well maintained, will accommodate few future sandings and refinishings, and is rated at an advanced stage of its product lifecycle. Gymnasium telescoping stands are wood type construction in poor condition. Gymnasium basketball backboards are manually operated type, and are in good to fair condition. The Gymnasium is not equipped with adequate Gym Dividers. The Gymnasium is not equipped with adequate wall safety padding and existing wall safety padding is in poor condition). The Media Center, located in the 1961 Addition, has VAT type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in poor condition. Student Dining, located in the 1956 Original Construction, has VAT type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair to poor condition. OSDM-required fixed equipment for Stage is adequately provided, and in good to fair condition. Existing Gymnasium, Student Dining, Media Center, and Music spaces are not provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in various years, is in good to fair condition. The Kitchen hood is in good condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is is of proper construction, material, and insulation and installed as required by the OSDM and OBCMC. Walk-in coolers and freezers are located within the Kitchen spaces, and are in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes due to age and condition. Provide for new toilet partitions due to age and condition. Provide for urinal screens. Provide for terrazzo flooring repair, due to condition. Provide for replacement of interior doors and hardware, due to age and condition. Provide for new Gymnasium bleachers due to age and condition. Provide for additional wall insulation due to work in Item H. Provide for replacement of acoustic ceiling tile in areas where fire suppression work will be happening above the ceiling.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Acoustic Ceiling:	$6.19	sq.ft. (Qty)			2,548 Required		$15,772.12	(partial finish - drop in/standard 2 x 4 ceiling tile per area)
Chalkboard/Markerboard:	$0.39	sq.ft. (of entire building addition)		Required		Required	$53,662.44	(partial finish - per building area)
Lockers:	$3.89	sq.ft. (of entire building addition)		Required		Required	$535,248.44	(partial finish - high & middle school per building area)
Complete Replacement of Finishes and Casework (Middle):	$35.33	sq.ft. (of entire building addition)		Required		Required	$4,861,266.68	(middle, per building area, with removal of existing)
Toilet Partitions:	$1,606.50	per stall		30 Required		2 Required	$51,408.00	(removing and replacing)
Urinal Screens	$749.70	per unit		15 Required			$11,245.50	
Door, Frame, and Hardware:	$1,684.34	each		211 Required		42 Required	$426,138.02	(non-ADA)
Terrazzo Floor Repair	$32.40	sq.ft. (Qty)		100 Required			$3,240.00	(floor area affected; max. area to be 300 sf)
Bleacher Replacement	$142.53	per seat		821 Required			$117,017.13	(based on current enrollment)
Additional Wall Insulation	$7.78	sq.ft. (Qty)		45,386 Required		12,360 Required	$449,263.88	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Sum:			$6,524,262.21	$5,421,521.34	$15,772.12	$1,086,968.75		



Mismatched Worn Flooring and Wall Base



Worn Insufficient Casework

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K. Interior Lighting

Description: Daylighting strategies, complemented with photo-cell control of lighting fixtures are not currently featured in the building's design. The typical Classrooms in the 1956 Original Construction are equipped with LED retrofit T-8 1x4 suspended fixtures with dual level switching. Classroom fixtures are in poor condition, providing an average illumination of 44 FC, thus complying with the 40 FC recommended by the OSDM. The typical Classrooms in the 1961 Addition are equipped with LED retrofit T-8 1x4 surface mounted and 2x4 indirect lay-in fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 60 FC, thus complying with the 40 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with LED retrofit T-8 1x4 surface mounted and 2x4 indirect lay-in fixtures with single level switching. Corridor fixtures are in fair and poor condition, providing an average illumination of 9 FC (some areas 21FC), which is less than the 15 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with LED retrofit T-8, 2x4 suspended fixtures type lighting, in good condition, providing an average illumination of 46 FC, thus complying with the 30 FC recommended by the OSDM. The Media Center is equipped with LED retrofit 1x4 suspended fixture type lighting in fair to poor condition, providing an average illumination of 51 FC, thus complying with the 30 FC recommended by the OSDM. The Student Dining spaces are equipped with LED retrofit 2x4 lay-in fixture type lighting with multi-level switching. Student Dining fixtures are in fair to poor condition, providing an average illumination of 60 FC, thus complying with the 40 FC recommended by the OSDM. The Kitchen spaces are equipped with LED retrofit 2x4 lay-in fixture type lighting with multi-level switching. Kitchen fixtures are in good to fair condition, providing an average illumination of 65 FC, thus complying with the 50 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with incandescent and LED retrofit T-8 1x4 lay-in fixture type lighting in poor condition. The typical Administrative spaces in the overall facility are equipped with LED retrofit T-8 1x4 surface mount fixture type lighting in fair to poor condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age and condition and outdated multi-level switching. Note that the LED replacement bulbs within the original fixtures, without reworking the configuration has allowed for uneven lighting distribution and harsh lighting in areas.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of interior lighting system due to age and condition, uneven lighting levels, outdated multilevel switching, and installation of systems outlined in Items A, C, D, E, T, and U.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Complete Building Lighting Replacement	$8.42	sq.ft. (of entire building addition)		Required	Required	Required	$1,180,012.48	Includes demo of existing fixtures
Sum:			$1,180,012.48	$963,660.58	$21,454.16	$194,897.74		



Gymnasium Lighting



Classroom Lighting

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L. Security Systems

Description: The overall facility contains a Honeywell motion detector, CCTV, door contact type security system in good to fair condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are not all equipped with door contacts. An automatic visitor control system is provided. Administrative offices are located adjacent to the Main Entrance to the facility, and a secure entrance vestibule is provided. Compliant color CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a TV and computer based hard disk recording device. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is provided. The system is equipped with card readers. The system is equipped with panic alarms. The system is equipped with panic alarms. The system is equipped with lockdown capabilities. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. The playground is not separated from the service / employee parking. A fence is provided at the property line to the east and at south of the pavement. The exterior site lighting system is equipped with surface mounted LED & HID entry lights in fair condition. Pedestrian walkways are not adequately illuminated. Parking and bus pick-up / drop off areas are not adequately illuminated. The exterior site lighting system provides inadequate illumination due to sparse placement of fixtures.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Security System:	$3.69	sq.ft. (of entire building addition)		Required	Required	Required	$517,131.36	(complete, area of building)
Exterior Site Lighting:	$1.30	sq.ft. (of entire building addition)		Required	Required	Required	$182,187.20	(complete, area of building)
Sum:			$699,318.56	$571,100.51	$12,714.52	$115,503.53		



Exterior Site Lighting



Security Alarm Panel

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non-compliant incandescent, plastic construction, and some non-illuminated exit signs and the system is in fair to poor condition. The facility is inadequately equipped with emergency egress floodlighting, but is equipped with recessed and surfaced mounted LED lighting used as emergency egress lighting, and the system is in fair to poor condition. The system is not provided with appropriate battery backup or emergency generator. The system is not adequately provided throughout, and does not meet) Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of emergency / egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.30	sq.ft. (of entire building addition)		Required	Required	Required	$182,187.20	(complete, area of building)
Sum:			$182,187.20	$148,783.70	$3,312.40	$30,091.10		



Plastic Exit Signage



Plastic Exit Signage

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N. Fire Alarm

Description: The overall facility is equipped with a Simplex 4010 type fire alarm with Honeywell HWF2V-Comercial Communicator system, installed in 2008 with incremental upgrades, and in good to fair condition, consisting of manual pull stations, bells, and horn and strobe indicating devices. The system is addressable. The main control panel is not located in the administrative area. Remote annunciators are provided at main entries. The system is automatic and is remotely monitored by a third party. The fire alarm system is connected to an automatic digital communicator that is monitored by a central station. The system is not equipped with connected door hold-open devices, controlled by smoke detectors at doors. The system is inadequately equipped with both primary and secondary compliant power sources. The system is not equipped with sufficient audible horns, strobe indicating devices, flow switches, tamper switches, smoke detectors, and heat sensors. The system thus will not support future fire suppression systems. The system does not have sufficient expansion capabilities, with additional zone capabilities, to support the future needs of the school. The system does not meet current code requirements. The system is not adequately provided throughout. The system is not compliant with Ohio Building Code, NFPA, ADA, and Ohio School Design Manual requirements.

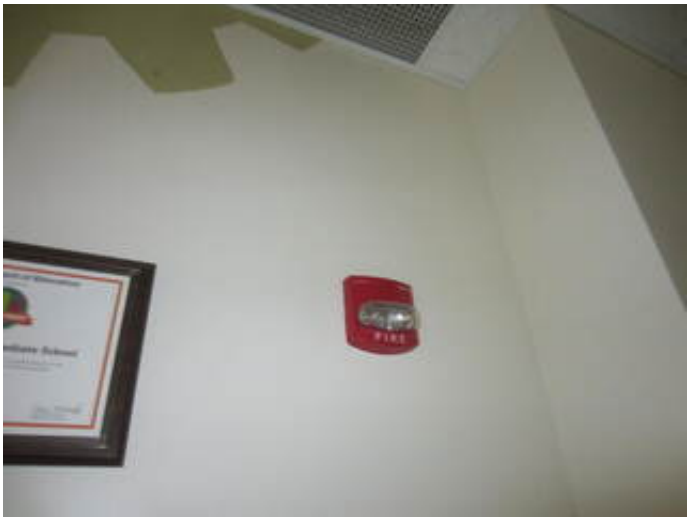
Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Fire Alarm System:	$3.89	sq.ft. (of entire building addition)		Required	Required	Required	$545,160.16	(complete new system, including removal of existing)
Sum:			$545,160.16	$445,206.61	$9,911.72	$90,041.83		



Fire Alarm System



Horn and Strobe

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are not all ADA accessible due to a lack of ADA power assist doors. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors and none are provided. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are mostly compliant. There is not an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do meet all ADA requirements. Elevation changes within the overall facility are facilitated by 7 non-compliant stairwells in fair to poor condition, 1 compliant steps in fair condition, 2 compliant lifts in fair condition, 1 compliant ramp in fair condition. This multistory building does not have a compliant elevator that accesses every floor. Access to the Stage is facilitated by a Corridor at Stage level. Interior doors are not all recessed, are provided adequate clearances, and are not provided with ADA-compliant hardware. 16 ADA-compliant toilets are required, and 4 are currently provided. 16 ADA-compliant Restroom lavatories are required, and 25 are currently provided. 5 ADA-compliant Science Classroom lab sinks are required, and 0 are currently provided. 6 ADA-compliant urinals are required, and 0 are currently provided. 3 ADA-compliant showers are required, and 0 are currently provided. 8 ADA-compliant electric water coolers are required, and 7 are currently provided. Toilet partitions are metal and block and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Science Classrooms are not compliant with ADA requirements due to lack of ADA clearances. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to lack of ADA accessible restrooms. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage throughout the interior of the overall facility. Provide 2 ADA power assist door openers at the front entrance of the Original Construction. Replace toilet partitions and toilet accessories in the Original Construction. Provide 16 ADA-compliant toilets, 6 ADA-compliant urinals and 3 ADA-compliant showers in the Original Construction. Provide 1 ADA-compliant electric water cooler in the Original Construction. Provide ADA-compliant restrooms in the Original Construction Special Education classrooms to facilitate the school's meeting of ADA requirements. Replace Science Classroom sinks to become ADA accessible. Provide an ADA accessible restroom for the Health Clinic. Provide an elevator.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Signage:	$0.26	sq.ft. (of entire building addition)		Required	Required	Required	$36,437.44	(per building area)
Elevators:	$66,078.15	each		1 Required			$66,078.15	(per stop, 2 stops minimum)
Electric Water Coolers:	$3,886.95	unit		1 Required			$3,886.95	(new double ADA)
Toilet/Urinals/Sinks:	$4,923.47	unit		14 Required			$68,928.58	(new ADA)
Toilet/Urinals/Sinks:	$1,943.48	unit		12 Required			$23,321.76	(replacement ADA)
Toilet Partitions:	$1,606.50	stall		30 Required			$48,195.00	(ADA - grab bars, accessories included)
Toilet Partitions (ADA)	$1,874.25	per stall		4 Required			$7,497.00	(removing and replacing)
ADA Assist Door & Frame:	$9,717.38	unit		2 Required			$19,434.76	(openers, electrical, patching, etc)
Provide ADA Shower:	$3,886.95	each		3 Required			$11,660.85	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	$1,295.65	per restroom		16 Required			$20,730.40	
Sum:			$306,170.89	$299,490.19	$662.48	$6,018.22		





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P. Site Condition

Description: The 30 acre partially sloped site is located in a suburban residential setting with generous tree and shrub type landscaping. The site is shared with the Plain Local Schools Administration Building and bus garage. Outbuildings include a bus garage, shelter house, concessions and restroom building, and two storage buildings. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided. There is a curbside bus loading and unloading zone in front of the school, which is mostly separated from other vehicular traffic. Staff and visitor parking is facilitated by an asphalt parking lot in fair condition, containing 255 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, swales, catch basins and storm sewers provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in good to fair condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair to poor condition. Trash pick-up and service drive pavement is heavy duty, is in fair condition, and is equipped with a concrete pad area for dumpsters, which is in poor condition. Hard surface play areas with a basketball court and four square are provided on an asphalt surface in fair condition. The site is equipped with sufficient tables and benches in good to fair condition. The athletic facilities are comprised of a running track, football field, baseball field, and multi-purpose field and are in good to fair condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so.

Rating: 3 Needs Replacement

Recommendations: Provide for two concrete pads for dumpsters. Provide for new asphalt paving in parking lot immediately to the east of the building and all driveways leading to this parking lot.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Replace Existing Asphalt Paving (light duty):	$42.84	sq. yard		12,740 Required			$545,781.60	(including drainage / tear out for light duty asphalt)
Provide Concrete Dumpster Pad:	$3,109.56	each		2 Required			$6,219.12	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required			$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 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)
Sum:			$752,000.72	$752,000.72	$0.00	$0.00		



Cracked Asphalt



Cracked Asphalt

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Replace SD pavement 133,225 sf = 14,803 sy x $42.84 = $634,151
Replace HD Pavement 72,058 sf = 8,006 sy x $53.55 = $428,745
Drainage Issues $500,000

DELTA $ 1,017,114 additional

Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Cast-Iron Waste Stack



Floor Drain

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R. Water Supply

Description: The domestic water supply system is tied into the municipal system, features 4'' service, and is in fair condition. The District was able to provide water supply flow test data. The water service provides 7.2 PSID at the backflow preventer first check valve. The existing domestic water service does appear to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 3 Needs Replacement

Recommendations: Provide a new city water supply line of adequate capacity to support the existing needs of the facility, as well as a future automated fire suppression system. Funding provided in Item U.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Water Quality Test	$627.98	allowance		Required			$627.98	(includes 2 tests)
Sum:			$627.98	$627.98	$0.00	$0.00		



Water Main



Plumbing Chase

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors are flush and feature no vision panels, and appropriate hardware. Typical entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in fair condition. Typical entrance doors feature insulated vision panels, transoms, sidelights, and appropriate hardware. There are several doors with single glazed vision panels, or aluminum faced insulated panels. The facility is not equipped with any roof access doors. Typical overhead doors are steel sectional type in fair to poor condition.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors due to age and condition, except for one pair of doors installed in 2014. Replace overhead doors due to age and condition.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$3,239.12	per leaf		35 Required		10 Required	$145,760.40	(includes removal of existing)
Overhead doors and hardware:	$4,534.77	per leaf		2 Required		1 Required	$13,604.31	(8 x 10 sectional, manual operation)
Sum:			$159,364.71	$122,438.74	$0.00	$36,925.97		



Typical Entry Doors



Typical Exterior Door and Overhead Door

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T. Hazardous Material

Description: The School District provided the AHERA six month reinspection reports, prepared by Environmental Support Network Inc., and dated May 2024, documenting known and assumed locations of asbestos and other hazardous materials. Vinyl asbestos floor tile and mastic, transite panels and wall material, pipe fittings, and ceiling plaster containing hazardous materials are located in the 1956 Original Construction and the 1961 Addition in poor condition. These materials were described in the report and open to observation and found to be in friable and non-friable condition with moderate to significant damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the 1956 Original Construction and 1961 Addition, as noted in the attached Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting. OFCC will perform independent Enhanced Environmental Assessment (EEA) prior to finalizing master plan.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Environmental Hazards Form				EHA Form		EHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.30	per unit		5,000 Required		0 Required	$6,500.00	
Pipe Fitting Insulation Removal	$32.40	each		178 Required		0 Required	$5,767.20	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	$45.35	each		766 Required		0 Required	$34,738.10	
Hard Plaster Removal	$9.64	sq.ft. (Qty)		2,326 Required		0 Required	$22,422.64	See J
Cement Board Removal	$6.48	sq.ft. (Qty)		1,200 Required		0 Required	$7,776.00	
Resilient Flooring Removal, Including Mastic	$4.28	sq.ft. (Qty)		30,441 Required		5,208 Required	$152,577.72	See J
Sum:			$229,781.66	$207,491.42	$0.00	$22,290.24		



Damaged VAT Flooring



Damaged VAT Flooring

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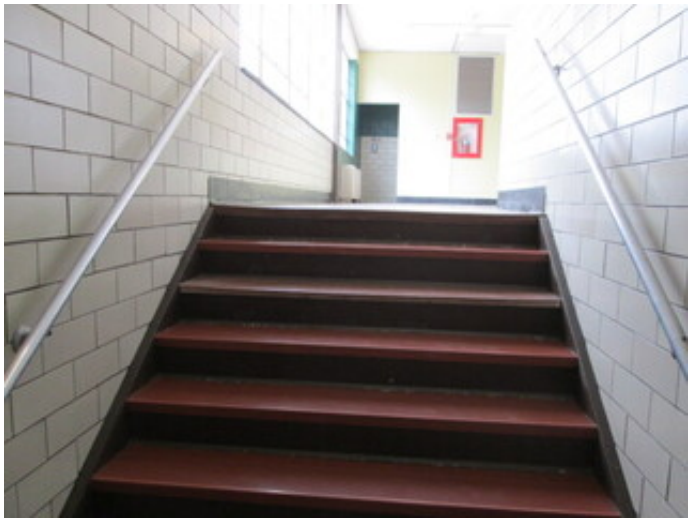
U. Life Safety

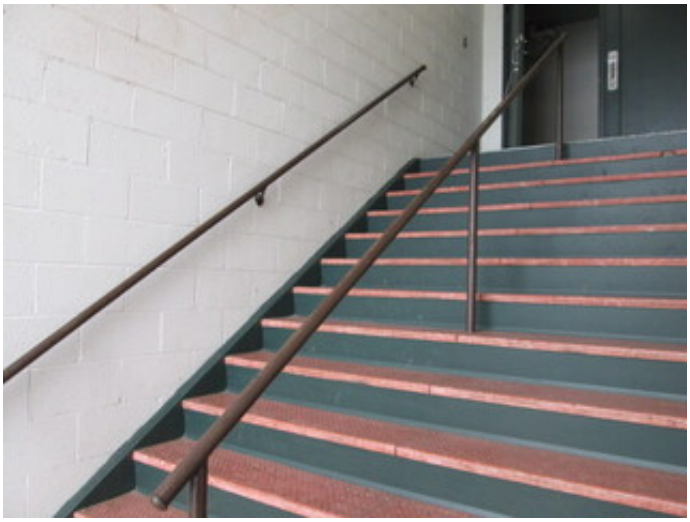
Description: The overall facility is not equipped with an automated fire suppression system. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 7 interior stair towers, which are not protected by compliant two-hour fire enclosures. The facility does not have any exterior stairways from intermediate floors. Guardrails do not meet the 4'' ball test and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in fair condition and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction / material / insulation / and/or installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers meeting the requirements of NFPA 10 are provided in sufficient quantity. Recessed or semi-recessed fire extinguisher cabinets are provided. Existing fire extinguishers are adequately spaced. Passenger elevator providing compliant 2-way communications and access to all floors is not provided. The facility is not equipped with an emergency generator. The existing water supply is provided by a city system and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. Provisions for compliance with OBC Storm Shelter protection, designated Area Of Refuge, and FEMA ''National Performance Criteria for Tornado Shelters'' are currently provided.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new handrails to meet the requirements of the Ohio Building Code. Provide new Kitchen hood with a UL 300 compliant wet chemical fire suppression system. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system. Provide fire-rated enclosure around existing stair tower.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$4.86	sq.ft. (Qty)		114,449 Required	2,548 Required	23,147 Required	$681,099.84	(includes increase of service piping, if required)
Interior Stairwell Closure:	$6,478.25	per level		7 Required			$45,347.75	(includes associated doors, door frames and hardware)
Handrails:	$6,478.25	level		14 Required			$90,695.50	
Retrofit existing kitchen hood with Fire suppression system	$8,421.72	per hood		1 Required			$8,421.72	
Other: Backflow Preventer	$6,048.79	per unit		1 Required			$6,048.79	Provide a back flow preventer for the new dedicated water line for the sprinkler system.
Sum:			$831,613.60	$706,735.90	$12,383.28	$112,494.42		





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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally poor condition, consisting of student desks & chairs, teacher desks & chairs, varying height file cabinets, computer workstations, bookcases, wardrobe cabinets, storage carts, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the Suitability Assessment section of this report, and on a scale of 1 to 10 the overall facility received a rating of 4 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
CEFPI Rating 4 to 5	$7.12	sq.ft. (of entire building addition)		Required		Required	$979,683.52	
Sum:			$979,683.52	$814,876.88	$0.00	$164,806.64		



Mismatched Furniture



Delaminating Desk

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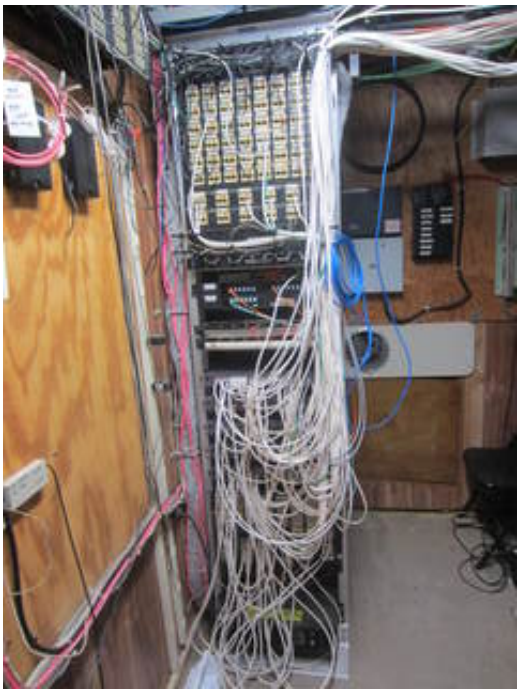
W. Technology

Description: The typical Classroom is equipped with 3 of the required four technology data ports for student use / one data port for teacher use / one voice port with a digitally based phone system to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with 1 of the required four technology data ports for student use and one cable port and monitor to meet Ohio School Design Manual requirements. The facility is not equipped with a wireless central synchronized clock system. Specialized electrical / sound system requirements of Stage, Student Dining, and Music spaces are inadequately provided, and in poor condition. Specialized electrical / sound system requirements of Gymnasium spaces are adequately provided, and in good condition. OSDM-compliant computer network infrastructure is provided. The facility is not equipped with a paging & central sound system except for the phone system. The facility does contain a media distribution center, and does provide Computer Labs for use by students. Mobile technology carts are provided for use throughout the school. The facility is not adequately equipped with interactive curriculum technology, such as Smart Board / stand, interactive tablet, student response system, and document camera. Classrooms are not equipped with adequate Audio / Visual system components such as Classroom projectors, video distribution and sound, meeting current OSDM standards. Cable TV (CATV) is not provided in Classrooms. Classroom phones and walkie talkies are provided. Electrical Room and Mechanical Room phones are not provided. Secure, encrypted wireless connectivity is provided throughout the overall facility. Elevators are not equipped with telephones. Telecommunications Rooms are not provided with a minimum of 2 (two) 120-volt, 30 Amp circuits for powering rack mounted UPS Units.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1956) 114,449 ft²	Auditorium Fixed Seating Area (1956) 2,548 ft²	Media Center and Classroom Addition (1961) 23,147 ft²	Sum	Comments
ES portion of building with total SF < 50,000	$16.85	sq.ft. (Qty)				23,147 Required	$390,026.95	
ES portion of building with total SF > 100,000	$15.38	sq.ft. (Qty)		114,449 Required			$1,760,225.62	
Sum:			$2,150,252.57	$1,760,225.62	$0.00	$390,026.95		



Network Infrastructure Rack



Wireless Access Point

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$36,870,225.36
7.00%	Construction Contingency	$2,580,915.78
Subtotal		$39,451,141.14
16.29%	Non-Construction Costs	$6,426,590.89
Total Project		**$45,877,732.03**

Construction Contingency	$2,580,915.78
Non-Construction Costs	$6,426,590.89
Total for X.	**$9,007,506.67**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$11,835.34
Soil Borings / Phase I Envir. Report	0.10%	$39,451.14
Agency Approval Fees (Bldg. Code)	0.25%	$98,627.85
Construction Testing	0.40%	$157,804.56
Printing - Bid Documents	0.15%	$59,176.71
Advertising for Bids	0.02%	$7,890.23
Builder's Risk Insurance	0.12%	$47,341.37
Design Professional's Compensation	7.50%	$2,958,835.59
CM Compensation	6.00%	$2,367,068.47
Commissioning	0.60%	$236,706.85
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$441,852.78
Total Non-Construction Costs	**16.29%**	**$6,426,590.89**

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School Facility Appraisal - Plain Local

Name of Appraiser	Julie Apt	**Date of Appraisal**	2024-07-10
Building Name	Glenwood Intermediate Elementary		
Street Address	1015 44th Street NW		
City/Town, State, Zip Code	Canton, OH 44709		
Telephone Number(s)	330-491-3780		
School District	Plain Local		

Setting: Small City

Site-Acreage	37.77	Building Square Footage	140,144
Grades Housed	4-7	Student Capacity	1,218
Number of Teaching Stations	56	Number of Floors	3
Student Enrollment	824		
Dates of Construction	1956,1956,1961		

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

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

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Suitability Appraisal of **1.0 The School Site** for Glenwood Intermediate Elementary (036848)

1.0 The School Site	Points Allocated	Points
1.1 **Site is large enough** to meet educational needs as defined by state and local requirements	25	*25*
The site is 30 acres compared to 28 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*20*
The School is centrally located within the School District, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*10*
The site is adjacent to residential and rural uses, and there are no undesirable features adjacent to the School site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*10*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*8*
Athletic facilities include a softball field, baseball field, and football field, which are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provided positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*5*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*3*
The site has not been developed to accommodate outdoor learning.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*5*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*5*
Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in good to fair condition.		
TOTAL - 1.0 The School Site	100	*95*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Glenwood Intermediate Elementary (036848)

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*10*
Entire building meets all ADA requirements except Restrooms, Stage access, signage and power assist door.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*8*
The roofs over the entire building are in good condition but require replacement due to age of systems.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in good to fair condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*6*
Exterior and interior walls are in fair condition, have sufficient control and expansion joints which are starting to show signs of deterioration. Minor stairstep cracking is observable.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*5*
Building envelope does not meet minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*4*
The building is reported to contain asbestos and other hazardous materials.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*4*
Interior walls throughout the facility are fixed walls and are not flexible.		

Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*6*
Light sources are improperly placed and provide adequate lighting. Fixtures are well maintained in most areas. Light fixtures do not appear to be subject to overheating.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*6*
Internal water supply will not support a future fire suppression system, but is adequate for current requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*9*
Classrooms have adequate outlets and inadequate data jacks for technology applications.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*3*
Disconnect switches are not adequately provided to allow for safe servicing of equipment. Proper Clearances are not provided.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*4*
Drinking fountains are not adequate in number and placement, and do not all meet ADA requirements. Drinking fountains are properly maintained.		
2.14 Number and size of **restrooms meet requirements**	10	*8*
The number and size of Restrooms meet requirements.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*8*

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

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*4*

The facility is not sprinkled. Fire alarm systems are inadequately provided with required devices with the exception of flow and tamper switches. Smoke detectors are adequately provided.

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

The central intercommunication system provides is provided through the phone system and is a reliable communication between the Administration area and all teaching/learning areas.

2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*

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

TOTAL - 2.0 Structural and Mechanical Features	200	*113*

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Suitability Appraisal of **3.0 Plant Maintainability** for Glenwood Intermediate Elementary (036848)

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*12*
Exterior materials and finishes for doors, windows and walls are durable and require minimal maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*9*
Flooring throughout the facility consists of VCT, VAT, wood, carpet, terrazzo, and ceramic tile, which is well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*5*
Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
Casework is wood and metal type construction that is original to the building, and is in poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*6*
Door hardware varies throughout the facility, but mostly meets ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*4*
Fixtures are floor and wall mounted and are of poor quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*8*
Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*2*
Electrical outlets are inadequately provided in Corridors and do not allow for convenient routine cleaning.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*2*
Outdoor light fixtures are provided inadequately, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.		
TOTAL - 3.0 Plant Maintainability	100	*52*

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Suitability Appraisal of **4.0 Building Safety and Security** for Glenwood Intermediate Elementary (036848)

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 **Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	*13*
Student loading is mostly separated from vehicular traffic and pedestrian walkways.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*10*
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*5*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*4*
Buses and other vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.		
4.5 ES **Playground equipment** is free from hazard MS Location and types of **intramural equipment** are free from hazard HS **Athletic field equipment** is properly located and is free from hazard	5	*5*
Location and types of intramural and athletic equipment are free from hazard.		

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

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*2*
Stairways are mostly enclosed but do not all empty to the exterior.		

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*5*
The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.		
4.18 There are at least **two independent exits** from any point in the building	15	*12*
Multiple exits are provided from Corridors throughout the facility.		
4.19 **Fire-resistant materials** are used throughout the structure	15	*12*
The structure is a brick veneer on load bearing masonry wall system with concrete pan deck. Interior walls are masonry, drywall, and demountable partitions.		
4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*8*
The fire alarm is provided with manual and automatic actuation, but is not provided with visual indicating devices in all required areas.		

TOTAL - 4.0 Building Safety and Security	200	*127*

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Suitability Appraisal of **5.0 Educational Adequacy** for Glenwood Intermediate Elementary (036848)

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*15*
Classroom sizes vary greatly but average around 800 SF compared to 900 SF required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*9*
Some Classrooms are large enough to allow effective small group activity spaces.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*8*
The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*6*
Classrooms are large enough to allow privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*9*
Lockers, located in the Corridor, are adequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*5*
Miscellaneous wood and metal casework is partially adequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*15*
The Special Education Classrooms total 4,897 SF compared to 900 SF recommended in the OSDM.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*8*
Most of the Special Education spaces are properly designed to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*10*
The Media Center is 4,527 SF compared to 2,870 SF recommended in the OSDM.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*5*
The Gymnasium is 9,433 SF compared to 8,500 SF recommended in the OSDM.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*8*
Science Classrooms are appropriately sized and equipped for effective science instruction.		
5.12 **Music Program** is provided adequate sound treated space	5	*5*
The Music Rooms total 6,780 SF compared to 1,800-3,000 recommended in the OSDM.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*5*
The Art Room is 2,451 SF compared to 1,200 SF recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*4*
The facility is provided with Computer Labs and mobile computer carts for student use.		

5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*2*
No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.		
5.16 **Storage for student and teacher material** is adequate	5	*3*
Lockers have been adequately provided for storage of student materials. Casework has not been adequately provided for storage of teacher materials.		
Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*7*
The Teacher's Lounge is 490 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM.		
5.18 **Cafeteria**/**Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*7*
The Student Dining space is 4,641 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 2,482 SF compared to 2,884 SF recommended in the OSDM.		
5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*4*
Administrative Offices are adequately provided for Middle School students.		
5.20 **Counselor's office** insures privacy and sufficient storage	5	*3*
The space provided for the Counselor does insure privacy, but lacks sufficient storage space.		
5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*2*
The Clinic is 104 SF compared to 370 SF recommended in the OSDM. The Clinic is located within the Administrative Offices but is not provided with all required equipment.		
5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*5*
Reception space consists of approximately 500 SF compared to 200-400 SF recommended by the OSDM.		
5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*5*
The Administrative area consists of approximately 4,300 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.		
TOTAL - 5.0 Educational Adequacy	200	*150*

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Suitability Appraisal of **6.0 Environment for Education** for Glenwood Intermediate Elementary (036848)

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*7*
The building consists of several uncoordinated colors and textures due to an addition and renovations, and is not aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*10*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*10*
The site is adjacent to residential and rural uses, and there are no undesirable features adjacent to the School site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*7*
The main entrance and most other exits are partially sheltered from sun and inclement weather.		
6.5 **Building materials** provide attractive color and texture	5	*3*
Exterior building materials consist of brick, stone, painted plaster, painted wood, glass block, and concrete block, which does not provide an attractive color and texture. Interior building materials consist of glazed block, painted block, brick, and drywall which does provide an attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*8*
Due to an addition and multiple building materials, the overall design is inconsistent, which does not enhance learning.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*6*
The facility is not provided with a central air conditioned system to provide year-round temperature and humidity control.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*5*
The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*8*
The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*12*
Drinking fountains and Restroom facilities are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*10*
There are areas for students to gather in the Student Dining area, Auditorium, and Gymnasium, as well as a small gathering area at the entrance to the school. Outdoor courtyards have been provided to encourage socialization and communication among students.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*8*
Corridors and Foyers are adequately designed for efficient traffic flow.		
6.13 **Areas for students to interact** are suitable to the age group	10	*10*
There are areas for students to gather in the Student Dining area, Auditorium, and Gymnasium, as well as a small gathering area at the entrance to the school.		
6.14 **Large group areas are designed** for effective management of students	10	*10*
The Gymnasium is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*4*

Limited consideration has been given to acoustical treatment of Classrooms and Corridors.

6.16 **Window design** contributes to a pleasant environment	10	*5*

The majority of windows are not designed well, and do not contribute to a pleasant environment.

6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*4*

Classroom furniture is mismatched and in fair to poor condition.

TOTAL - 6.0 Environment for Education	200	*127*

LEED Observation Notes

School District:	Plain Local
County:	Stark
School District IRN:	49932
Building:	Glenwood Intermediate Elementary
Building IRN:	36848

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are build on productive agricultural, wildlife or open areas. Several measures can be take however to prevent the impact on undeveloped lands or to improve previously contaminated sites. Appropriate location reduces the need for private transportation and helps to prevent an increase in air pollution. Developing buildings in urban areas and on brownfield sites instead of greenfield locations has economical and environmental benefits. Controlling stormwater runoff and erosion can prevent the worsening of water quality in receiving bodies of water and the impact on aquatic life. Once the building is constructed, it's important to decrease heat island effects and reduce the light pollution on the site.

(source: LEED Reference Guide, 2001:9)

The amount of asphalt provided is more than what is programmatically required, therefore, the amount of asphalt does contribute to the heat island effect for non-roofs (see SS Credit 7.1). Open space is effectively maximized at this site (see SS Credit 5.2). The size of the parking area is more than the amount required with 255 spaces provided and 132 spaces required (see SS Credit 4.4). There is no redundant asphalt at the site, programmatic requirements warrant additional asphalt paving which will not contribute in the reduction in the heat island effect. (see SS Credit 7.2).

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Currently there are no measures to reduce wastewater or water usage. Much of the site features grass, and sparces deciduous trees, conifers, shrubs and area of flora. The overall facility does not contain water-efficient fixtures or appliances to meet LEED requirements. Battery operated or electrical flush sensors could provide reduced water use. Use of non-potable water on landscape is another area where reduced water usage could be utilized.

Energy & Atmosphere

Buildings in the US account for more than 30% of the total energy use and for approximately 60% of electricity. 75% of energy is derived from the burning of fossil fuels, which releases CO2 into the Atmosphere and contributes to global warming. Moreover, coal fired electric utilities release nitrogen oxides and sulfur dioxide, where the former contribute to smog and the latter to acid rain. Other types of energy production are not less harmful. Burning of natural gas produces nitrogen oxides and greenhouse gases as well, nuclear power creates nuclear wastes, while hydroelectric generating plants disrupt natural water flows. Luckily there are several practices that can reduce energy consumption and are environmentally and economically beneficial. Not only will they reduce the air pollution and mitigate global warming thanks to being less dependent on power plants, but also they will reduce operational costs and will quickly pay back. In order to make the most of those practices, it's important to adopt a holistic approach to the building's energy load and integrate different energy saving strategies.

(source: LEED Reference Guide, 2001:93)

The overall facility is equipped with HVAC equipment that, due to system type, age, and inefficiency, does not provide appropriate energy controls, and does not provide appropriate recovery to meet LEED requirements. Most equipment in the overall facility is natural gas fired, that could be updated to electric fired. The District does not produce their own energy or buy energy credits to meet LEED requirements. The site is such that some measure of solar panel installation could not be accomplished. By providing all light switches in the facility with sensor switches, the school would see a reduction in the energy usage and, subsequently, a cost savings as well.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

The facility does not provide storage and collection of recyclables (see MR Prerequisite 1). By providing containers designated for the collection of paper, plastic and glass bottles and cans reduces the solid waste impact on the environment and is a simple way to achieve LEED credits.

Indoor Environmental Quality

As we spend a big majority of our time indoors, the emphasis should be put on optimal indoor environmental quality strategies while (re)designing a building . Otherwise, a poor IEQ will have adverse effects on occupants' health, productivity and quality of life. IEQ strategies such as ventilation effectiveness and control of contaminants or a building flush-out prior to occupancy can reduce potential liability, increase the market value of the building but can also result in a significantly higher productivity (16%). Other strategies involve automatic sensors and controls, introducing fresh air to the building or providing lots of daylighting views.

(source: LEED Reference Guide, 2001:215)

Corridors and Classrooms feature hard, easy to clean surfaces, but do not provide acoustical measures other than ceiling tile or exposed Tectum (see EQ Credit 9). The overall facility is equipped with HVAC equipment that, due to age, condition, and inefficiency, does not provide appropriate indoor air quality or controls to meet LEED requirements. Existing window opening sizes, site and building layout, may make achieving LEED credits for this section difficult and costly.

Innovation & Design Process

This category is aimed at recognizing projects that implemented innovative building features and sustainable building knowledge, and whose strategy or measure results exceeded those which are required by the LEED Rating System. Expertise in sustainable design is the key element of the innovative design and construction process.

(source: LEED Reference Guide, 2001:271)

This building does not implement innovative building features and sustainable building knowledge which exceed results which are required by the LEED Rating System.

Justification for Allocation of Points - Plain Local

Building Name and Level: **Glenwood Intermediate Elementary**

4-7

Building features that clearly exceed criteria:

1. Gymnasium, Media Center, and Music spaces are all oversized.
2. The site slightly exceeds the required size.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. LED retrofit T-8 were swapped out without reconfiguration of the light fixtures, providing bright spots and uneven lighting.
2. Plumbing, electrical and mechanical equipment has been abandoned in place once replaced causing confusion and cluttered spaces lacking proper clearances.
3. Classrooms are undersized.
4. Fire suppression is not provided and the water main is inadequate to meet future needs.
5. An electrical generator is not provided.
6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Plain Local
Facility:	Glenwood Intermediate Elementary
Date of Initial Assessment:	Jul 10, 2024
Date of Assessment Update:	Jan 9, 2025
Cost Set:	2024

District IRN:	49932
Building IRN:	36848
Firm:	Thomas Porter Architects

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1956 Auditorium Fixed Seating Area	2,548	$0.00	$0.00
1956 Original Construction	114,449	$207,491.42	$200,991.42
1961 Media Center and Classroom Addition	23,147	$22,290.24	$22,290.24
Total	140,144	$229,781.66	$223,281.66
Total with Regional Cost Factor (103.18%)	—	$237,088.72	$230,382.02
Regional Total with Soft Costs & Contingency	—	$295,010.20	$286,665.03

Environmental Hazards - Plain Local (49932) - Glenwood Intermediate Elementary (36848) - Original Construction

Owner:	Plain Local	**Bldg. IRN:**	36848
Facility:	Glenwood Intermediate Elementary	**Bldg. Addition:**	Original Construction
Date On Site:		**Consultant Name:**	

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$16.07	$0.00
2.	Breeching Insulation Removal	Not Present	0	$16.07	$0.00
3.	Tank Insulation Removal	Not Present	0	$12.85	$0.00
4.	Duct Insulation Removal	Not Present	0	$12.85	$0.00
5.	Pipe Insulation Removal	Not Present	0	$26.78	$0.00
6.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	178	$32.40	$5,767.20
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$28.92	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Reported Asbestos-Containing Material	766	$45.35	$34,738.10
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$32.13	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,591.30	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$129.57	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$9.07	$0.00
13.	Fireproofing Removal	Not Present	0	$32.40	$0.00
14.	Hard Plaster Removal	Reported Asbestos-Containing Material	2326	$9.64	$22,422.64
15.	Gypsum Board Removal	Not Present	0	$7.78	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$5.36	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$129.57	$0.00
18.	Cement Board Removal	Reported Asbestos-Containing Material	1200	$6.48	$7,776.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.30	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$64.78	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$5.18	$0.00
22.	Fire Door Removal	Not Present	0	$129.57	$0.00
23.	Door and Window Panel Removal	Not Present	0	$129.57	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.89	$0.00
25.	Soil Removal	Not Present	0	$194.35	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.59	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$388.70	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$388.70	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	30441	$4.28	$130,287.48
30.	Carpet Mastic Removal	Not Present	0	$3.43	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.30	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$5.36	$0.00
33.	Sink Undercoating Removal	Not Present	0	$129.57	$0.00
34.	Roofing Removal	Not Present	0	$2.59	$0.00
35.	Chalkboards/Mastic	Not Present	0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$200,991.42
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$200,991.42

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$5,000.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$6,500.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	114449	0	$0.13	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

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

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$207,491.42
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$200,991.42

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

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

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

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

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

Environmental Hazards - Plain Local (49932) - Glenwood Intermediate Elementary (36848) - Media Center and Classroom Addition

Owner: Plain Local **Bldg. IRN:** 36848

Facility: Glenwood Intermediate Elementary **Bldg. Addition:** Media Center and Classroom Addition

Date On Site: **Consultant Name:**

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$16.07	$0.00
2.	Breeching Insulation Removal	Not Present	0	$16.07	$0.00
3.	Tank Insulation Removal	Not Present	0	$12.85	$0.00
4.	Duct Insulation Removal	Not Present	0	$12.85	$0.00
5.	Pipe Insulation Removal	Not Present	0	$26.78	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$32.40	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$28.92	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$45.35	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$32.13	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,591.30	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$129.57	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$9.07	$0.00
13.	Fireproofing Removal	Not Present	0	$32.40	$0.00
14.	Hard Plaster Removal	Not Present	0	$9.64	$0.00
15.	Gypsum Board Removal	Not Present	0	$7.78	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$5.36	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$129.57	$0.00
18.	Cement Board Removal	Not Present	0	$6.48	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.30	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$64.78	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$5.18	$0.00
22.	Fire Door Removal	Not Present	0	$129.57	$0.00
23.	Door and Window Panel Removal	Not Present	0	$129.57	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.89	$0.00
25.	Soil Removal	Not Present	0	$194.35	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.59	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$388.70	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$388.70	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	5208	$4.28	$22,290.24
30.	Carpet Mastic Removal	Not Present	0	$3.43	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.30	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$5.36	$0.00
33.	Sink Undercoating Removal	Not Present	0	$129.57	$0.00
34.	Roofing Removal	Not Present	0	$2.59	$0.00
35.	Chalkboards/Mastic	Not Present	0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$22,290.24
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$22,290.24

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	23147	0	$0.13	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

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

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$22,290.24
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$22,290.24

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

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

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

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

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