

1. OVERVIEW

1a | **Summary**

Big Walnut Local Schools selected Garmann Miller in 2025 to lead the district's facilities master planning effort. Throughout the process, Big Walnut Local Schools and Garmann Miller focused on supporting the Big Walnut Eagle Profile to Inspire & Guide. The master planning process was grounded in shared values—transparency, open communication, and doing what is right for students and the community. In conjunction with district leadership and stakeholders, Garmann Miller helped develop a master plan that reflects Big Walnut's goals.

1b | **Process**

The master planning process included a thorough analysis of student enrollment. The enrollment study projected future enrollment by school of attendance using historical data, live birth data, and housing developments in process. There was also a student potential analysis by identifying available developable land and the probability of future developments in those locations.

Garmann Miller performed an in-depth review of district facilities and compiled a conditions assessment. The assessment details the existing conditions at each building along with recommendations for future needs. The needs are broken down into near term (5 years or less) and long term (5-10 years) items for planning purposes. We also included the Ohio Facilities Construction Commission (OFCC) assessment recommendations for each item based on its Ohio School Design Manual (OSDM).

There was a meeting between Big Walnut and OFCC to review the district's status in the state-funded school facility program. For the 2025 fiscal year, Big Walnut Local Schools is ranked 535 out of 609 public schools on the K-12 facility program equity list. This means that the school district would contribute 88 percent local funds in a co-funded state facility program, with the state contributing 12 percent. The district is not eligible for funding anytime soon.

Through multiple Facilities Task Force meetings, we gathered broad input and built a unified long-term vision for Big Walnut's facilities. We worked alongside district leadership throughout the process. The resulting master plan reflects accurate data, educational priorities, community values, and financially responsible strategies to guide the future of Big Walnut Local Schools.

2. KEY INPUT & DRIVERS

2a | **Enrollment**

District-wide enrollment for the school year 2025–2026 was 4,359 students. Woolpert completed two separate studies as part of the 10-year enrollment analysis. First was an enrollment projections report by school of attendance. The projections in this report were developed using the cohort survival methodology and Woolpert's custom enrollment software, S.T.E.P. (Student Trends & Enrollment Projections). This report offered a range of potential projections with the recommended projection showing 5,183 total students district-wide by school year 2034–35.

The second report studied student demographics and developed a student potential analysis of the Big Walnut Local School District. The purpose of the analysis is to determine the potential growth and/or decline for existing subdivisions, planned housing developments, and undeveloped land, and the impact it has on the district's K-12 student population. By providing this student potential analysis, the district will be better equipped to make decisions regarding future enrollment.

This is a different methodology from the enrollment analysis. To identify areas of the district that are decreasing and increasing in student population, a student yield (ratio = # of students / # of housing units) analysis was completed based on the age of subdivided single-family homes within the district at the time of this report. These yields were calculated using student data for the 2024–25 school year, provided by the Big Walnut Local School District, as well as parcel and address point data provided by the Delaware County auditor. The

potential will depend on the average number of housing units constructed each year. The analysis includes potential ranging from 50 units per year to 250 units per year. From 2014 to 2023, the district has averaged 114 units per year.

If the district averages 100 units per year over the next 10 years, the student potential enrollment would be 6,282 for the school year 2034–35. If the district averages 150 units per year over the next 10 years, the student potential enrollment would be 6,326 for the school year 2034–35. If the district averages 200 units per year over the next 10 years, the student potential enrollment would be 6,370 for the school year 2034–35.

capacity vs. enrollment

Existing building capacity vs. enrollment growth

BUILDING NAME	CURRENT GR. LEVELS	BUILDING CAPACITY	CURRENT ENROLLMENT 2024-2025	10 YEARS EPR PROJECTED ENROLLMENT 2034-2035 SY	STUDENT POTENTIAL ANALYSIS — LAND DEVELOPMENT RATE 100 UNITS PER YEAR PROJECTED ENROLLMENT 2034-2035 SY	150 UNITS PER YEAR PROJECTED ENROLLMENT 2034-2035 SY	200 UNITS PER YEAR PROJECTED ENROLLMENT 2034-2035 SY
Big Walnut High School	**4** (9-12)	1760	1,254	1,498	1,933	1,948	2,124
Big Walnut Middle School	**3** (6-8)	1109	974	1,285	1,449	1,461	1,593
Big Walnut Intermediate School	**2** (4-5)	800	659	800	966	974	1,062
Big Walnut Elementary School	**4** (K-3)	298	285	306	483	487	531
General Rosecrans Elementary	**4** (K-3)	530	303	375	483	487	531
Hylen Souders Elementary	**4** (K-3)	342	285	316	483	487	531
Prairie Run Elementary	**4** (K-3)	525	352	454	483	487	531
ELEMENTARY TOTAL	**K-3**	1695	1,225	1,451	1,932	1,948	2,124
ELC @ Harrison Street	**PK**	303	149	149			
DISTRICT TOTAL		5, 352	**4,271**	**5,183**	**6,282**	**6,326**	**6,370**
K-12 AVERAGE ENROLLMENT PER GRADE			317	387	483	487	531

2b | **Facility Condition Assessments**

Big Walnut Local Schools' facilities were evaluated using the standard 23-point assessment criteria established by the OFCC, covering structural systems, mechanical and electrical systems, building envelope, life-safety components, accessibility, and overall site conditions. The buildings that were reviewed included:

- General Rosecrans Elementary School
- Big Walnut Intermediate School
- Big Walnut Middle School
- Harrison Street Building
- Bus garage
- Wrestling buliding
- District office
- Big Walnut High School
- Big Walnut Elementary School
- Hylen Souders Elementary School
- Prairie Run Elementary School

(2b Facility Condition Assessments, cont.)

facility assessment summary

2025 Facility Assessments by Garmann Miller

	Big Walnut High School	Big Walnut Middle School	Big Walnut Intermediate School	Big Walnut Elementary	General Rosecrans Elementary	Hylen Souders Elementary	Prairie Run Elementary	Harrison Street	District Office	Bus Garage	Wrestling Building	Baughman Building
Building Size	302,310	183,175	106,769	37,289	62,594	42,754	56,745	37,954	7,180	29,036	8,145	73,393
Year Constructed	2022	1991/2006	2011	1969	2010	1974	2022	1926/1957/ 1991	1995/2016	1981/1991	1987/2004	1951/1964/ 1991
2025 Construction Cost/sf for New Buildings	$382.64	$377.71	$377.71	$424.78	$409.07	$424.78	$409.07	$424.78	$375.00	$350.00	$350.00	$424.78
2025 Cost of New Construction (cost/sf x building size)	$115,675,898	$69,187,029	$40,327,719	$15,839,621	$25,605,328	$18,161,044	$23,212,677	$16,122,100	$2,692,500	$10,162,600	$2,850,750	$31,175,879
OFCC 2024 Renovation Budget (2016 Assessment)	N/A	$24,001,882	$970,513	$10,678,801	$625,863	$11,840,277	N/A	$10,958,035	N/A	N/A	N/A	$21,155,563
OFCC 2024 Renovate/Replace %		**35%**	**2%**	**67%**	**2%**	**65%**		**68%**				**68%**
GM 2025 Near Term (5yr)	$45,240	$19,980,115	$1,873,227	$7,856,500	$1,362,825	$7,000,415	$22,980	$10,981,876	$115,431	$2,552,135	$656,850	
GM 2025 Long Term (10yr)	$5,388,442	$19,026,291	$3,350,151	$3,438,074	$2,632,943	$5,637,134	$1,187,151	$850,589	$666,609	$2,487,687	$253,256	
GM 2025 EST. TOTAL	$5,433,682	$39,006,406	$5,223,378	$11,294,574	$3,995,768	$12,637,549	$1,210,131	$11,832,465	$782,040	$5,039,822	$910,106	
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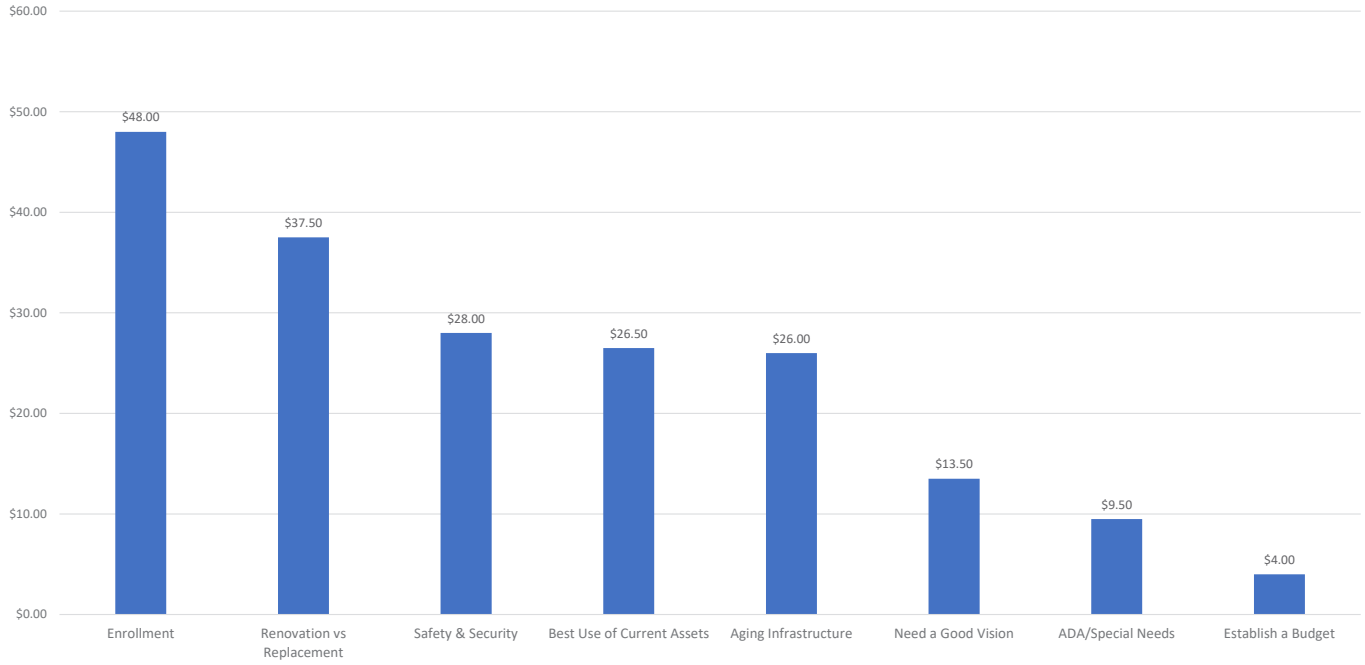


2c | Community & Task Force Engagement

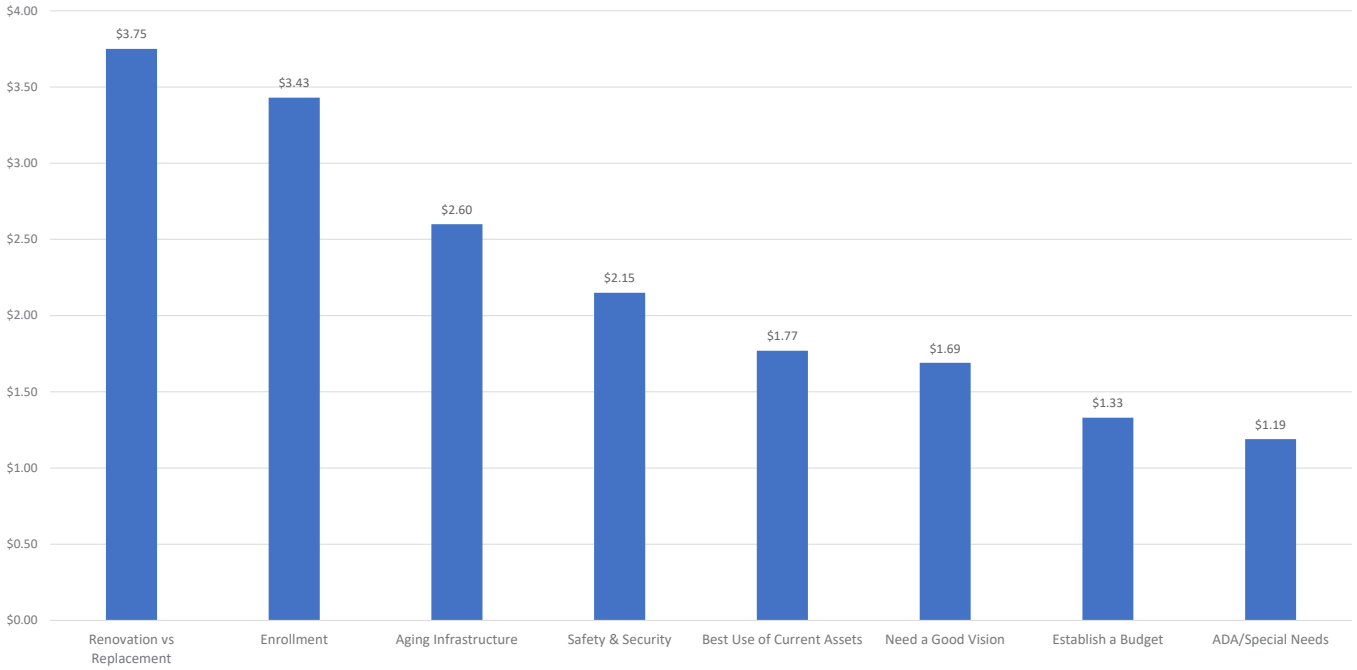
The Facilities Task Force served as a key group of community stakeholders who helped evaluate facility options, provide meaningful input, and shape the final master plan recommendation to the Big Walnut Local Schools Board of Education. This group met regularly and reviewed all data and information gathered throughout the planning process. Its involvement ensured the final recommendation reflected a broad community perspective and aligned with the district's long-term vision.

Engagement	Date
Facility Task Force Meeting #1	April 22, 2025
Facility Task Force Meeting #2	Sept. 9, 2025
Facility Task Force Meeting #3	Nov. 13, 2025
Facility Task Force Meeting #4	March 26, 2026
Board Meeting Recommendation	June 15, 2026

Task Force Priorities Total



Task Force Average Sticker Value



SMALL-GROUP FEEDBACK

Priorities

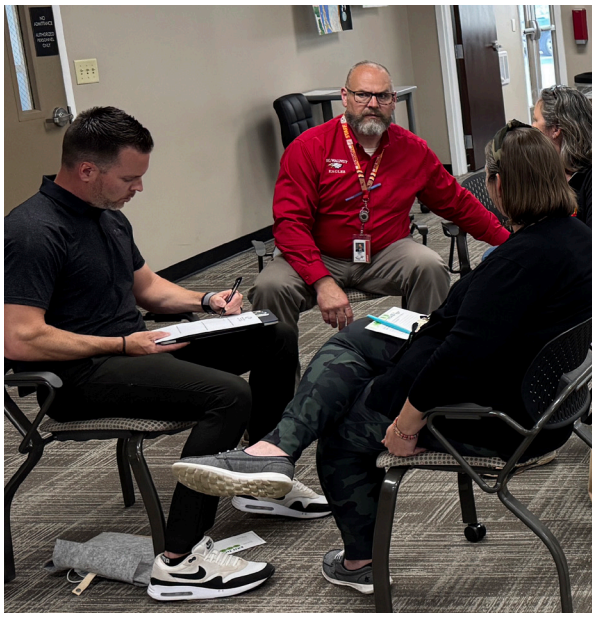
- Address student growth & overcrowding
- Balance renovation vs. replacement
- Ensure equity & Whole Child learning environments
- Improve walkability & community connections (trails, bike paths)
- Support career & trade pathways, partnerships with DACC
- Maintain financial stability while planning

Challenges & opportunities

- Enrollment growth & projections
- Safety, accessibility (ADA all buildings)
- Aging facilities & infrastructure needs
- Financial limitations, limited commercial tax base
- Timing of a possible second high school
- Land availability for future development
- Shifts in community demographics

What sets us apart?

- Collaborative learning spaces across all buildings
- Community passion for schools & children
- Expanded career, trade & JROTC pathways
- 21st-century learning environments that reflect vision
- Commitment to inclusivity, equity & special needs support
- Connection to Delaware Area Career Center opportunities





3. CONCLUSION

3a | **Recommendation**

The Facilities Task Force asked Garmann Miller to review a variety of potential options to address future growth within the district. The buildings that could see the most impact on growth are at the elementary level. GM reviewed the potential of renovating and adding on to Big Walnut Elementary and Hylen Souders Elementary. The task force also reviewed potential locations for new buildings, which included the Big Walnut Elementary site, Hylen Souders Elementary site, Harrison Street building site, and the land at the Northstar Development. The task force also reviewed options to address potential growth at the intermediate, middle, and high school grade levels.

The task force recommends the following strategies to address increased student enrollment in the future:

Elementary grades: Increase total capacity of combined buildings to 2,000 students by building a new building at the Northstar property or future property. Also, renovate Hylen Souders Elementary and Big Walnut Elementary to address the facility needs.

- Hylen Souders Elementary renovations budget $13,637,549
- Big Walnut Elementary renovations budget $11,294,574
- New 65,000 sq. ft. building at Northstar site $31,850,000

Intermediate grades: Increase total capacity of the intermediate building to 1,000 students by adding on to the existing building. Also, renovate the existing building to address facility needs.

- Intermediate School, 14,000 sq. ft. addition & renovations $12,123,380

Middle School grades: Increase total capacity of middle school to 1,500 students by adding on to the existing building and reprogramming the underutilized space within the building. Also, renovate the existing building to address facility needs.

- Middle School, 24,000sf addition & renovations $50,556,684
  The addition portion of the total is $14,500,000

High School grades: Accommodate 2,000 students; a utilization study and further programming discussion could potentially accomplish this. A small addition may be needed, but it is not an urgent need at the high school level based on current trends in high school curriculum.

4. APPENDIX

4a | **Recommendation to Board of Education**

4b.1 | **Facilities Task Force Meeting Presentation #1**

4b.2 | **Facilities Task Force Meeting Presentation #2**

4b.3 | **Facilities Task Force Meeting Presentation #3**

4b.4 | **Facilities Task Force Meeting Presentation #4**

4c | **Enrollment Projections Report by School of Attendance**

4d | **Student Potential Analysis Report 2024–25**

4e.1 | **Garmann Miller Facility Assessments - Big Walnut ES Assessment**

4e.2 | **Garmann Miller Facility Assessments - Big Walnut HS Assessment**

4e.3 | **Garmann Miller Facility Assessments - Big Walnut IS (was MS) Assessment**

4e.4 | **Garmann Miller Facility Assessments - Big Walnut MS (was HS) Assessment**

4e.5 | **Garmann Miller Facility Assessments - Bus Garage Assessment**

4e.6 | **Garmann Miller Facility Assessments - District Office Assessment**

4e.7 | **Garmann Miller Facility Assessments - General Rosecrans ES Assessment**

4e.8 | **Garmann Miller Facility Assessments - Harrison Street ES Assessment**

4e.9 | **Garmann Miller Facility Assessments - Hylen Souders ES Assessment**

4e.10 | **Garmann Miller Facility Assessments - Prairie Run Assessment**

4e.11 | **Garmann Miller Facility Assessments - Wrestling Building Assessment**

4f.1 | **OFCC Facility Assessments - Baughman Bldg (was IS)** *

4f.2 | **OFCC Facility Assessments - Big Walnut ES** *

4f.3 | **OFCC Facility Assessments - Big Walnut IS (was MS)** *

4f.4 | **OFCC Facility Assessments - Big Walnut MS (HS Assessment)** *

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4f.6 | **OFCC Facility Assessments - Harrison Street ES** *

4f.7 | **OFCC Facility Assessments - Hylen Souders Elementary** *

* (2016 assessments with 2024 costs applied)

APPENDIX 4A

Recommendation to Board of Education

BIG WALNUT LOCAL SCHOOLS | INSPIRE & GUIDE

Facilities Task Force

Presentation to BOE

June 15, 2026





meet your facilities task force

Your planning partner

GARMANN MILLER



Eric Baltzell PE, CEO
Project Executive



Tim Tarvin
Educational Planner



Becky Baumer ALEP
Educational Planner

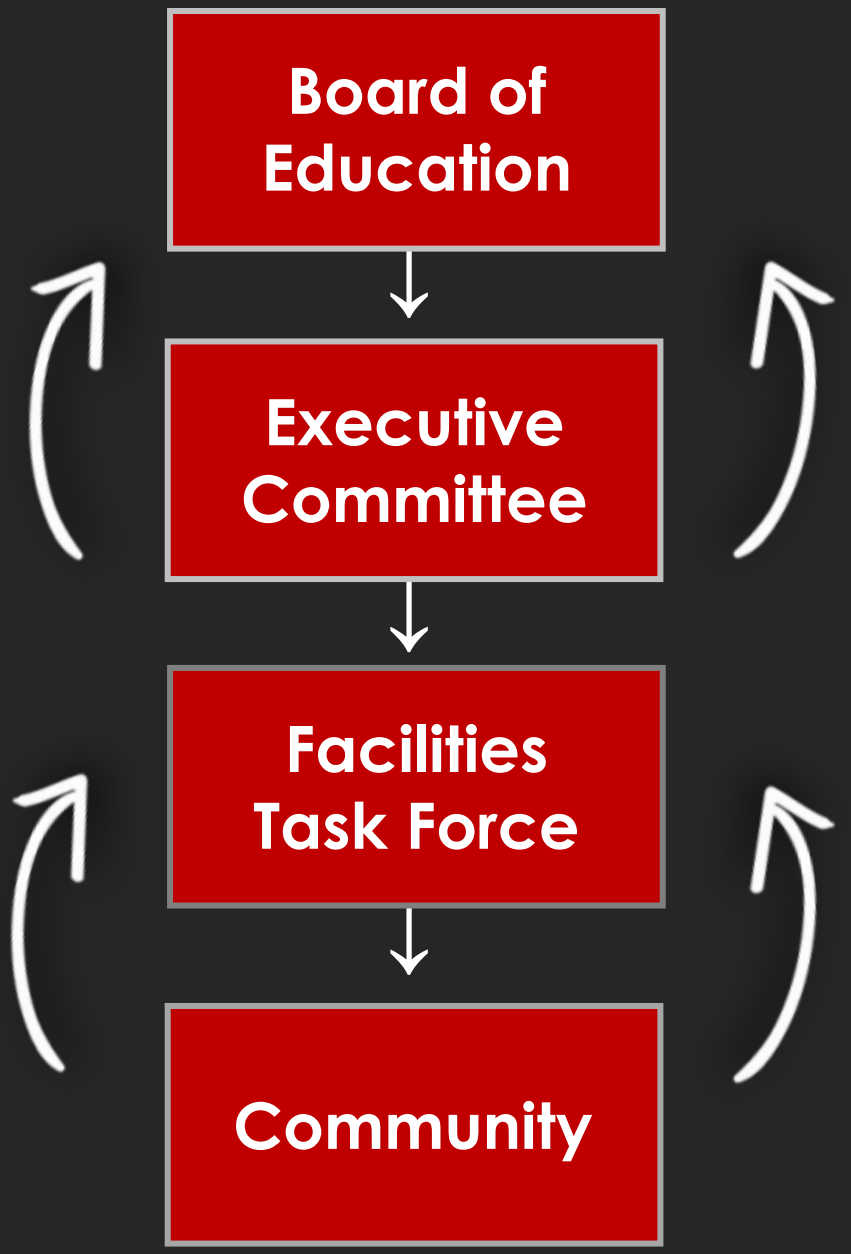


Ted Musielewicz AIA
Architect



our process

who's who in facility planning process



guiding principles



- Open, community-driven process; all voices welcome
- Emphasis on transparency and accuracy
- No predetermined outcomes

our 3D process



Priorities

- Address student growth & overcrowding
- Balance renovation vs. replacement
- Ensure equity & Whole Child learning environments
- Improve walkability & community connections (trails, bike paths)
- Support career & trade pathways, partnerships with DACC
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facility assessments



- General Rosecrans Elementary School
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facility assessment summary

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enrollment projections

2019 – Enrollment projection by FutureThink

- Live birth data
- Historical enrollment
- Community school enrollment
- Open enrollment
- Community demographics
- Housing information

2025 – Updated enrollment projection by Woolpert

- Two reports:
  - **Enrollment Projections Report**
  - **Student Potential Analysis**



capacity vs. enrollment

Existing building capacity vs. enrollment growth

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Analysis

- Elementary enrollment and condition of buildings appears to be the most urgent need

- Potential total elementary enrollment – 2,000 (current capacity 1,695)

- We reviewed:
  - (4) Elementary Building solution, each with a student capacity of 500 students

  Or
  - Adding fifth elementary

Analysis

- Intermediate school
  - Potential student enrollment – 974 (current capacity 800)
- Middle school
  - Potential student enrollment – 1,461 (current capacity 1,109)
- High school
  - Potential student enrollment – 1,948 (current capacity 1,760)
  - Less of a concern with outside programs



Recommendations

elementary enrollment

Potential new building to address building capacity issues



- **Increase capacity to accommodate 2000 students**
- Continue to provide **similar programming** that is currently offered
- **Renovations to:**
  - Hylen Souders Elementary
  - Big Walnut Elementary
- **New building at:**
  - Northstar property or future property

Renovation budget cost

Assessment - near term items	$	7,000,415
Assessment - long term items	$	5,637,134
Budget for new WWTP	$	1,000,000
Total	**$**	**13,637,549**

Design study:

Hylen Souders Elementary School

Renovation

42,800 sf existing

Design study:

Big Walnut Elementary School

Big Walnut ES
37,289 sf existing

Renovation

Renovation budget cost

Assessment - near term items	$	7,856,500
Assessment - long term items	$	3,438,074
Total	**$**	**11,294,574**

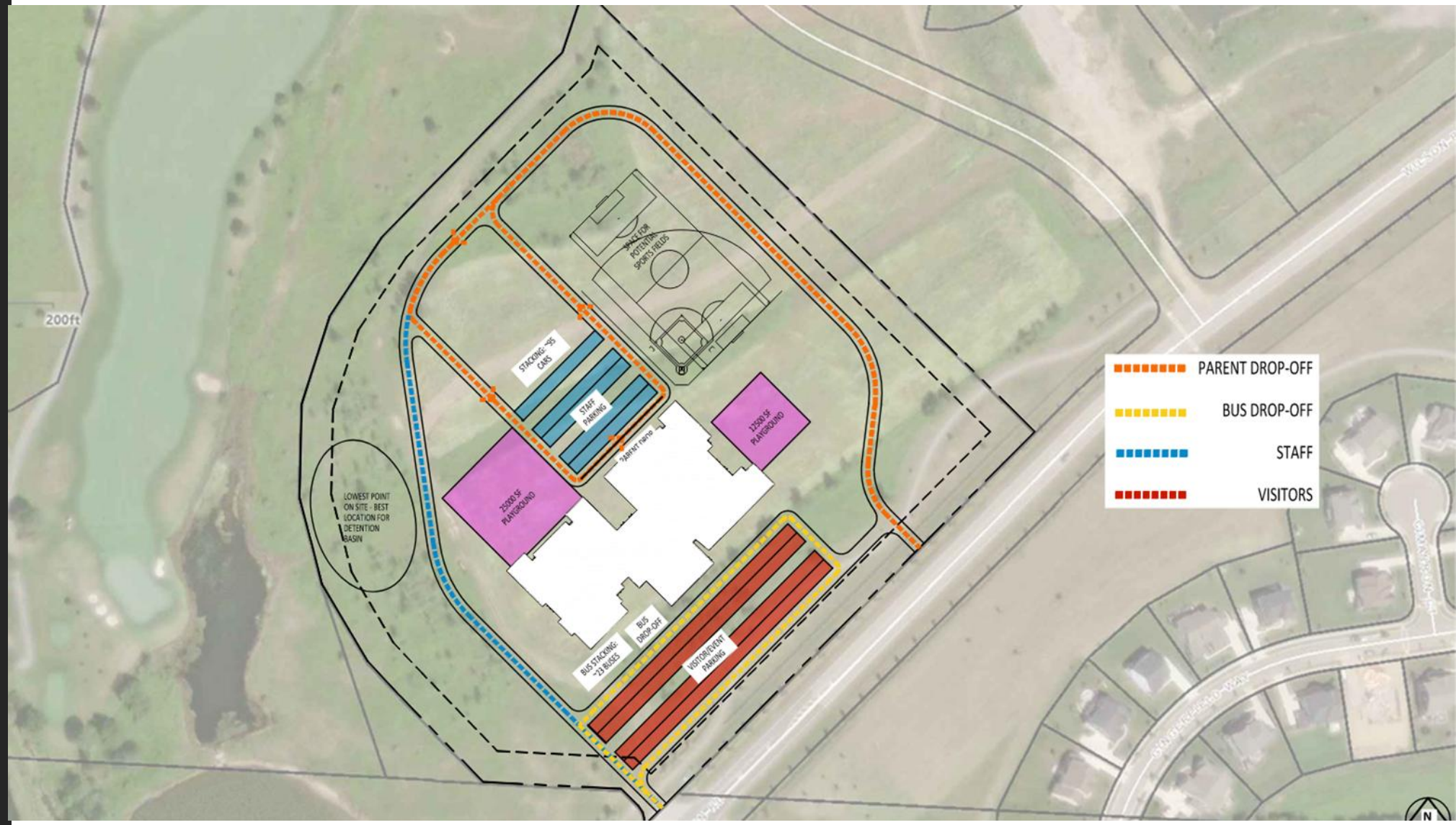
Design study:

Northstar Site

New Building

65,000 sf new

Site Plan concept



Design study:

Northstar Site

New Building

Budget cost

New building – 65,000sf	$	29,250,000
Site improvements	$	2,600,000
Total	**$**	**31,850,000**

intermediate enrollment

Potential Future Addition/Renovation to address building capacity issues



- **Increase capacity to accommodate 1000 students**
- Continue to provide **similar programming** that is currently offered
- **Preliminary Addition program to include:**
  - 8 typical classrooms
  - 3 Science classrooms
  - Special Education space
  - Staff Support space
  - Additional circulation and storage

Additional square footage needed:

12,000 – 16,000sf

Design study:

Big Walnut Intermediate School

Addition & Renovation Study

Site aerial



Design study:

Big Walnut Intermediate School

Addition & Renovation Study

Budget cost

Assessment - near term items	$	3,350,150
Assessment - long term items	$	1,873,230
Addition $450/SF (14,000sf)	$	6,300,000
Reprogramming - new walls/demo of walls	$	100,000
Site improvement allowance	$	500,000
Total	**$**	**12,123,380**

middle school enrollment

Potential Future Addition/Renovation to address building capacity issues



- **Increase capacity to accommodate 1500 students**
- Study has been completed to identify underutilized space within the building and how it can be re-purposed
- **Preliminary Renovation/Addition program to provide:**
  - New classrooms for (2) additional teams per grade
  - Additional circulation and storage
  - Additional student/staff support spaces

Additional square footage needed:

20,000 – 28,000sf

Design study:

Big Walnut Middle School

Addition/
Renovation
Design Study

Lower Level Floor Plan



Re-programming to create 3 Science Labs and improved Ag-Ed / Stem Lab

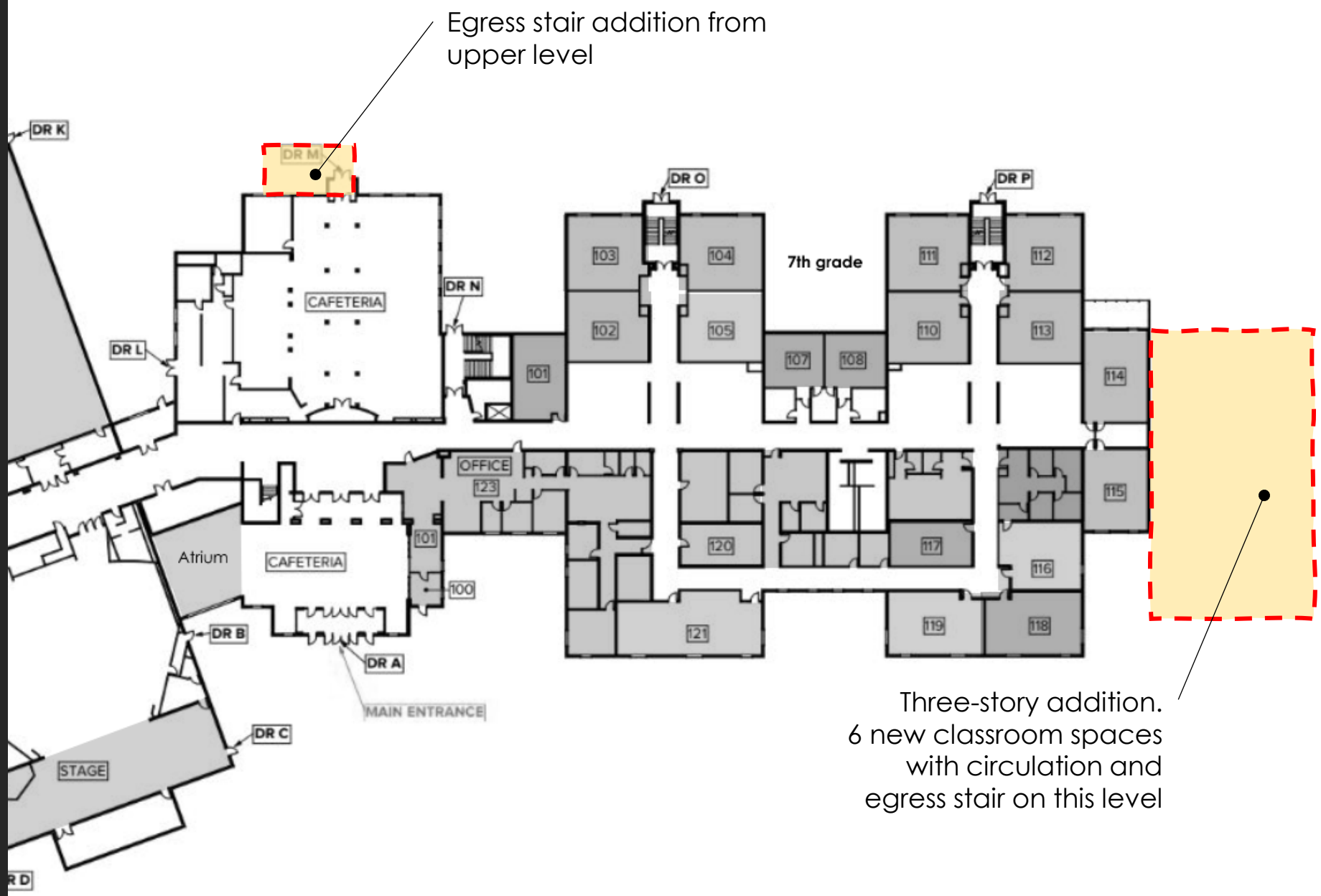
Three-story addition. 6 new classroom spaces with circulation and egress vestibule on this level

Design study:

Big Walnut Middle School

Addition/
Renovation
Design Study

First Floor
Floor Plan

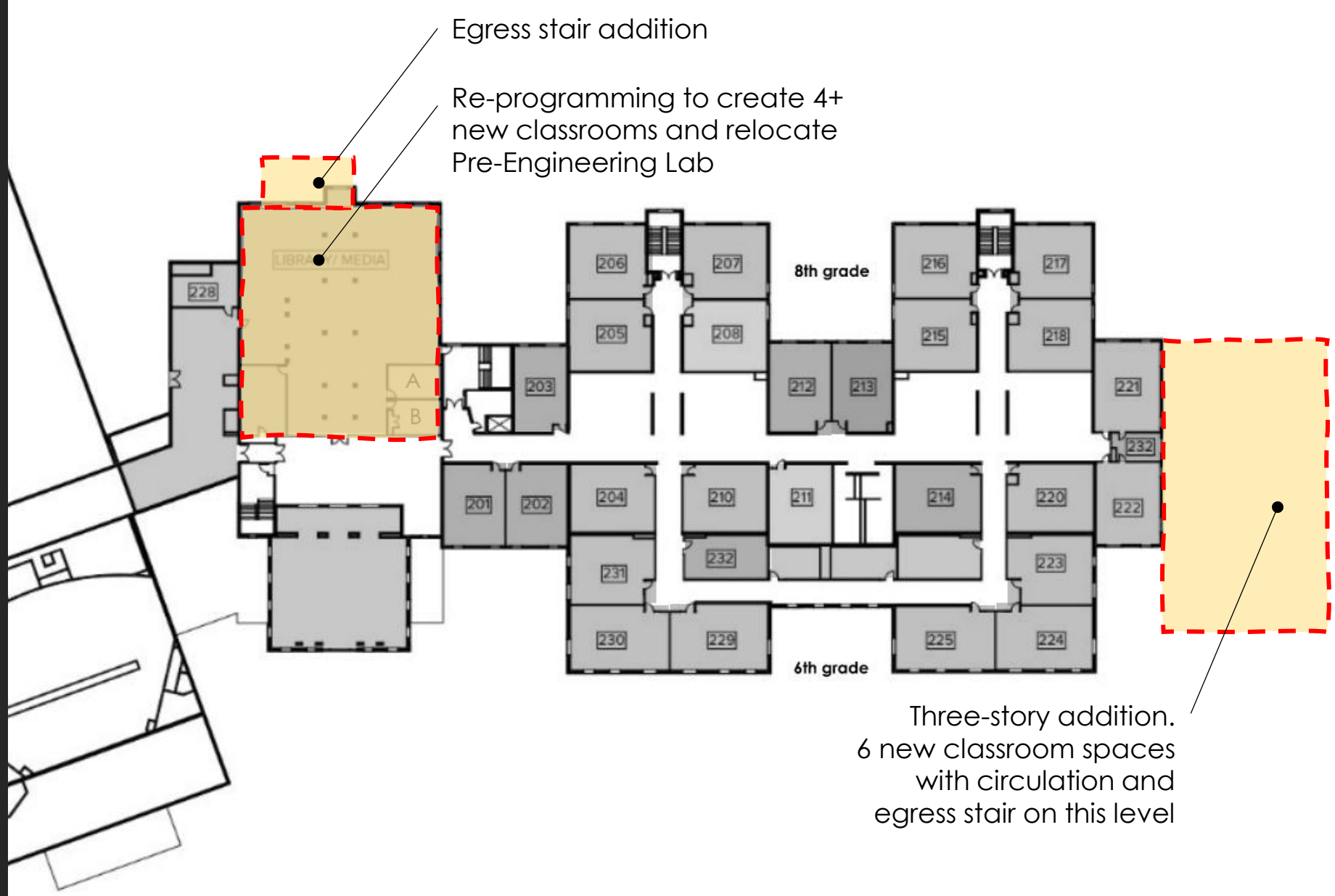


Design study:

Big Walnut Middle School

Addition/
Renovation
Design Study

Second Floor Floor Plan



Design study:

Big Walnut Middle School

Utilization Study
Existing Building

Site aerial



Design study:

Big Walnut Middle School

Addition & Renovation Study

Budget cost

Assessment - near term items	$	19,026,570
Assessment - long term items	$	19,980,114
Addition $450/SF (24,000sf)	$	10,800,000
Reprogramming - new walls/demo of walls	$	250,000
Site improvement allowance	$	500,000
Total	**$**	**50,556,684**

***Addition without full assessment items**	**$**	**14,500,000**

high school enrollment

Further study needed



- **Accommodate 2000 students**
- A utilization study and further programming discussion would be helpful to outline projected needs in the building
- A small addition could be needed, but not urgent based on current trends.

what questions do you have?

Thank you!

APPENDIX 4B.1

Facilities Task Force Meeting Presentation #1

BIG WALNUT LOCAL SCHOOLS | INSPIRE & GUIDE

Facilities Task Force

Meeting 1

April 22, 2025

Facilitated by

GARMANN MILLER



welcome

Superintendent Mr. Ryan McLane



meet the GM team



Eric Baltzell PE, CEO
Project Executive



Tim Tarvin
Educational Planner



Doug Rentz CPSM
Community Engagement



Monica Bruaw CPSM
Educational Planner

agenda

- **Meet the task force**
- **Our process**
- **Activities**
  - Q&A
  - Priority rankings
- **Next steps**

exit tickets

we want to hear from you

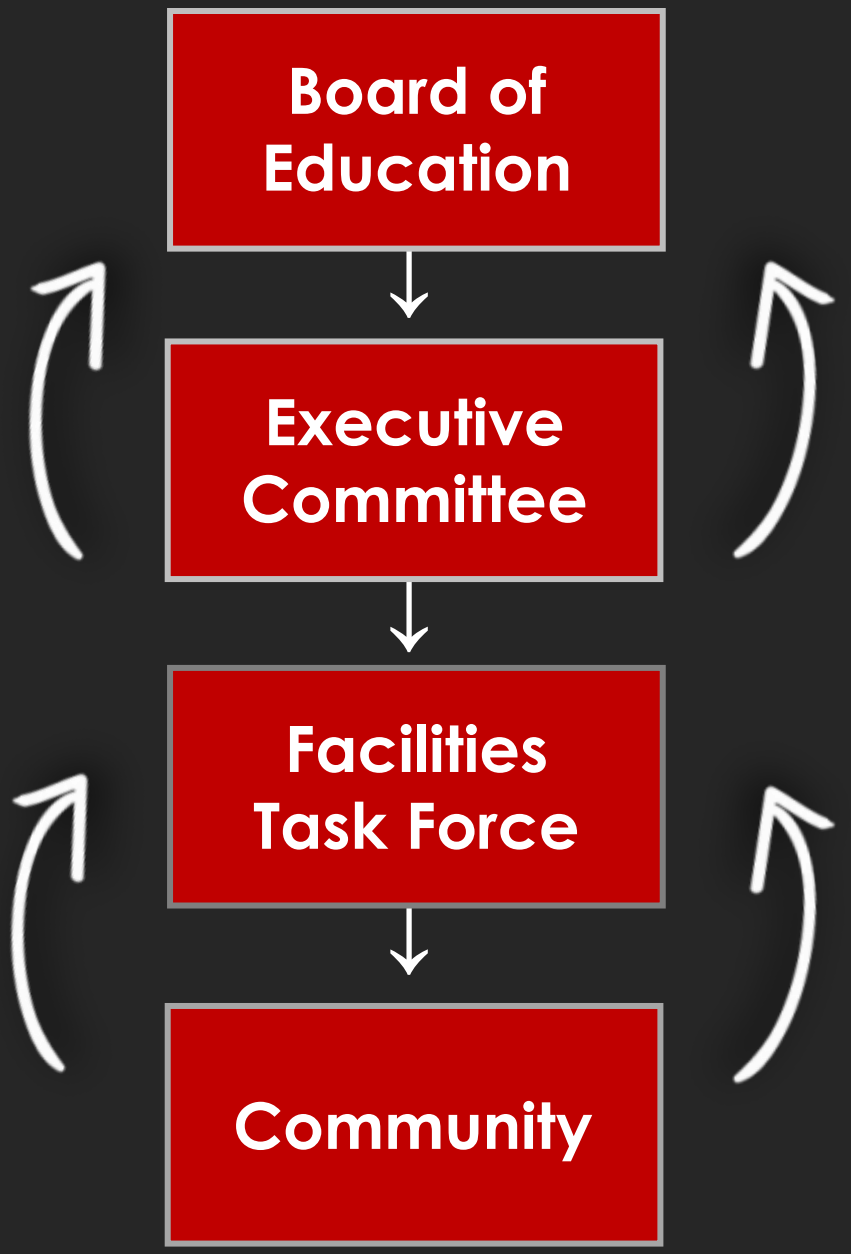


meet our task force

- Your name
- Connection to Big Walnut



who's who in facility planning process



past
present
future





our process

guiding principles



- Open, community-driven process; all voices welcome
- Emphasis on transparency and accuracy
- No predetermined outcomes

our 3D process





define

engage stakeholders

- Establish challenges, opportunities, priorities
- Initial community meeting, survey and input



discover

facts collected

- Facility assessments
- Enrollment projection
- Site evaluation and selection
- Educational visioning
- Share facts with facility task force and community
- Building tours to see current state of facilities
- Tour nearby districts' buildings
- Feedback on design concepts



develop

create options

- Generate design options based on feedback
- Establish estimates for each option
- Share with facility task force and community, gather additional input
- Repeat first three steps as needed
- Select best option for district to move forward
- Board resolution for final design concept and master plan

facility assessments

1. Heating System
2. Roofing
3. Ventilation/ Air Conditioning
4. Electrical Systems
5. Plumbing and Fixtures
6. Windows
7. Structure: Foundation
8. Structure: Walls and Chimneys
9. Structure: Floors/Roofs
10. General Finishes
11. Interior Lighting
12. Security Systems
13. Emergency/ Egress Lighting
14. Fire Alarms
15. Handicapped Access
16. Site Condition
17. Sewage System
18. Water Supply
19. Exterior Doors
20. Hazardous Material
21. Life Safety
22. Loose Furnishings
23. Technology

GARMANN MILLER

Facility Assessment

Building Name: Pataskala Elementary

School District: Southwest Licking Local SD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item A	Heating System

Existing Conditions:

The heating water plant consists of (2) De Dietrich boilers that were installed in 2001. The two boilers have different capacities. The building utilizes a 4-pipe distribution system to allow for simultaneous heating and cooling. The pumps are base mounted, constant volume pumps that appear to be in good condition. The piping system distributes water to air handlers, VAV boxes and cabinet heaters. The terminal equipment appears to be in good condition. Several areas of the building were noted to have heating issues. This was thought to be a problem with getting proper air flow to these areas from the central air handler. There is one large air handler for the entire facility. The maintenance staff would like to see this changed to two smaller air handlers to give better comfort to the building's occupants. The temperature control system are a combination of pneumatic and DDC controls.

Rating: Needs Repair

Recommendations:

The building temperature control system needs to be updated to an up to date control system. The district would like to upgrade all of the temperature controls in all buildings in the district to the same control system. Replace the current boilers with high efficiency boilers to increase efficiency and reduce operating cost. Replace the pumping system with pumps controlled by VFD's. Provide two smaller air handlers in lieu of the current one large air handler.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Temperature Control Upgrades	$2.50	SF	62,831	$157,077.50
Upgrade Boilers	$25,000.00	Each	2	$50,000.00
Upgrade Pumps	$15,000.00	Each	2	$30,000.00
Two Smaller Air Handlers	$55,000.00	Each	2	$110,000.00
Revise Ductwork for two Air Handlers	$60,000.00	Each	2	$120,000.00
Total Cost				$467,077.50

Near Term Cost Assessment

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Facility Assessment

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Assessment Item A: Heating System



One of Two De Dietrich Boilers



Temperature Control Air Compressor & HW Pump



VAV Box with Hot Water Reheat Coil



Ceiling Supply & Return Diffusers



Corridor Ceiling Mounted Cabinet Heater



Kitchen Supply Ductwork

facility assessments



- General Rosecrans Elementary School
- Big Walnut Inter. School
- Big Walnut Middle School
- Harrison Street building
- Bus garage
- Wrestling building
- District office
- Big Walnut High School
- Big Walnut Elem. School
- Hylen Souders Elem. School
- Prairie Run Elem. School

enrollment projections

2019 – Enrollment projection by FutureThink

- Live birth data
- Historical enrollment
- Community school enrollment
- Open enrollment
- Community demographics
- Housing information

2025 – Updated enrollment projection by Woolpert

- Includes student potential analysis looking at all anticipated housing





holistic approach

educational visioning

- Staff feedback on building needs
- Program of Requirements (POR)
- Space Utilization Studies
- Building tours

Q&A

small group activity 1

Q1: What is the district's top priority (or priorities) that needs to be addressed?

Q2: What are the key opportunities and challenges the district is currently facing?

Q3: What will set apart Big Walnut Local Schools' learning experience from other districts?

Q&A

small group activity 1



report out

priority rankings
activity 2

garage sale stickers

$5 $3 $2 $1 50¢



priority rankings

- Choose from posted priorities
- Five stickers for everyone
- $11.50 to spend: $5, $3, $2, $1 and .50
- Blank sheet for additional priorities

priority rankings
activity 2



report out

2025 general timeline

April 22	Define; discuss challenges, fears, define priorities
May-Aug	Discover – complete facility assessments, enrollment projections
Aug/Sept	Second task force meeting – Discover – present assessment and enrollment projection info, discuss what options should be considered
Fall	First Educational Visioning – staff/admin/select task force members
Fall	Building tours – tour buildings at other districts

next steps

- **Task Force meeting 2**
  Details will be sent out
- **Top priorities activity results**

what questions do you have?

Thank you for attending!



Facilitated by

GARMANN MILLER

APPENDIX 4B.2

Facilities Task Force Meeting Presentation #2

BIG WALNUT LOCAL SCHOOLS | INSPIRE & GUIDE

Facilities Task Force

Meeting 2

September 9, 2025

Facilitated by

GARMANN MILLER



welcome

Superintendent Ryan McLane



the GM team



Eric Baltzell PE, CEO
Project Executive



Tim Tarvin
Educational Planner



Becky Baumer ALEP
Educational Planner



Monica Bruaw CPSM
Educational Planner

agenda

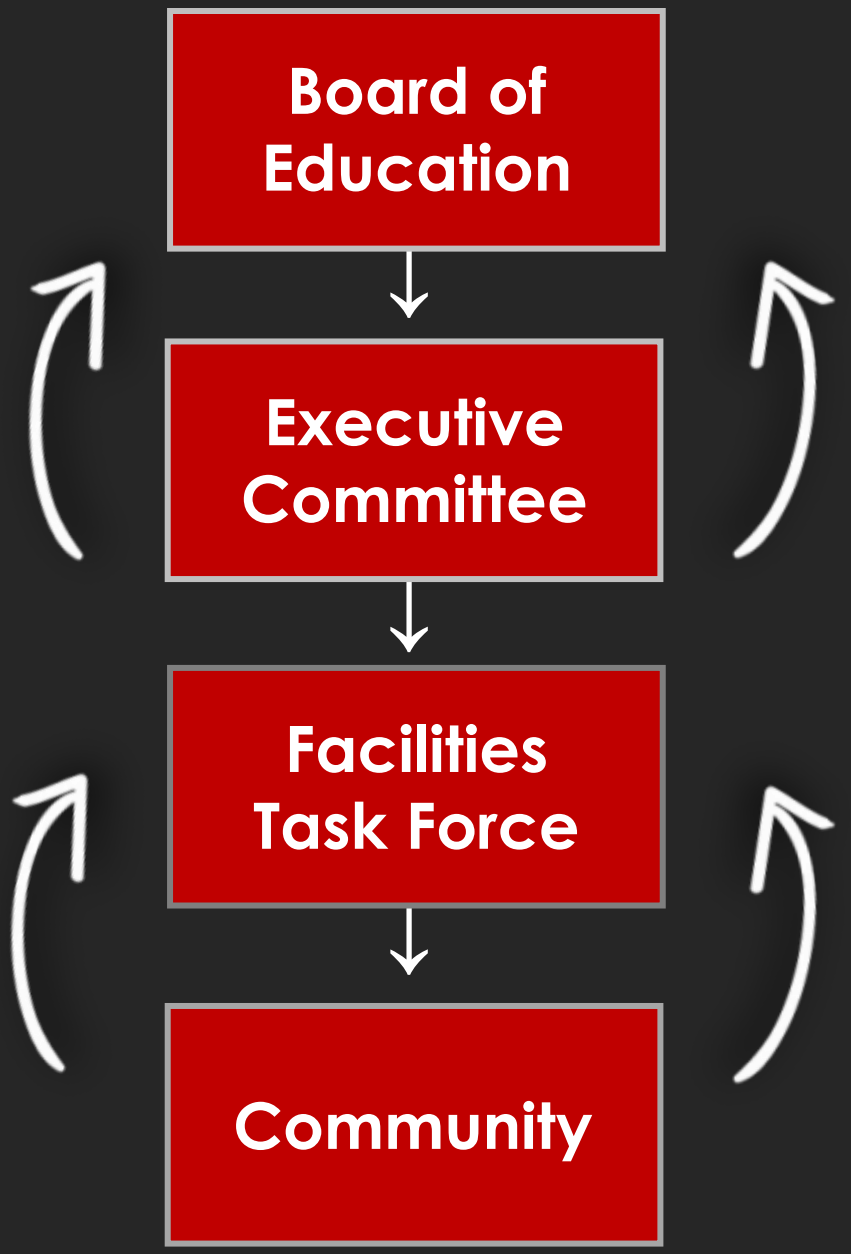
- **Review of our process**
- **Task Force Meeting #1 Recap**
  - Q&A
  - Priority rankings
- **Planning Info & Discussions:**
  - Facility Assessments
  - Enrollment Projections
- **Next Steps**

exit tickets

we want to hear from you



who's who in facility planning process





our process

guiding principles



- Open, community-driven process; all voices welcome
- Emphasis on transparency and accuracy
- No predetermined outcomes

our 3D process





meeting #1 recap

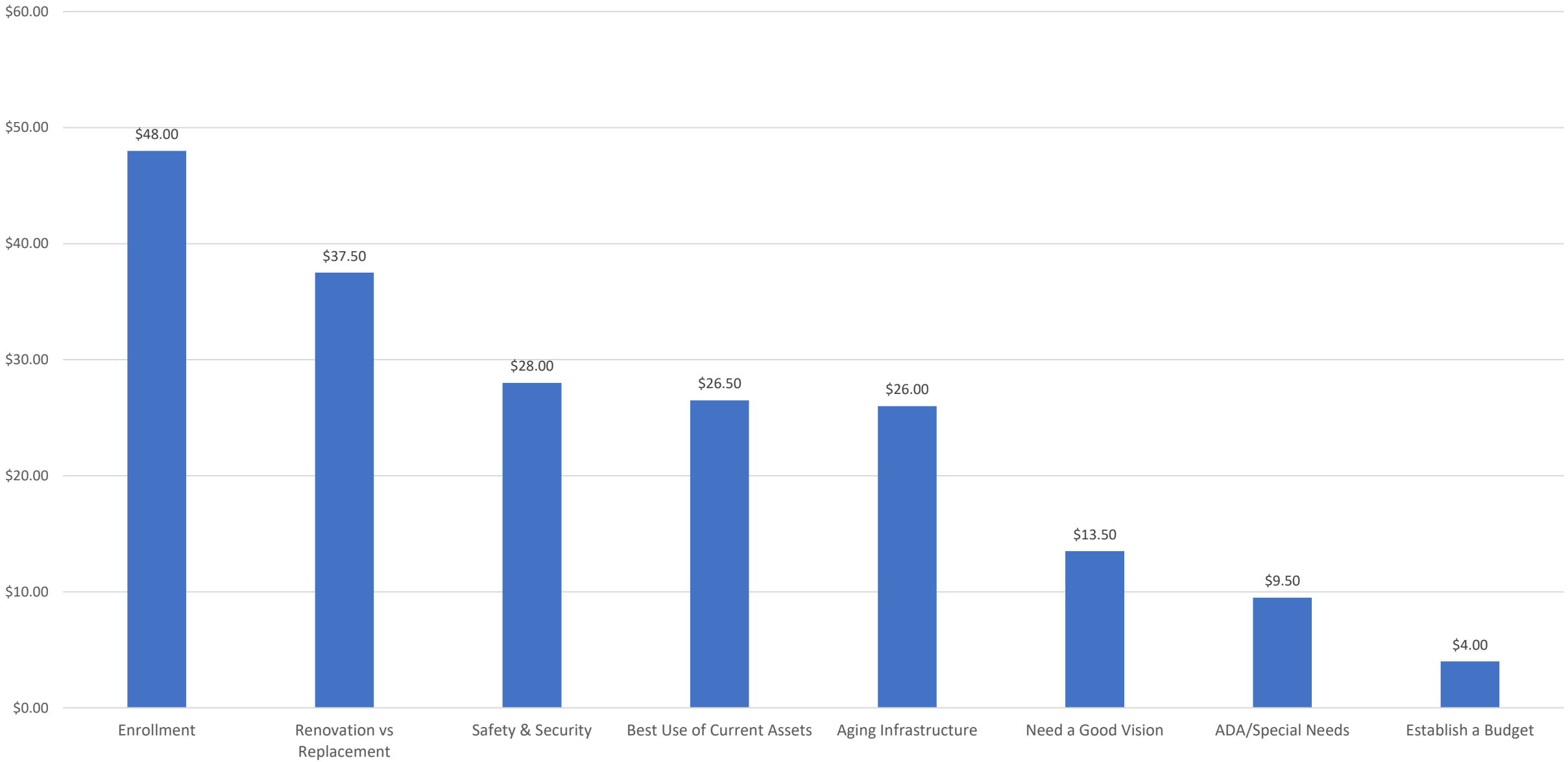
task force meeting 1

April 22, 2025

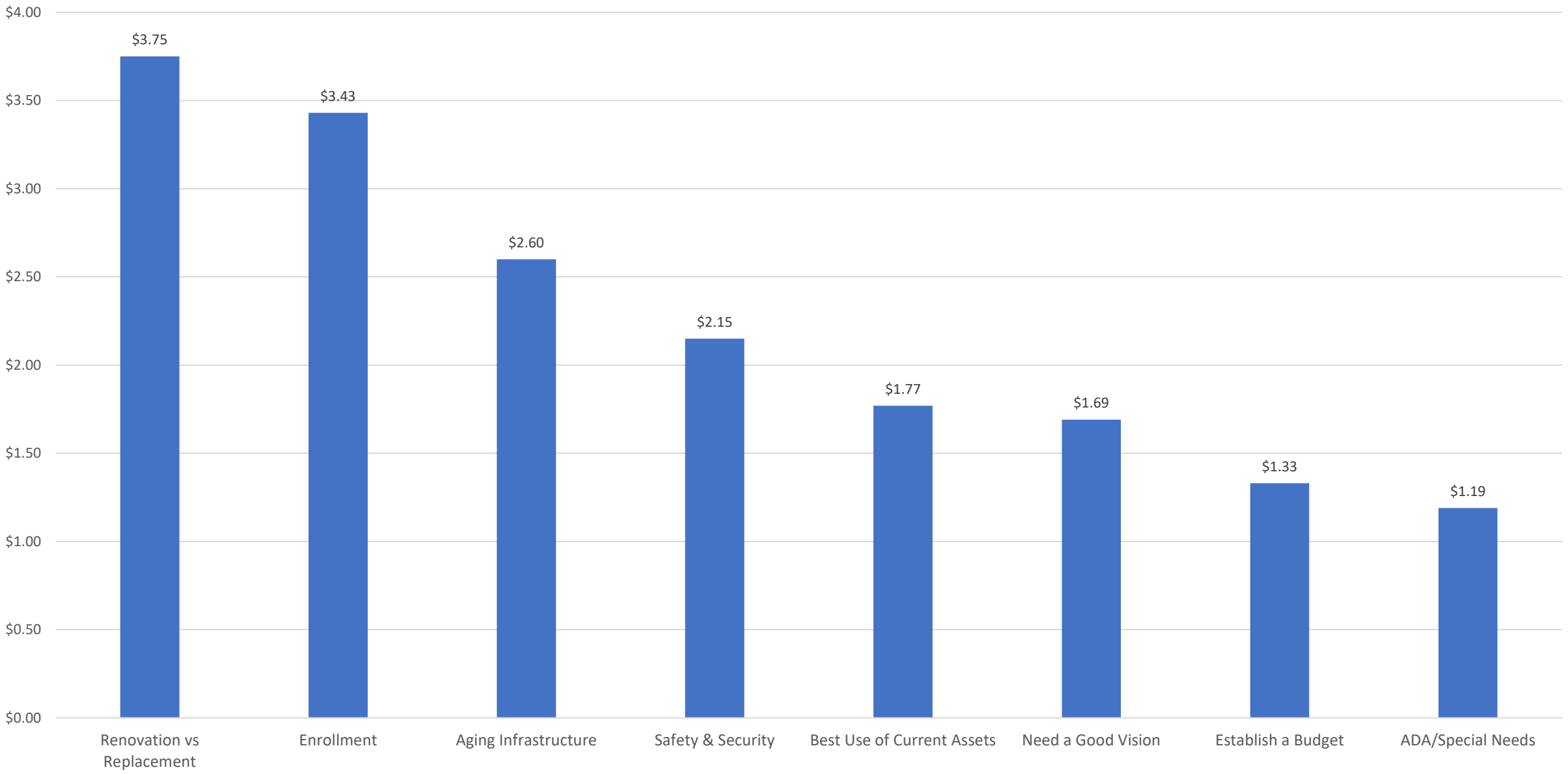
what we heard



Task Force Priorities Total



Task Force Average Sticker Value



small-group feedback

priorities

- Address student growth & overcrowding
- Balance renovation vs. replacement
- Ensure equity & Whole Child learning environments
- Improve walkability & community connections (trails, bike paths)
- Support career & trade pathways, partnerships with DACC
- Maintain financial stability while planning

small-group feedback

challenges & opportunities

- Enrollment growth & projections
- Safety, accessibility (ADA all buildings)
- Aging facilities & infrastructure needs
- Financial limitations, limited commercial tax base
- Timing of a possible second high school
- Land availability for future development
- Shifts in community demographics

small-group feedback

what sets us apart?

- Collaborative learning spaces across all buildings
- Community passion for schools & children
- Expanded career, trade & JROTC pathways
- 21st-century learning environments that reflect vision
- Commitment to inclusivity, equity & special needs support
- Connection to Delaware Area Career Center opportunities



planning information

facility assessments

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2. Roofing
3. Ventilation/ Air Conditioning
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5. Plumbing and Fixtures
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GARMANN MILLER

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Assessment Item A: Heating System



One of Two De Dietrich Boilers



Temperature Control Air Compressor & HW Pump



VAV Box with Hot Water Reheat Coil



Ceiling Supply & Return Diffusers



Corridor Ceiling Mounted Cabinet Heater



Kitchen Supply Ductwork

facility assessments



- General Rosecrans Elementary School
- Big Walnut Inter. School
- Big Walnut Middle School
- Harrison Street building
- Bus garage
- Wrestling building
- District office
- Big Walnut High School
- Big Walnut Elem. School
- Hylen Souders Elem. School
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facility assessment summary

Update to 2016 numbers (OFCC)

	Big Walnut High School	Big Walnut Middle School	Big Walnut Intermediate School	Big Walnut Elementary	General Rosecrans Elementary	Hylen Souders Elementary	Prairie Run Elementary	Harrison Street	District Office	Bus Garage	Wrestling Building	Baughman Building
Building Size	302,310	183,175	106,769	37,289	62,594	42,754	56,745	37,954	7,180	29,036	8,145	73,393
Year Constructed	2022	1991/2006	2011	1969	2010	1974	2022	1926/1957/ 1991	1995/2016	1981/1991	1987/2004	1951/1964/ 1991
2025 Construction Cost/sf for New Buildings	$382.64	$377.71	$377.71	$424.78	$409.07	$424.78	$409.07	$424.78	$375.00	$350.00	$350.00	$424.78
2025 Cost of New Construction (cost/sf x building size)	$115,675,898	$69,187,029	$40,327,719	$15,839,621	$25,605,328	$18,161,044	$23,212,677	$16,122,100	$2,692,500	$10,162,600	$2,850,750	$31,175,879
OFCC 2024 Renovation Budget (2016 Assessment)	N/A	$24,001,882	$970,513	$10,678,801	$625,863	$11,840,277	N/A	$10,958,035	N/A	N/A	N/A	$21,155,563
OFCC 2024 Renovate/Replace %		**35%**	**2%**	**67%**	**2%**	**65%**		**68%**				**68%**

facility assessment summary

Update to 2016 numbers (OFCC)

red flags

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OFCC would recommend a building replacement if renovate/replace ratio is > 66%

facility assessment summary

2025 Facility Assessments by Garmann Miller

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GM 2025 Near Term (5yr)	$45,240	$19,980,115	$1,873,227	$7,856,500	$1,362,825	$7,000,415	$22,980	$10,981,876	$115,431	$2,552,135	$656,850	
GM 2025 Long Term (10yr)	$5,388,442	$19,026,291	$3,350,151	$3,438,074	$2,632,943	$5,637,134	$1,187,151	$850,589	$666,609	$2,487,687	$253,256	
GM 2025 EST. TOTAL	$5,433,682	$39,006,406	$5,223,378	$11,294,574	$3,995,768	$12,637,549	$1,210,131	$11,832,465	$782,040	$5,039,822	$910,106	
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facility assessment summary

2025 Facility Assessments by Garmann Miller

red flags

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facility assessment summary

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OFCC 2024 Renovate/Replace %		**35%**	**2%**	**67%**	**2%**	**65%**		**68%**				**68%**
GM 2025 Near Term (5yr)	$45,240	$19,980,115	$1,873,227	$7,856,500	$1,362,825	$7,000,415	$22,980	$10,981,876	$115,431	$2,552,135	$656,850	
GM 2025 Long Term (10yr)	$5,388,442	$19,026,291	$3,350,151	$3,438,074	$2,632,943	$5,637,134	$1,187,151	$850,589	$666,609	$2,487,687	$253,256	
GM 2025 EST. TOTAL	$5,433,682	$39,006,406	$5,223,378	$11,294,574	$3,995,768	$12,637,549	$1,210,131	$11,832,465	$782,040	$5,039,822	$910,106	
GM 2025 Renovate/Replace %	**5%**	**56%**	**13%**	**71%**	**16%**	**70%**	**5%**	**73%**	**29%**	**50%**	**32%**	

facility assessments

Key takeaways



small groups



small groups

- What questions or comments do you have after the facility assessments overview?
- What additional info do you need that would help us plan the future of your facilities?
- What next steps would you like to see happen?

enrollment projections

2019 – Enrollment projection by FutureThink

- Live birth data
- Historical enrollment
- Community school enrollment
- Open enrollment
- Community demographics
- Housing information

2025 – Updated enrollment projection by Woolpert

- Two reports:
  - **Enrollment Projections Report**
  - **Student Potential Analysis**



enrollment projections report

As indicated in the table below, over the **past ten years**, student enrollment in the Big Walnut Local Schools has increased by

+846 students



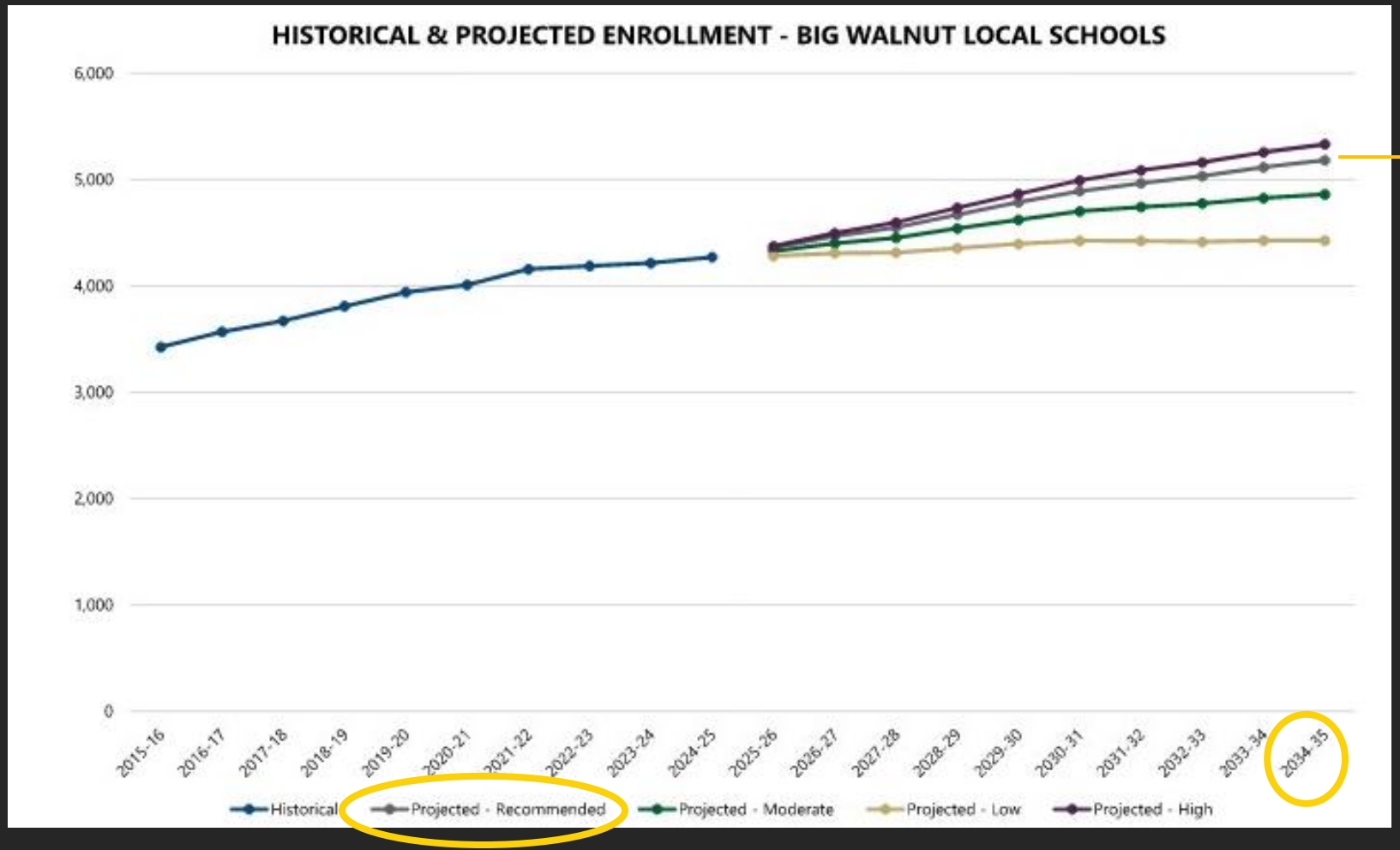
enrollment projections report

Based on data from:

- Historical Enrollment
- Census data
- Resident live birth data
- Building permits

Looking forward, we will reference **recommended** enrollment projections provided by Woolpert.

We will look out **10 years** for decision making during the master planning process.



capacity vs. enrollment

Existing building capacity vs. enrollment growth

10 YEARS EPR

BUILDING NAME	CURRENT GR. LEVELS	BUILDING CAPACITY	CURRENT ENROLLMENT 2024-2025	PROJECTED ENROLLMENT 2034-2035 SY
Big Walnut High School	**4** (9-12)	1760	1,254	1,498
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ELC @ Harrison Street	**PK**	303	149	149
DISTRICT TOTAL		5, 352	**4,271**	**5,183**
K-12 AVERAGE ENROLLMENT PER GRADE			317	387

capacity vs. enrollment

Existing building capacity vs. projected enrollment growth

red flags

BUILDING NAME	CURRENT GR. LEVELS	BUILDING CAPACITY	CURRENT ENROLLMENT 2024-2025	PROJECTED ENROLLMENT 2034-2035 SY (10 YEARS EPR)
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BWMS is projected to be at capacity in 2032

BWES is projected to be at capacity in 2029

capacity vs. enrollment

Existing building capacity vs. projected enrollment growth

red flags

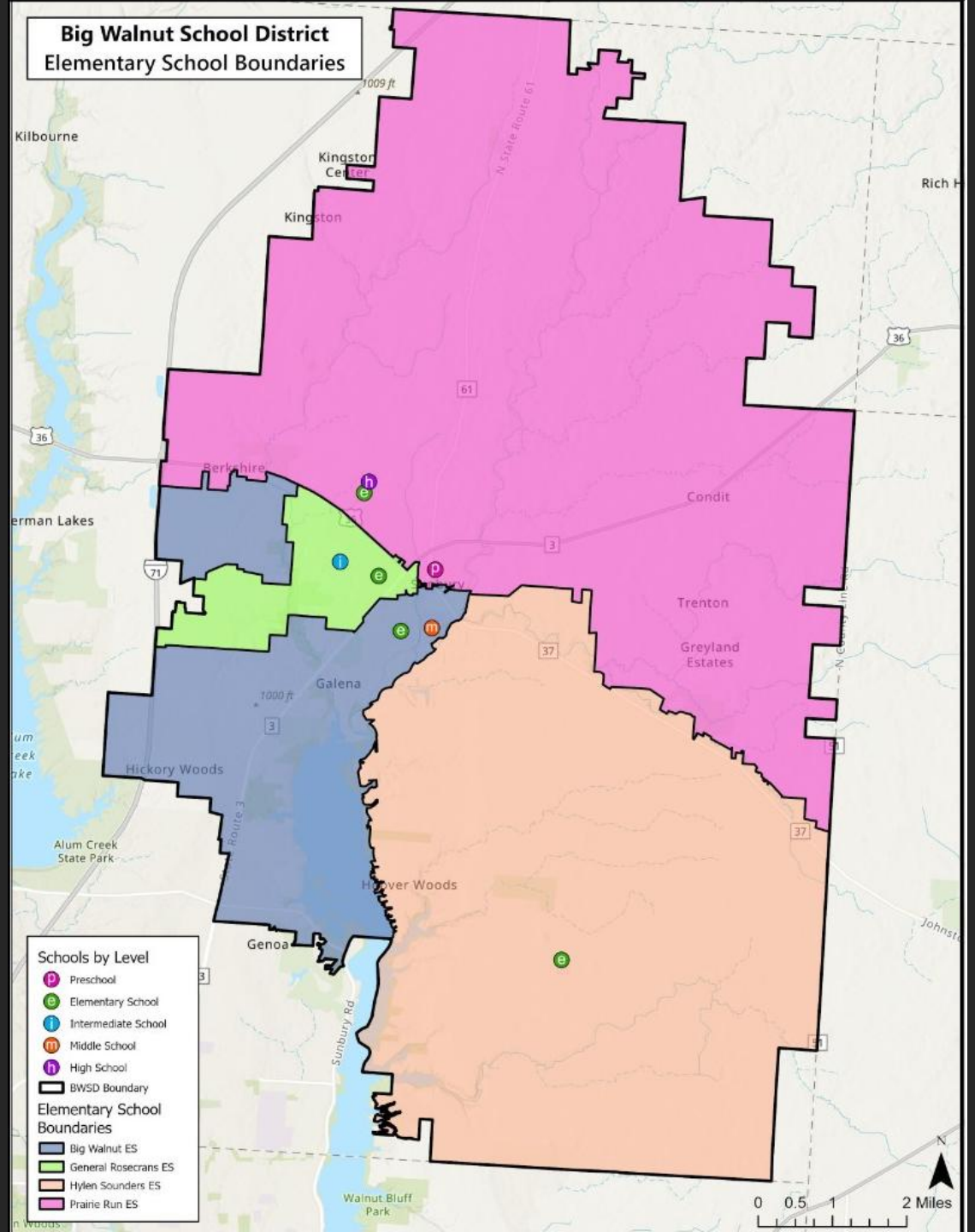
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Factors that could cause significant change to these enrollment projections:

- Boundary Adjustments
- Changes to program offerings
- Preschool programs
- Changes in grade configuration
- Intra- and inter-District transfers
- **Unplanned housing activity**
- **Planned, but not built, housing**
- Zoning changes
- Annexations

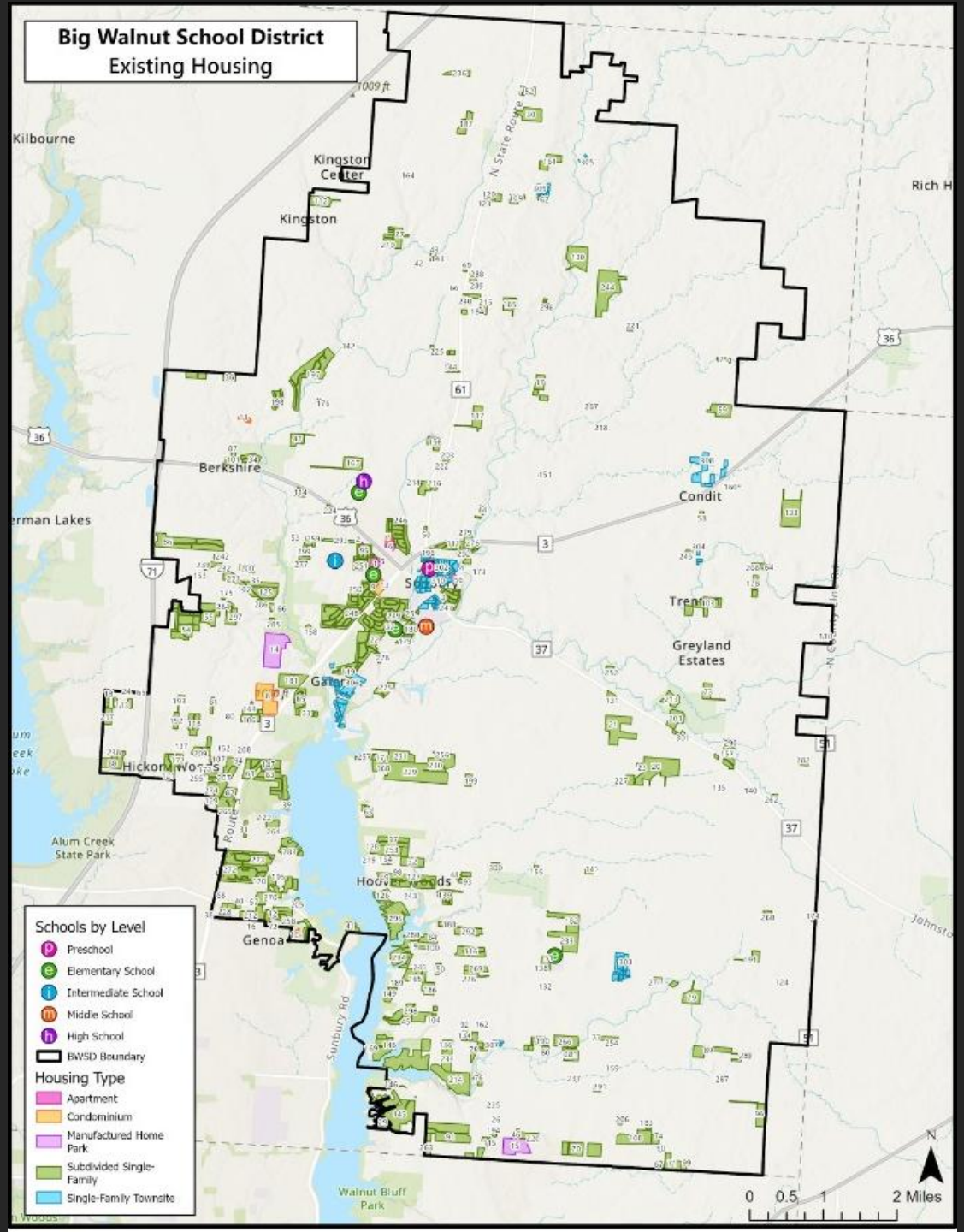
student potential analysis report

Existing district boundaries and school building locations



student potential analysis report

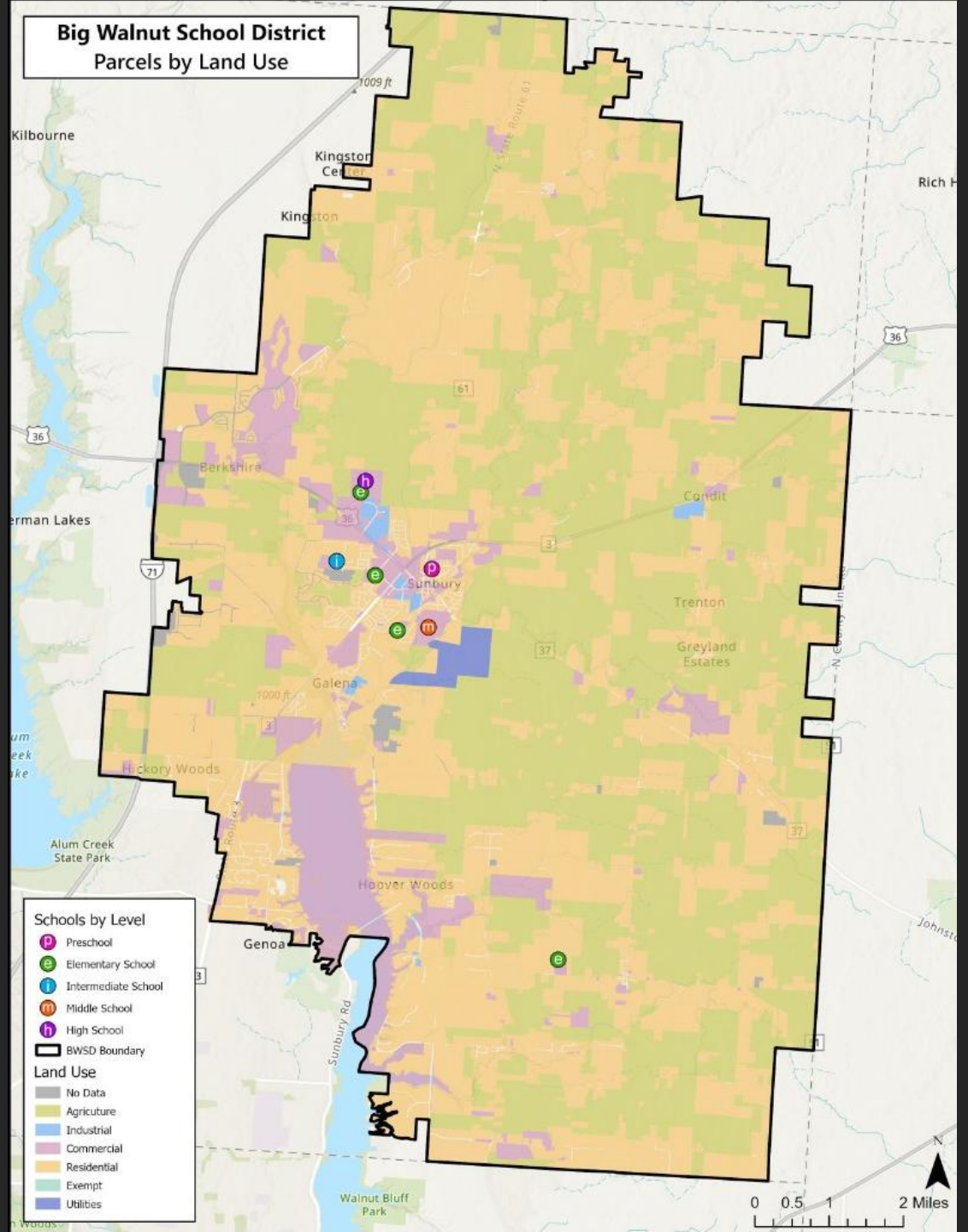
Existing housing locations
by dwelling types



student potential analysis report

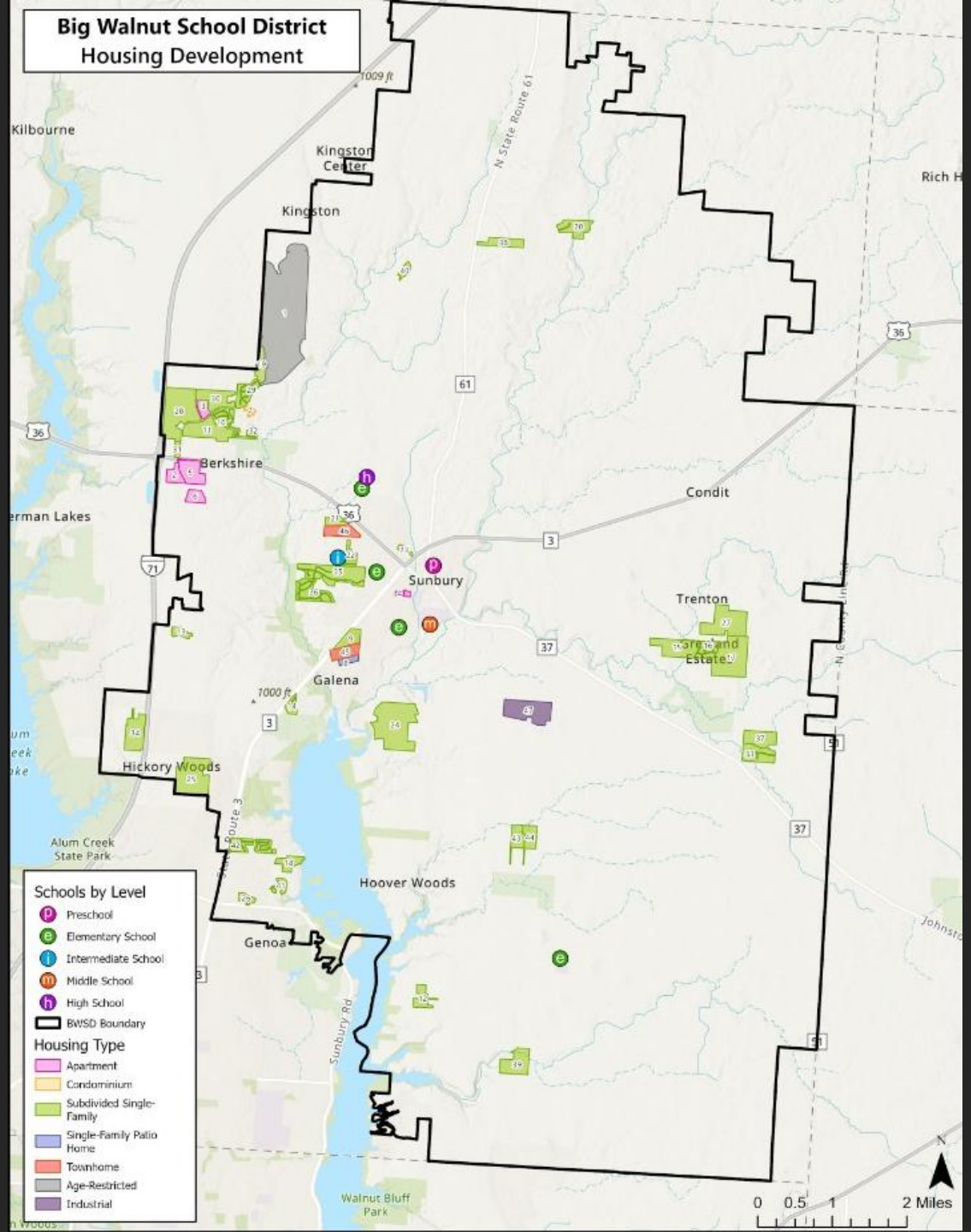
Largest percentage of land use in the district is zoned as residential. Agricultural is second.

This Land Use was analyzed to determine tracts of land that could be developed in the future.



student potential analysis report

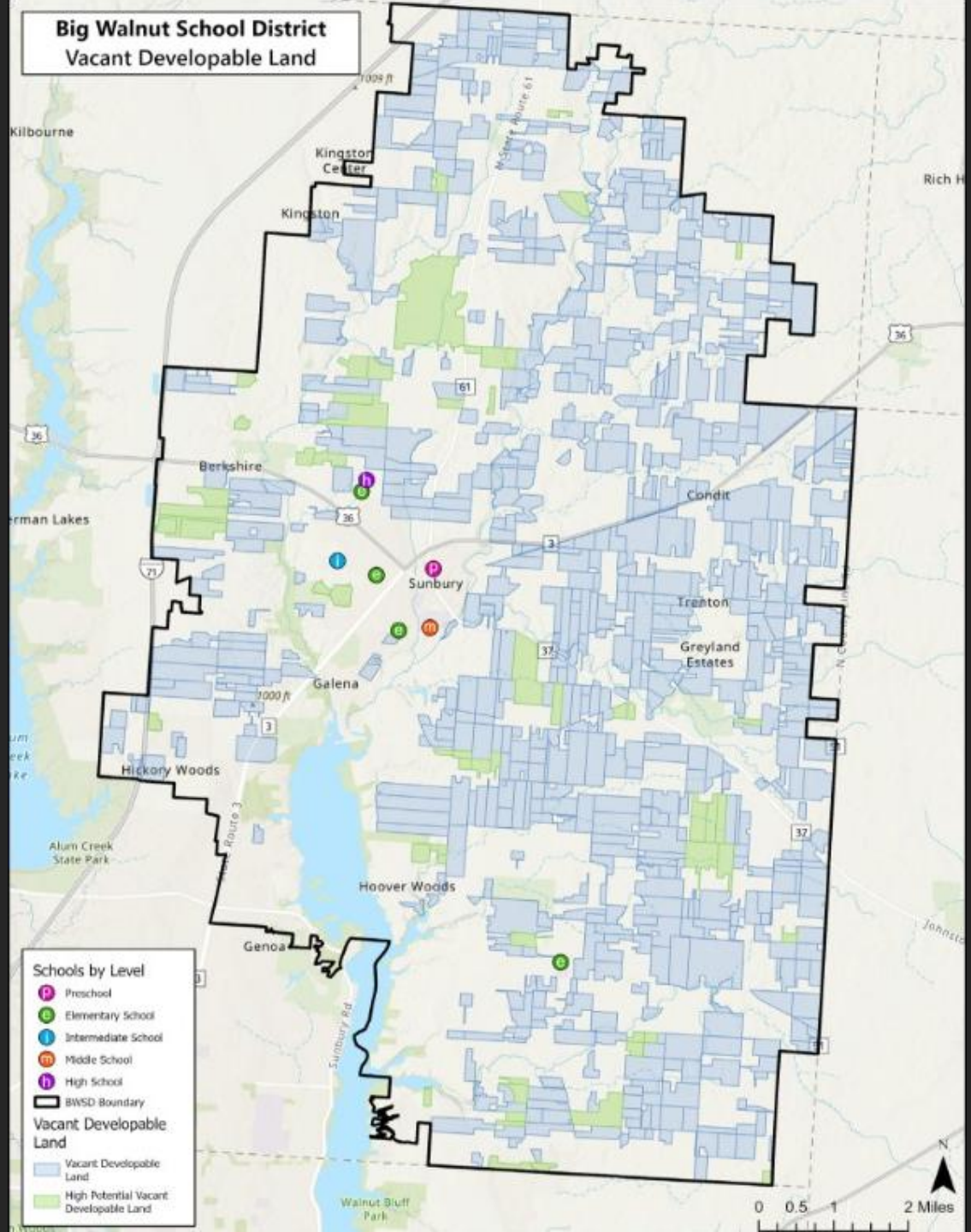
Housing developments currently planned, proposed, approved, and under construction within the district



student potential analysis report

29,226 acres of undeveloped land within the District.

3,410 acres of this is considered to have "**high potential**" for development.



student potential analysis report

A study of the number of single-family units built each year can be analyzed to determine the **building pace** for undeveloped land.

S-F Homes by Year Built	Units Built
1990	32
1991	38
1992	35
1993	65
1994	40
1995	35
1996	78
1997	66
1998	61
1999	93
2000	104
2001	105
2002	120
2003	101
2004	67
2005	137
2006	72
2007	58
2008	59
2009	65
2010	46
2011	34
2012	73
2013	87
2014	94
2015	100
2016	84
2017	187
2018	185
2019	115
2020	122
2021	144
2022	92
2023	19
2024*	0
2025*	0

Source: *Delaware County Auditor*

*data considered preliminary

The average rate of single-family home development over from 2014-2023 is **114.2 UNITS/yr.**

capacity vs. enrollment

Existing building capacity vs. enrollment growth

10 YEARS EPR

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capacity vs. enrollment

Existing building capacity vs. enrollment growth

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K-12 AVERAGE ENROLLMENT PER GRADE			317	387	483	487	531

capacity vs. enrollment

Existing building capacity vs. enrollment growth

BUILDING NAME	CURRENT GR. LEVELS	BUILDING CAPACITY	CURRENT ENROLLMENT 2024-2025	10 YEARS EPR PROJECTED ENROLLMENT 2034-2035 SY	STUDENT POTENTIAL ANALYSIS — LAND DEVELOPMENT RATE 100 UNITS PER YEAR PROJECTED ENROLLMENT 2034-2035 SY	150 UNITS PER YEAR PROJECTED ENROLLMENT 2034-2035 SY	200 UNITS PER YEAR PROJECTED ENROLLMENT 2034-2035 SY
Big Walnut High School	**4** (9-12)	1760	1,254	1,498	1,933	1,948	2,124
Big Walnut Middle School	**3** (6-8)	1109	974	1,285	1,449	1,461	1,593
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capacity vs. enrollment

Existing building capacity vs. enrollment growth

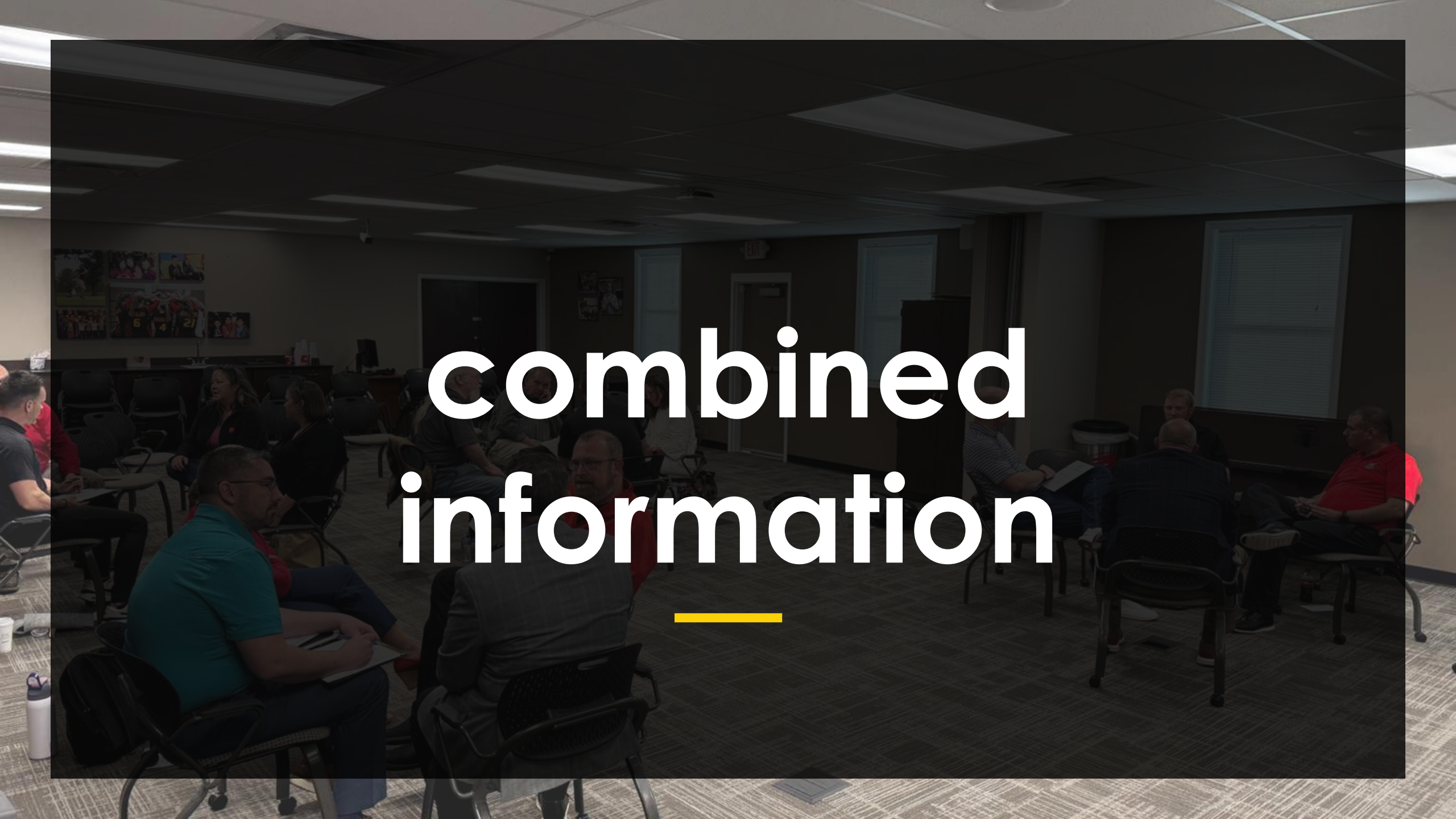
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capacity vs. enrollment

Existing building capacity vs. enrollment growth

red flags

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combined
information

facility assessment X capacity

Academic facilities only

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Building Size	302,310	183,175	106,769	37,289	62,594	42,754	56,745	37,954
Year Constructed	2022	1991/2006	2011	1969	2010	1974	2022	1926/1957/ 1991
2025 Construction Cost/sf for New Buildings	$382.64	$377.71	$377.71	$424.78	$409.07	$424.78	$409.07	$424.78
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10 YR ENROLL VS. CAP. (EPR)	**UNDER**	**OVER**	**AT**	**OVER**	**UNDER**	**NEAR**	**UNDER**	**UNDER**
GM 2025 Near Term (5yr)	$45,240	$19,980,115	$1,873,227	$7,856,500	$1,362,825	$7,000,415	$22,980	$10,981,876
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This chart compares the following information:

- Academic buildings only
- Facility Assessment summary of those buildings
- Summarized enrollment projection data compared to building capacity (UNDER, NEAR, AT, OVER)

facility assessment X capacity

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red flags

small groups



small groups

- What questions or comments do you have after the facility assessments x capacity overview?
- Based on what you've seen about enrollment and building capacities, what stands out as the most urgent challenge(s)?
- What other information do you need and/or what next steps would you like to see happen?

2025 general timeline

~~**April 22**~~	~~Define; discuss challenges, fears, define priorities~~
~~**May-Aug**~~	~~Discover – complete facility assessments, enrollment projections~~
Aug/Sept	Second task force meeting – Discover – present assessment and enrollment projection info, discuss what options should be considered
Fall	First Educational Visioning – staff/admin/select task force members
Fall	Building tours – tour buildings at other districts

next steps

Task Force meeting 3
Details will be sent out



what questions do you have?

Thank you for attending!



Facilitated by

GARMANN MILLER

Parking lot

APPENDIX 4B.3

Facilities Task Force Meeting Presentation #3

BIG WALNUT LOCAL SCHOOLS | INSPIRE & GUIDE

Facilities Task Force

Meeting 3

November 13, 2025



Facilitated by

GARMANN MILLER

welcome

Superintendent Ryan McLane



the GM team



Eric Baltzell PE, CEO
Project Executive



Tim Tarvin
Educational Planner



Ted Musielewicz AIA
Architect

agenda

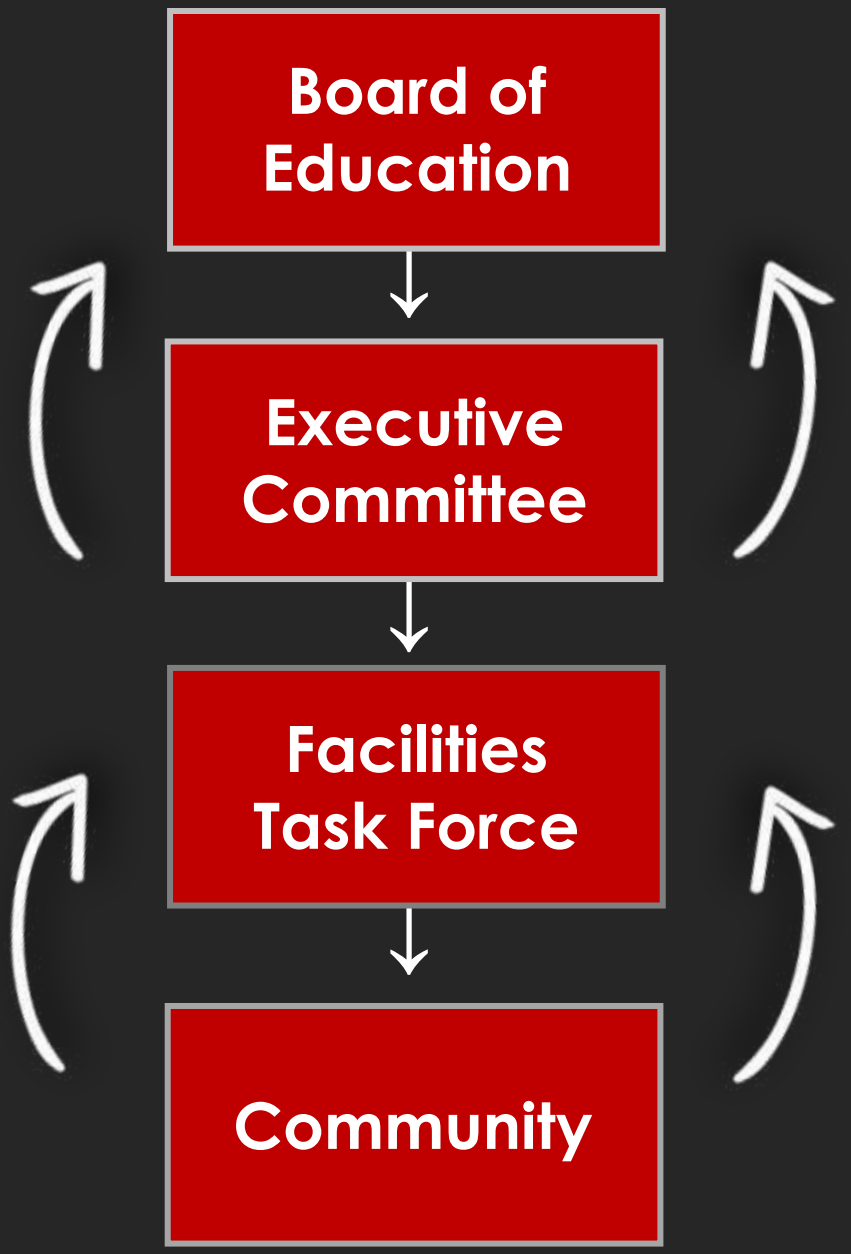
- **What we've heard**
  - Task Force Meeting #1
  - Task Force Meeting #2
- **Design Options:**
  - Big Walnut Elementary
  - Hylen Souders Elementary
  - Intermediate & MS Enrollment
- **Overall Project Estimate**
- **Group Discussion:**
  - Feedback
- **Next Steps**

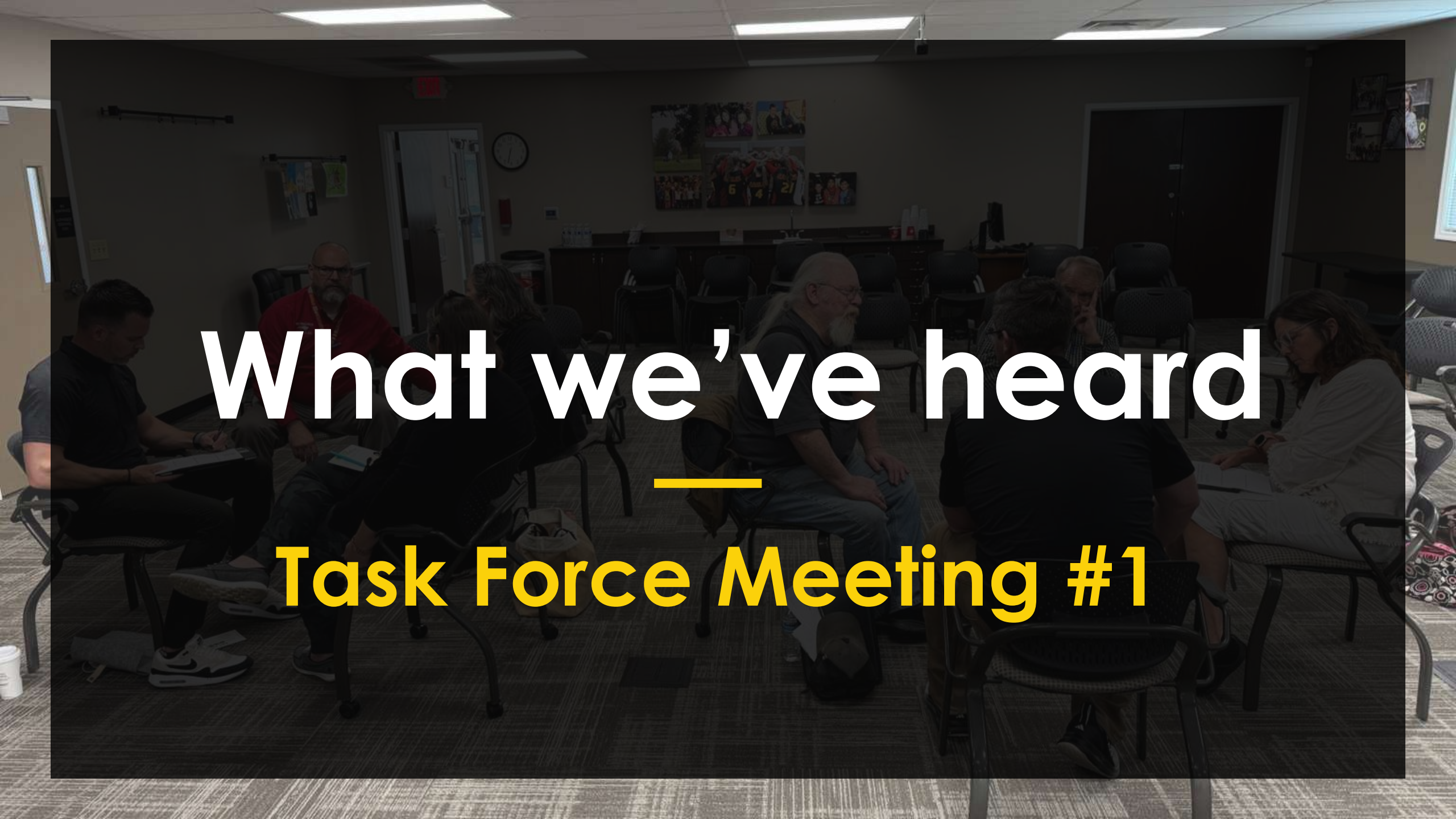
exit tickets

we want to hear from you



who's who in facility planning process





What we've heard

Task Force Meeting #1

Task Force Meeting #1

priorities

- **Address student growth & overcrowding**
- **Balance renovation vs. replacement**
- Ensure equity & Whole Child learning environments
- Improve walkability & community connections (trails, bike paths)
- Support career & trade pathways, partnerships with DACC
- Maintain financial stability while planning

Task Force Meeting #1

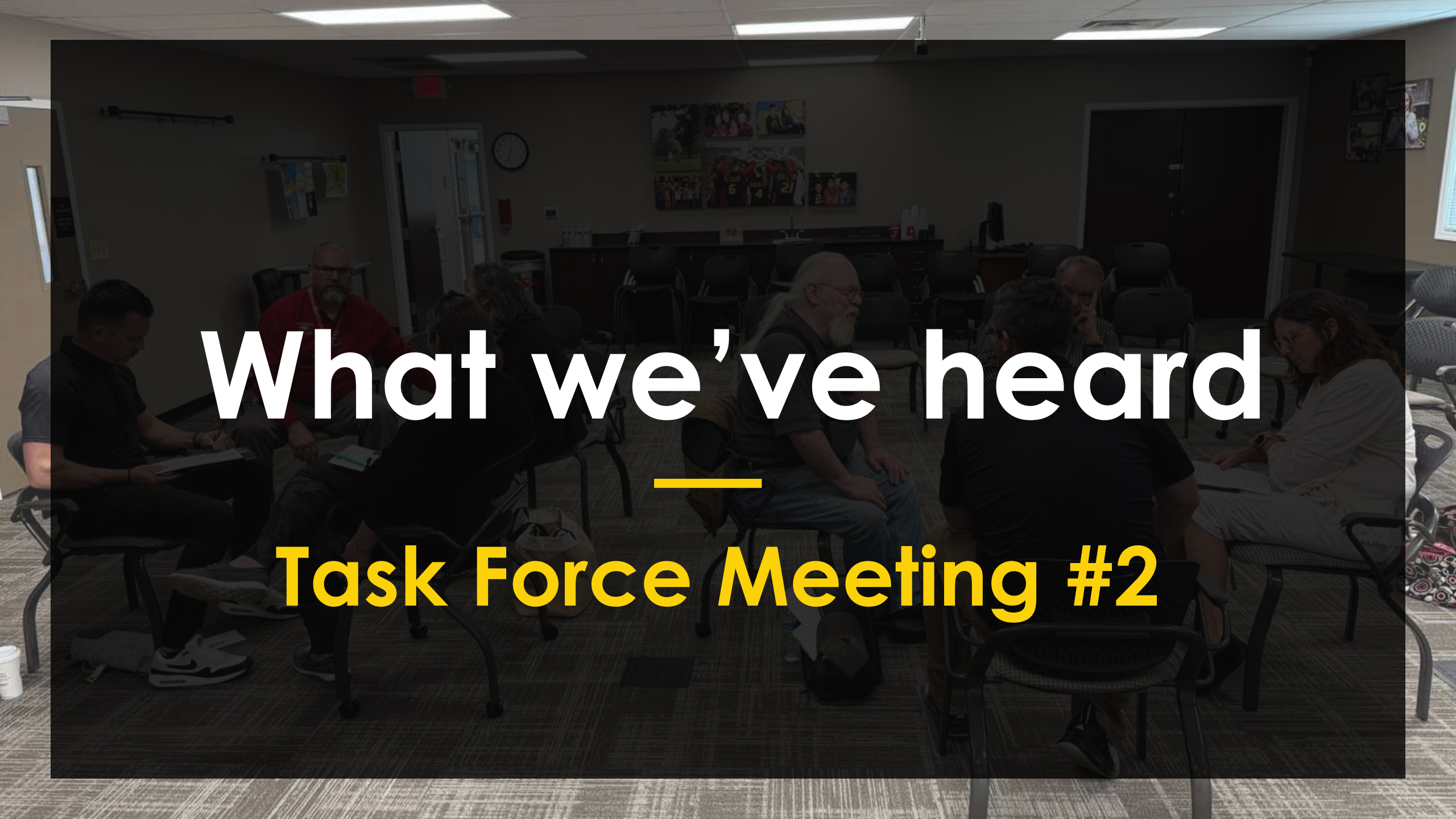
challenges & opportunities

- **Enrollment growth & projections**
- Safety, accessibility (ADA all buildings)
- **Aging facilities & infrastructure needs**
- Financial limitations, limited commercial tax base
- Timing of a possible second high school
- Land availability for future development
- Shifts in community demographics

Task Force Meeting #1

what sets us apart?

- Collaborative learning spaces across all buildings
- Community passion for schools & children
- Expanded career, trade & JROTC pathways
- 21st-century learning environments that reflect vision
- Commitment to inclusivity, equity & special needs support
- Connection to Delaware Area Career Center opportunities



What we've heard

Task Force Meeting #2

facility assessments



- General Rosecrans Elementary School
- Big Walnut Inter. School
- Big Walnut Middle School
- Harrison Street building
- Bus garage
- Wrestling building
- District office
- Big Walnut High School
- Big Walnut Elem. School
- Hylen Souders Elem. School
- Prairie Run Elem. School

facility assessment summary

2025 Facility Assessments by Garmann Miller

	Big Walnut High School	Big Walnut Middle School	Big Walnut Intermediate School	Big Walnut Elementary	General Rosecrans Elementary	Hylen Souders Elementary	Prairie Run Elementary	Harrison Street	District Office	Bus Garage	Wrestling Building	Baughman Building
Building Size	302,310	183,175	106,769	37,289	62,594	42,754	56,745	37,954	7,180	29,036	8,145	73,393
Year Constructed	2022	1991/2006	2011	1969	2010	1974	2022	1926/1957/ 1991	1995/2016	1981/1991	1987/2004	1951/1964/ 1991
2025 Construction Cost/sf for New Buildings	$382.64	$377.71	$377.71	$424.78	$409.07	$424.78	$409.07	$424.78	$375.00	$350.00	$350.00	$424.78
2025 Cost of New Construction (cost/sf x building size)	$115,675,898	$69,187,029	$40,327,719	$15,839,621	$25,605,328	$18,161,044	$23,212,677	$16,122,100	$2,692,500	$10,162,600	$2,850,750	$31,175,879
OFCC 2024 Renovation Budget (2016 Assessment)	N/A	$24,001,882	$970,513	$10,678,801	$625,863	$11,840,277	N/A	$10,958,035	N/A	N/A	N/A	$21,155,563
OFCC 2024 Renovate/Replace %		**35%**	**2%**	**67%**	**2%**	**65%**		**68%**				**68%**
GM 2025 Near Term (5yr)	$45,240	$19,980,115	$1,873,227	$7,856,500	$1,362,825	$7,000,415	$22,980	$10,981,876	$115,431	$2,552,135	$656,850	
GM 2025 Long Term (10yr)	$5,388,442	$19,026,291	$3,350,151	$3,438,074	$2,632,943	$5,637,134	$1,187,151	$850,589	$666,609	$2,487,687	$253,256	
GM 2025 EST. TOTAL	$5,433,682	$39,006,406	$5,223,378	$11,294,574	$3,995,768	$12,637,549	$1,210,131	$11,832,465	$782,040	$5,039,822	$910,106	
GM 2025 Renovate/Replace %	**5%**	**56%**	**13%**	**71%**	**16%**	**70%**	**5%**	**73%**	**29%**	**50%**	**32%**	

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red flags

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- Two reports:
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capacity vs. enrollment

Existing building capacity vs. enrollment growth

BUILDING NAME	CURRENT GR. LEVELS	BUILDING CAPACITY	CURRENT ENROLLMENT 2024-2025	PROJECTED ENROLLMENT 2034-2035 SY (10 YEARS EPR)	STUDENT POTENTIAL ANALYSIS — LAND DEVELOPMENT RATE: 100 UNITS PER YEAR — PROJECTED ENROLLMENT 2034-2035 SY	150 UNITS PER YEAR — PROJECTED ENROLLMENT 2034-2035 SY	200 UNITS PER YEAR — PROJECTED ENROLLMENT 2034-2035 SY
Big Walnut High School	**4** (9-12)	1760	1,254	1,498	1,933	1,948	2,124
Big Walnut Middle School	**3** (6-8)	1109	974	1,285	1,449	1,461	1,593
Big Walnut Intermediate School	**2** (4-5)	800	659	800	966	974	1,062
Big Walnut Elementary School	**4** (K-3)	298	285	306	483	487	531
General Rosecrans Elementary	**4** (K-3)	530	303	375	483	487	531
Hylen Souders Elementary	**4** (K-3)	342	285	316	483	487	531
Prairie Run Elementary	**4** (K-3)	525	352	454	483	487	531
ELEMENTARY TOTAL	**K-3**	1695	1,225	1,451	1,932	1,948	2,124
ELC @ Harrison Street	**PK**	303	149	149			
DISTRICT TOTAL		5, 352	**4,271**	**5,183**	**6,282**	**6,326**	**6,370**
K-12 AVERAGE ENROLLMENT PER GRADE			317	387	483	487	531

capacity vs. enrollment

Existing building capacity vs. enrollment growth

red flags

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Task Force Meeting #2

Small group feedback

- Elementary enrollment and condition of buildings appears to be the most urgent need.
- GM to Study:
  - (4) Elementary Building solution, each with a student capacity of 500 students
  - Renovation / Addition seems to be a preferred solution by the community


design studies

elementary enrollment

Focus of design studies



- **Accommodate 500 students at each building (2000 students in district)**
- Accommodate **similar programming** at each location
- **Evaluate changes needed at Big Walnut Elementary and Hylen Souders Elementary** to increase capacity and provide similar programming to Prairie Run Elementary & General Rosecrans Elementary.

elementary enrollment

Focus of design studies

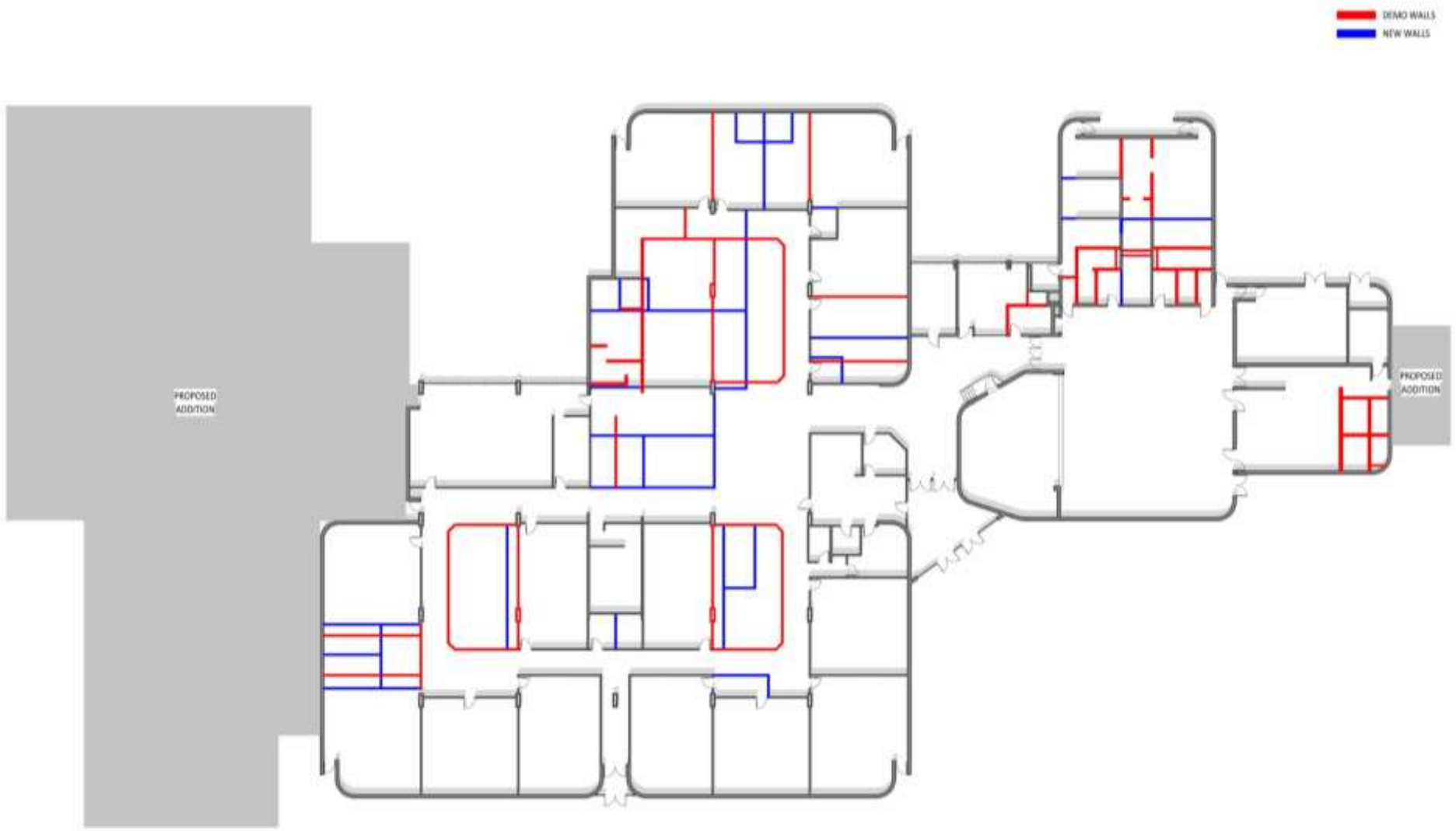
- **Prairie Run Elementary** – No change to plan (assessment costs only)
- **General Rosecrans Elementary** – No change to plan (assessment costs only)
- **Big Walnut Elementary** – Addition/Renovation to accommodate 500 student capacity
- **Hylen Souders Elementary** – Addition/Renovation to accommodate 500 student capacity

Design study:

Big Walnut Elementary School

Addition and Renovation

Conceptual Floor Plan



Design study:

Big Walnut Elementary School

Addition and Renovation



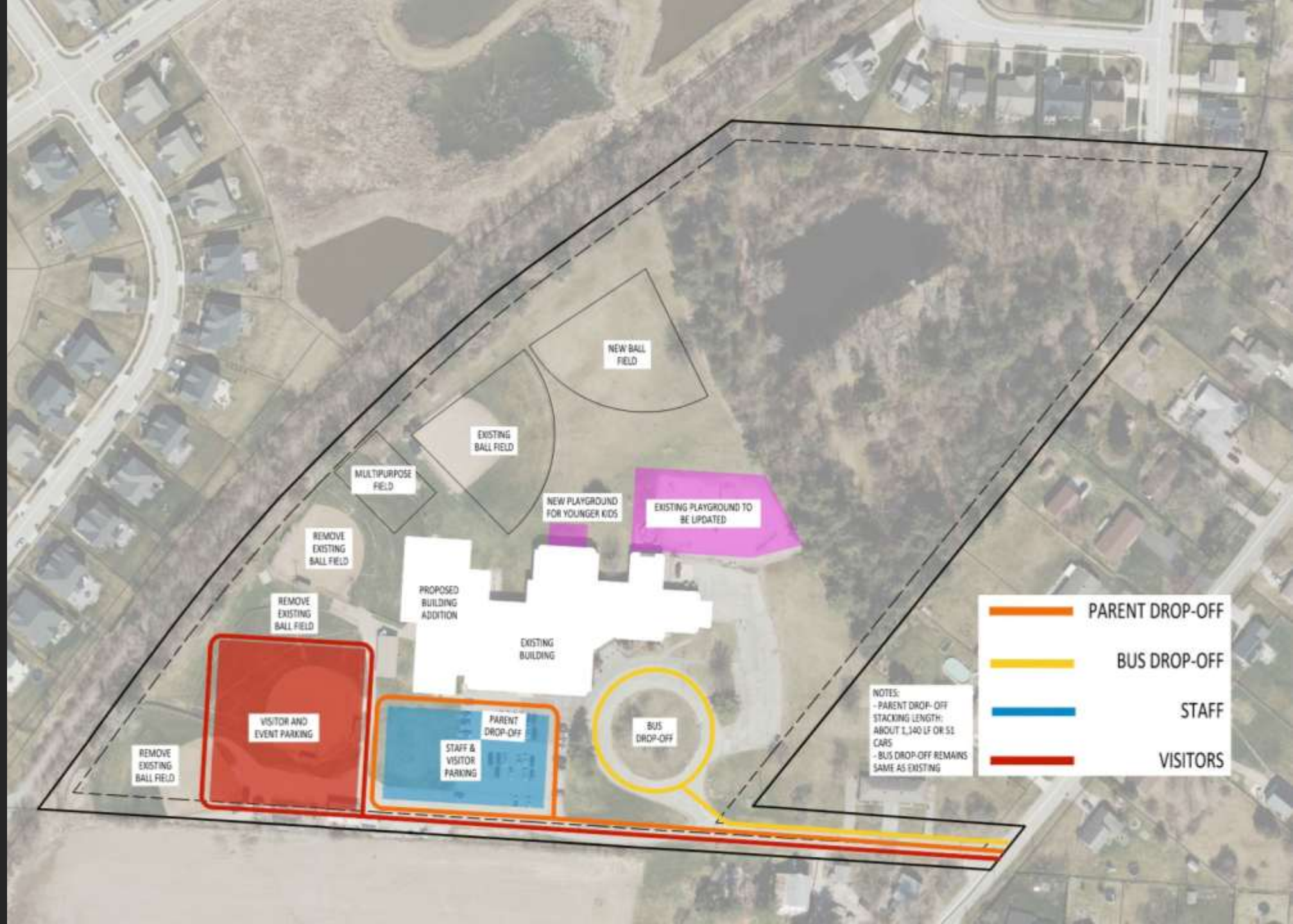
Conceptual Floor Plan

Design study:

Big Walnut Elementary School

Addition and Renovation

Site Plan Concept A



Design study:

Big Walnut Elementary School

Addition and Renovation

Budget cost

Site Option A

Assessment - near term items	$	7,856,500
Assessment - long term items	$	3,438,074
Addition $450/SF	$	8,392,500
Reprogramming - new walls/demo of walls	$	250,000
Site improvements	$	1,996,934
Total	**$**	**21,934,008**

Design study:

Big Walnut Elementary School

Addition and Renovation

Site Plan Concept B



Design study:

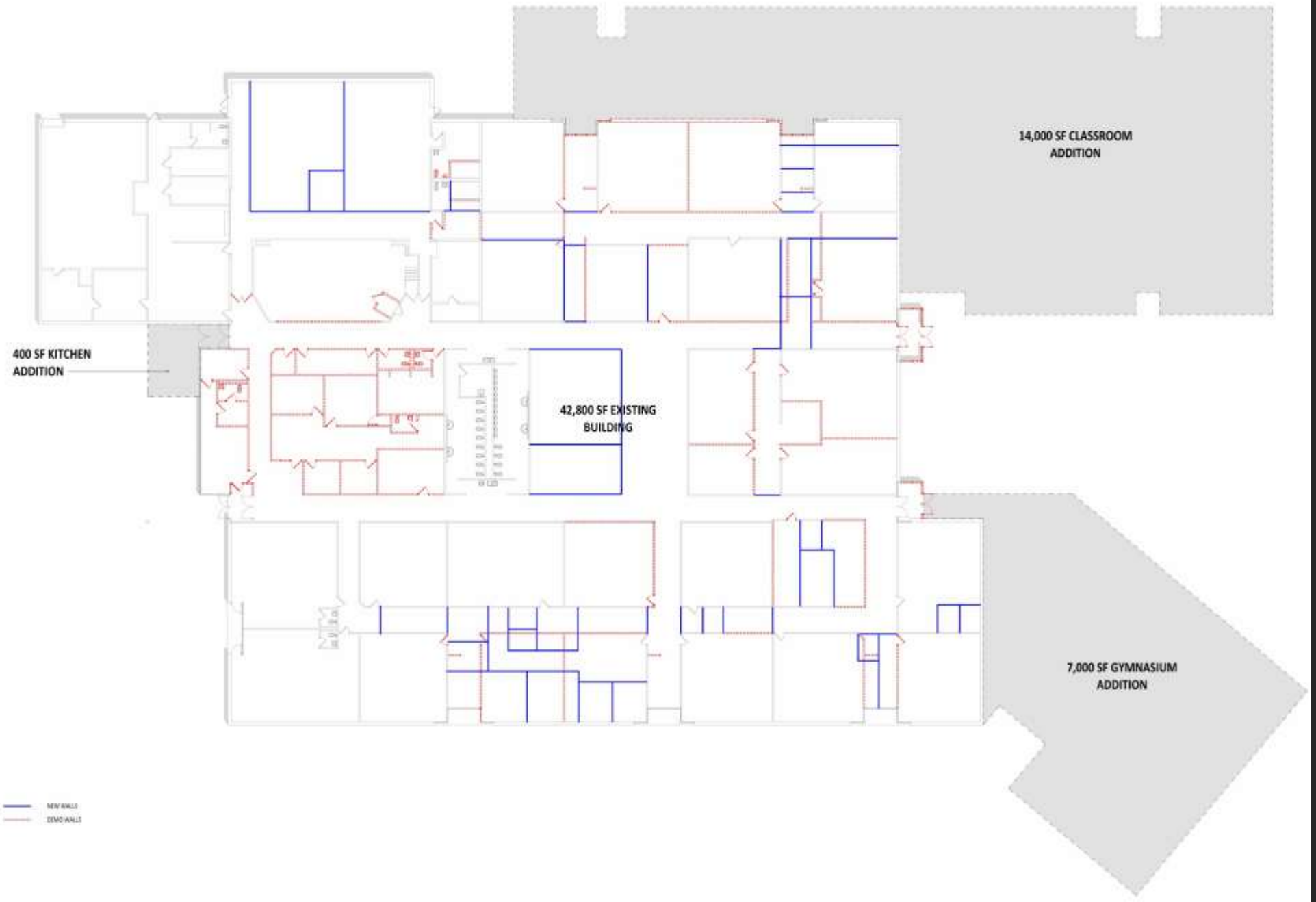
Big Walnut Elementary School

Addition and Renovation

Budget cost

Site Option B

Assessment - near term items	$	7,856,500
Assessment - long term items	$	3,438,074
Addition $450/SF	$	8,392,500
Reprogramming - new walls/demo of walls	$	250,000
Site improvements	$	2,621,138
Total	**$**	**22,558,212**



Design study:

Hylen Souders Elementary School

Addition and Renovation

Conceptual Floor Plan



Design study:

Hylen Souders Elementary School

Addition and Renovation

Conceptual Floor Plan



Design study:

Hylen Souders Elementary School

Addition and Renovation

Site Plan Concept A

Budget cost

Site Option A

Assessment - near term items	$	7,000,415
Assessment - long term items	$	5,637,134
Addition $450/SF	$	9,630,000
Reprogramming - new walls/demo of walls	$	350,000
Site improvements	$	2,088,164
- wastewater plant capacity needs further study		
Total	$	**24,705,713**

Design study:

Hylen Souders Elementary School

Addition and Renovation



Design study:

Hylen Souders Elementary School

Addition and Renovation

Site Plan Concept B

Budget cost

Site Option B

Assessment - near term items	$	7,000,415
Assessment - long term items	$	5,637,134
Addition $450/SF	$	9,630,000
Reprogramming - new walls/demo of walls	$	350,000
Site improvements	$	2,101,580
- wastewater plant capacity needs further study		
Total	**$**	**24,719,129**

Design study:

Hylen Souders Elementary School

Addition and Renovation



Design study:

Hylen Souders Elementary School

Addition and Renovation

Site Plan
Concept C

Budget cost

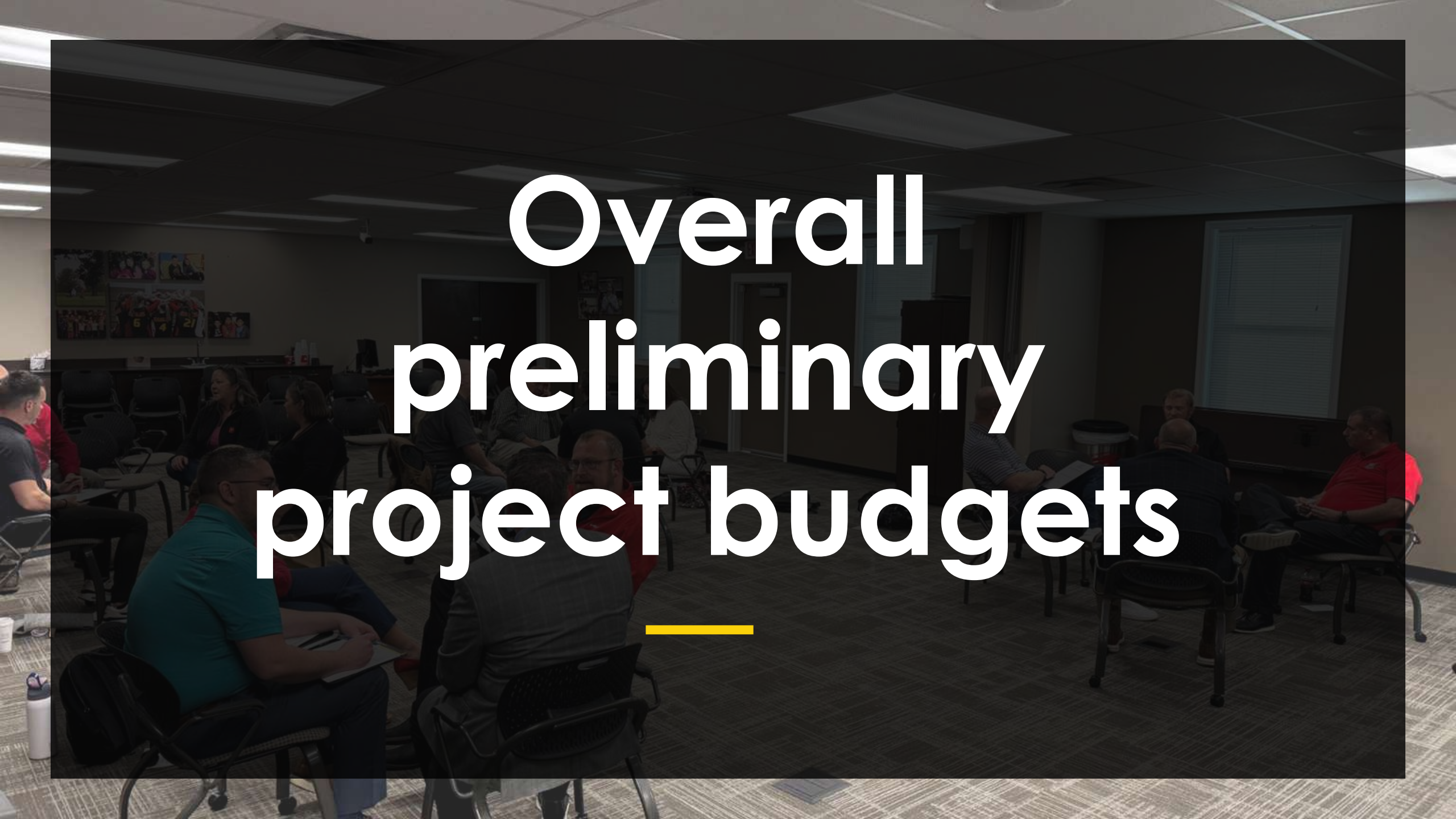
Site Option C

Assessment - near term items	$	7,000,415
Assessment - long term items	$	5,637,134
Addition $450/SF	$	9,630,000
Reprogramming - new walls/demo of walls	$	350,000
Site improvements	$	2,183,774
- wastewater plant capacity needs further study		
Total	**$**	**24,801,323**

Design study:

Hylen Souders Elementary School

Addition and Renovation



Overall preliminary project budgets

Budget Summary

Elementary Design Study Options

Building Sizes for reference

Big Walnut ES
37,289 sf total

Hylen Souders ES
42,800 sf total

Prairie Run ES
56,745 sf total

Gen. Rosecrans ES
62,594 sf total

Big Walnut ES Add/reno
55,939 sf total

Hylen Souders Add/reno
64,200 sf total

Big Walnut Elementary	Site Option A	**$**	**21,934,008**
Big Walnut Elementary	Site Option B	**$**	**22,558,212**
Big Walnut Elementary	Equivalent sf New Building **	**$**	**27,172,550**
Hylen Souders Elementary *	Site Option A	**$**	**24,705,713**
Hylen Souders Elementary *	Site Option B	**$**	**24,719,129**
Hylen Souders Elementary *	Site Option C	**$**	**24,801,323**
Hylen Souders Elementary *	Equivalent sf New Building **	**$**	**30,890,000**

* Hylen Souders Elementary has an onsite wastewater plant that needs further study on capacity and could impact these numbers

** Equivalent new building cost would be impacted by site location

intermediate enrollment

Potential Future Addition/Renovation to address building capacity issues



- **Increase capacity to accommodate 1000 students**
- Continue to provide **similar programming** that is currently offered
- **Preliminary Addition program to include:**
  - 8 typical classrooms
  - Special Education space
  - Staff Support space
  - Additional circulation and storage

Additional square footage needed:

12,000 – 14,000sf

middle school enrollment

Potential Future Addition/Renovation to address building capacity issues



- **Increase capacity to accommodate 1500 students**
- Further study need to identify underutilized space within the building and how it can be re-purposed
- **Preliminary Addition program to include:**
  - 8-12 classrooms
  - Additional circulation and storage
  - Additional student/staff support spaces

Additional square footage needed:

10,000 – 16,000sf

high school enrollment

Further study needed



- **Accommodate 2000 students**
- A Utilization study and further exploration is needed to outline program or features at High School level.

small groups



small groups

- What questions or comments do you have after the design options and preliminary project cost overview?
- What other information do you need and/or what next steps would you like to see happen?

next steps

Task Force meeting 4
Details will be sent out



what questions do you have?

Thank you for attending!



Facilitated by

GARMANN MILLER

Parking lot

2025 general timeline

~~**April 22** Define; discuss challenge[illegible]ears, define priorities~~

~~**May-Aug** Discover – complete fo[illegible]sessments, enrollment projections~~

~~**Aug/Sept** Second task fo[illegible] present assessment and enrollment projec[illegible]nat options should be considered~~

Fall First Educational V[illegible]min/select task force members

Fall Building tours – [illegible]ur buildings at othe[illegible]districts


our process

our 3D process







elementary enrollment

Design studies

Option A

- **Prairie Run Elementary** – No change (assessment costs only)
- **General Rosecrans Elementary** – No change (assessment costs only)
- **Big Walnut Elementary** – Addition/Renovation to accommodate 500 student capacity
- **Hylen Souders Elementary** – Addition/Renovation to accommodate 500 student capacity

Option B

- **Prairie Run Elementary** – No change (assessment costs only)
- **General Rosecrans Elementary** – No change (assessment costs only)
- **New Elementary Building 1** – 500 student capacity. Replace Big Walnut Elementary
- **New Elementary Building 2** – 500 student capacity. Replace Hylen Souders Elementary

APPENDIX 4B.4

Facilities Task Force Meeting Presentation #4

BIG WALNUT LOCAL SCHOOLS | INSPIRE & GUIDE

Facilities Task Force

Meeting 4

March 26, 2026



Facilitated by

GARMANN MILLER

welcome

Superintendent Ryan McLane



the GM team



Eric Baltzell PE, CEO
Project Executive



Tim Tarvin
Educational Planner



Becky Baumer ALEP
Educational Planner



Ted Musielewicz AIA
Architect

agenda

- **Recap Information to Date**
- **Updated Design Options and Estimates**
- **Group Discussion:**
  Feedback
- **Next Steps**

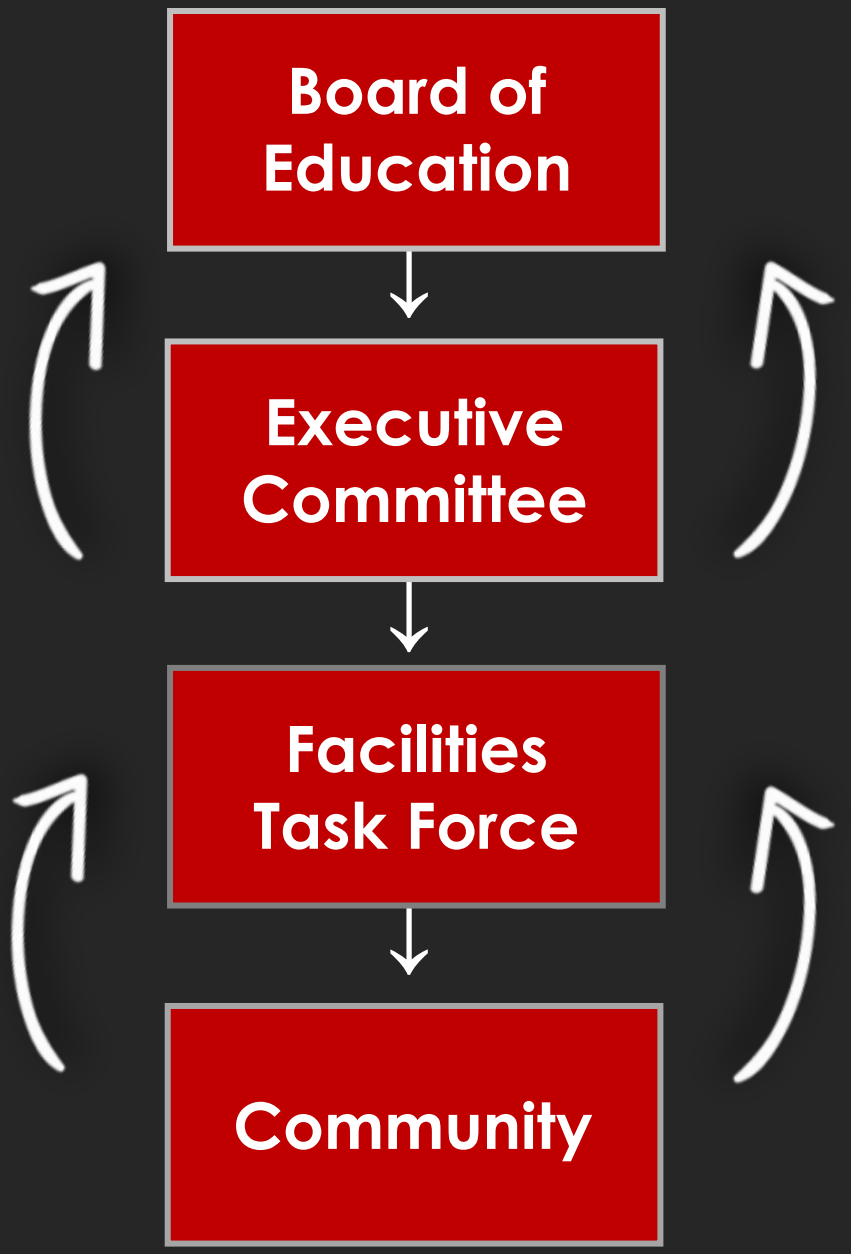
exit tickets

we want to hear from you



who's who in facility planning process

Goal: Facilities Task Force present facilities master plan recommendation to the Board of Education




Recap

Priorities

- **Address student growth & overcrowding**
- **Balance renovation vs. replacement**
- Ensure equity & Whole Child learning environments
- Improve walkability & community connections (trails, bike paths)
- Support career & trade pathways, partnerships with DACC
- Maintain financial stability while planning

Challenges & Opportunities

- **Enrollment growth & projections**
- Safety, accessibility (ADA all buildings)
- **Aging facilities & infrastructure needs**
- Financial limitations, limited commercial tax base
- Timing of a possible second high school
- Land availability for future development
- Shifts in community demographics

What sets us apart?

- Collaborative learning spaces across all buildings
- Community passion for schools & children
- Expanded career, trade & JROTC pathways
- 21st-century learning environments that reflect vision
- Commitment to inclusivity, equity & special needs support
- Connection to Delaware Area Career Center opportunities

facility assessments



- General Rosecrans Elementary School
- Big Walnut Inter. School
- Big Walnut Middle School
- Harrison Street building
- Bus garage
- Wrestling building
- District office
- Big Walnut High School
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Big Walnut Intermediate School	**2** (4-5)	800	659	800	966	974	1,062
Big Walnut Elementary School	**4** (K-3)	298	285	306	483	487	531
General Rosecrans Elementary	**4** (K-3)	530	303	375	483	487	531
Hylen Souders Elementary	**4** (K-3)	342	285	316	483	487	531
Prairie Run Elementary	**4** (K-3)	525	352	454	483	487	531
ELEMENTARY TOTAL	**K-3**	1695	1,225	1,451	1,932	1,948	2,124
ELC @ Harrison Street	**PK**	303	149	149			
DISTRICT TOTAL		5, 352	**4,271**	**5,183**	**6,282**	**6,326**	**6,370**
K-12 AVERAGE ENROLLMENT PER GRADE			317	387	483	487	531

capacity vs. enrollment

Existing building capacity vs. enrollment growth

red flags

BUILDING NAME	CURRENT GR. LEVELS	BUILDING CAPACITY	CURRENT ENROLLMENT 2024-2025	PROJECTED ENROLLMENT 2034-2035 SY (10 YEARS EPR)	STUDENT POTENTIAL ANALYSIS — LAND DEVELOPMENT RATE 100 UNITS PER YEAR: PROJECTED ENROLLMENT 2034-2035 SY	150 UNITS PER YEAR: PROJECTED ENROLLMENT 2034-2035 SY	200 UNITS PER YEAR: PROJECTED ENROLLMENT 2034-2035 SY
Big Walnut High School	**4** (9-12)	1760	1,254	1,498	1,933	1,948	2,124
Big Walnut Middle School	**3** (6-8)	1109	974	1,285	1,449	1,461	1,593
Big Walnut Intermediate School	**2** (4-5)	800	659	800	966	974	1,062
Big Walnut Elementary School	**4** (K-3)	298	285	306	483	487	531
General Rosecrans Elementary	**4** (K-3)	530	303	375	483	487	531
Hylen Souders Elementary	**4** (K-3)	342	285	316	483	487	531
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K-12 AVERAGE ENROLLMENT PER GRADE			317	387	483	487	531

Previous Meeting

- Elementary enrollment and condition of buildings appears to be the most urgent need.
- We reviewed:
  - (4) Elementary Building solution, each with a student capacity of 500 students
  - Renovation / Additions to:
    - Big Walnut Elementary
    - Hylen Souders Elementary

Previous Meeting

- Revise the Big Walnut Elementary and Hylen Souders Elementary renovation/addition design so the gymnasium is adjacent to cafeteria

- Develop option for new building
  - Equivalent to size of General Rosecrans Elementary & Prairie Run Elementary – 65,000SF
  - How would a new building fit on:
    - BWE site
    - HSE site
    - Harrison Street site
    - Northstar site



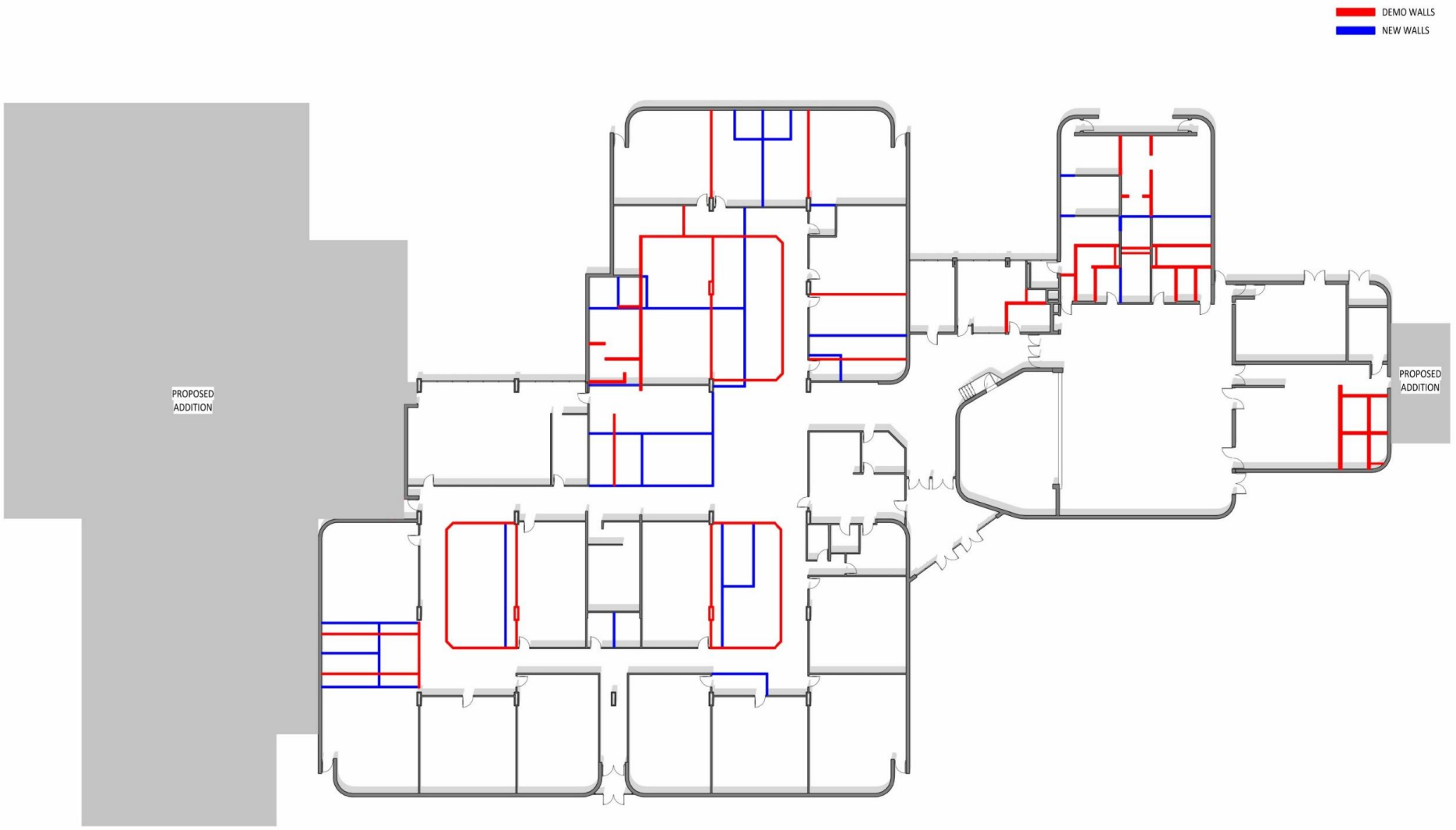
Concept updates

Renovations/Additions

Design study:

Big Walnut Elementary School

Addition and Renovation



Conceptual Floor Plan

Design study:

Big Walnut Elementary School

Addition and Renovation

Conceptual Floor Plan

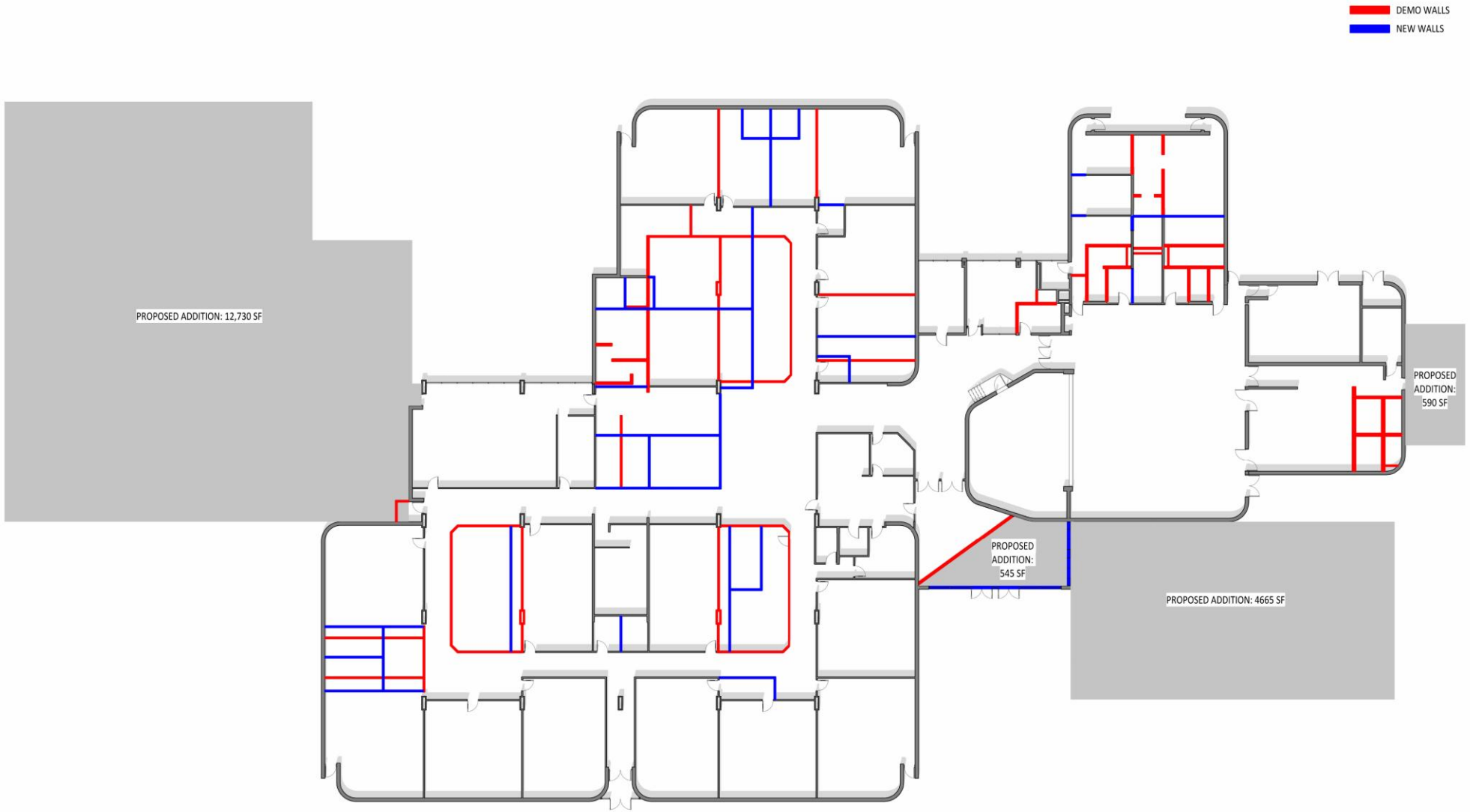


Design study:

Big Walnut Elementary School

Addition and Renovation

Updated Conceptual Floor Plan



Design study:

Big Walnut Elementary School

Addition and Renovation

Big Walnut ES
37,289 sf existing
18,530 sf additions
55,819 sf total

Updated Conceptual Floor Plan

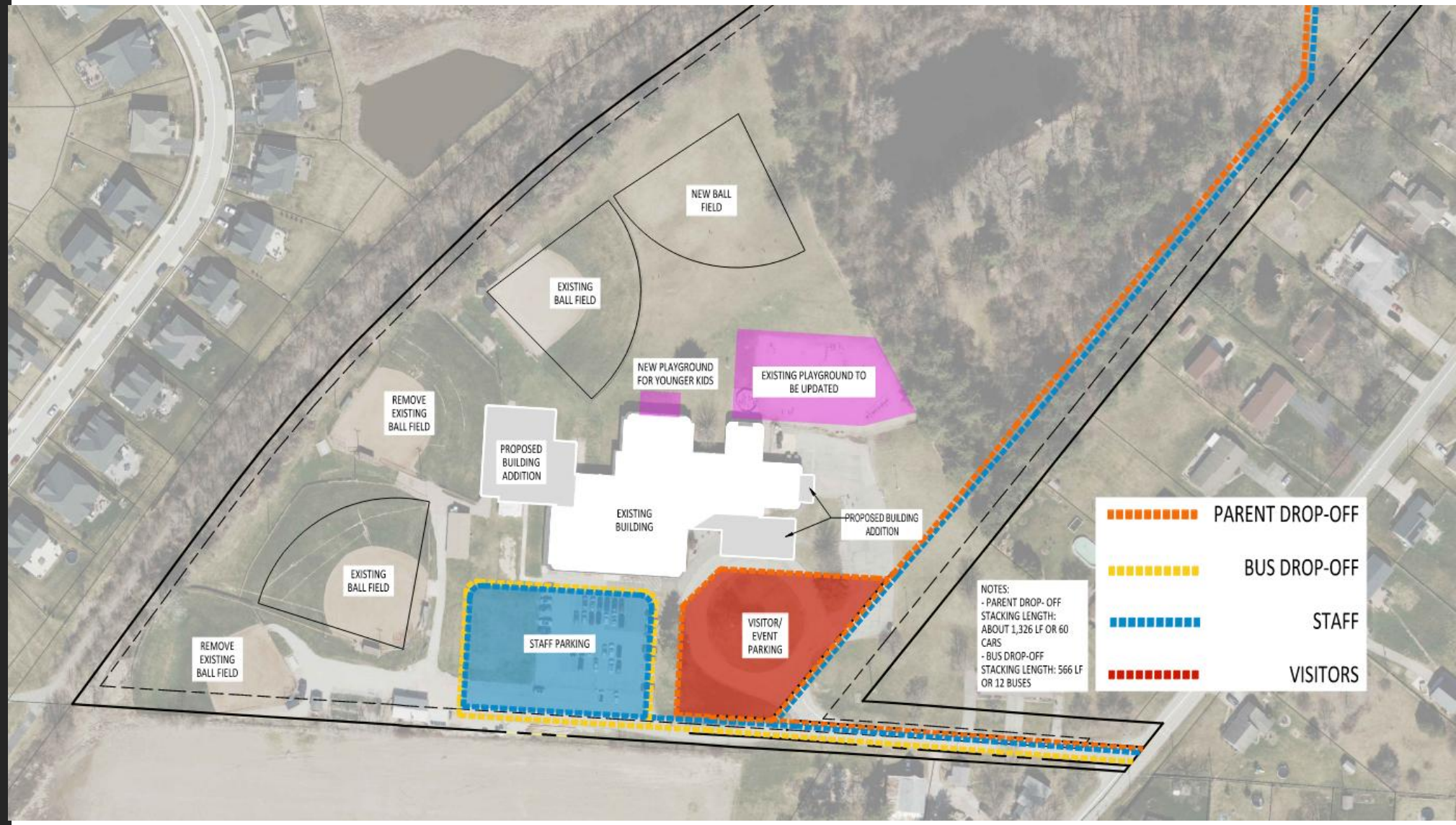


Design study:

Big Walnut Elementary School

Addition and Renovation

Updated Site Plan concept



Design study:

Big Walnut Elementary School

Big Walnut ES
37,289 sf existing
18,530 sf additions
55,819 sf total

Addition and Renovation

Budget cost

Assessment - near term items	$	7,856,500
Assessment - long term items	$	3,438,074
Addition $450/SF	$	8,338,500
Reprogramming - new walls/demo of walls	$	250,000
Site improvements	$	2,621,138
Total	**$**	**22,504,212**
Equivalent size new building	**$**	**28,166,018**



Design study:

Hylen Souders Elementary School

Addition and Renovation

Conceptual Floor Plan

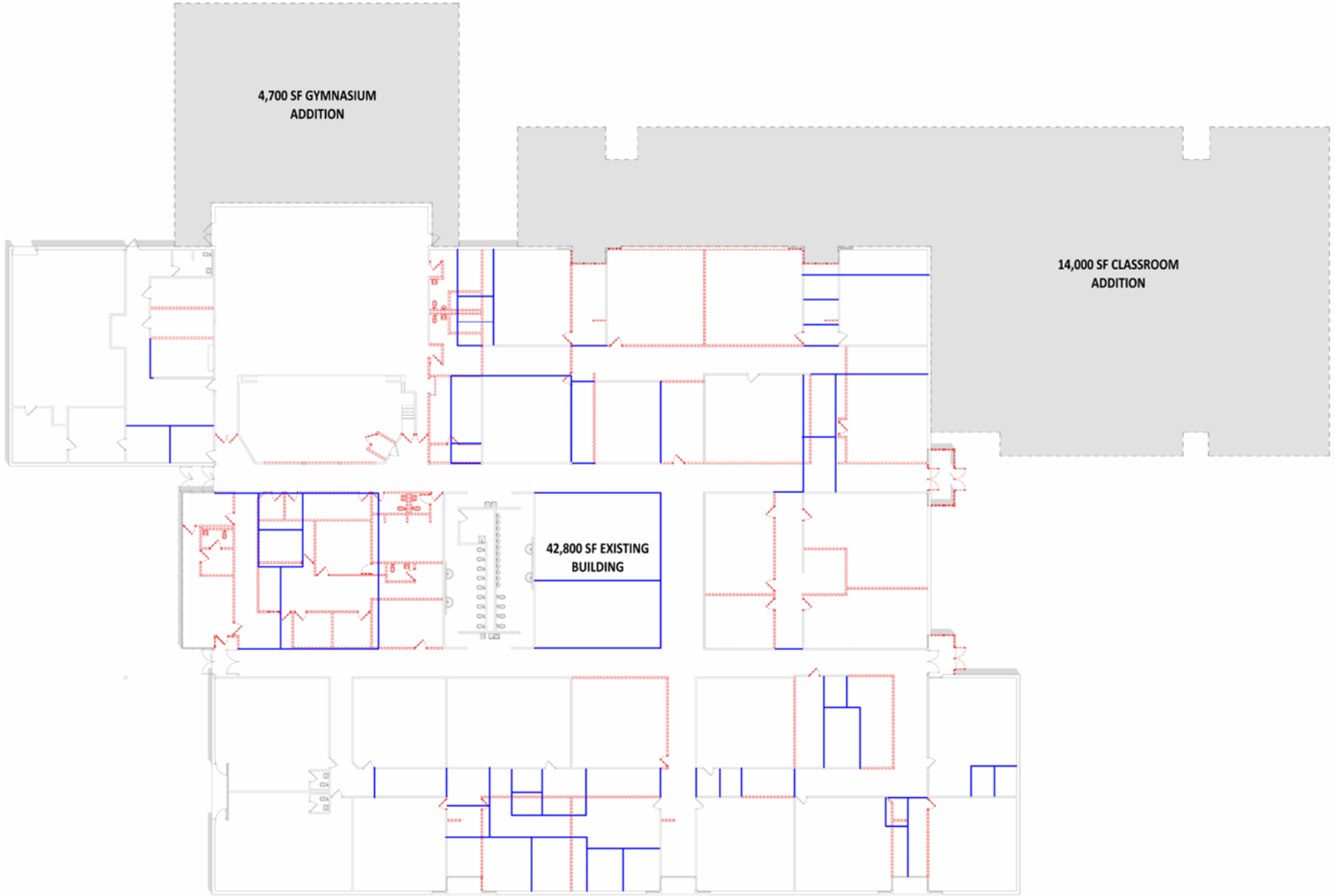


Design study:

Hylen Souders Elementary School

Addition and Renovation

Conceptual Floor Plan

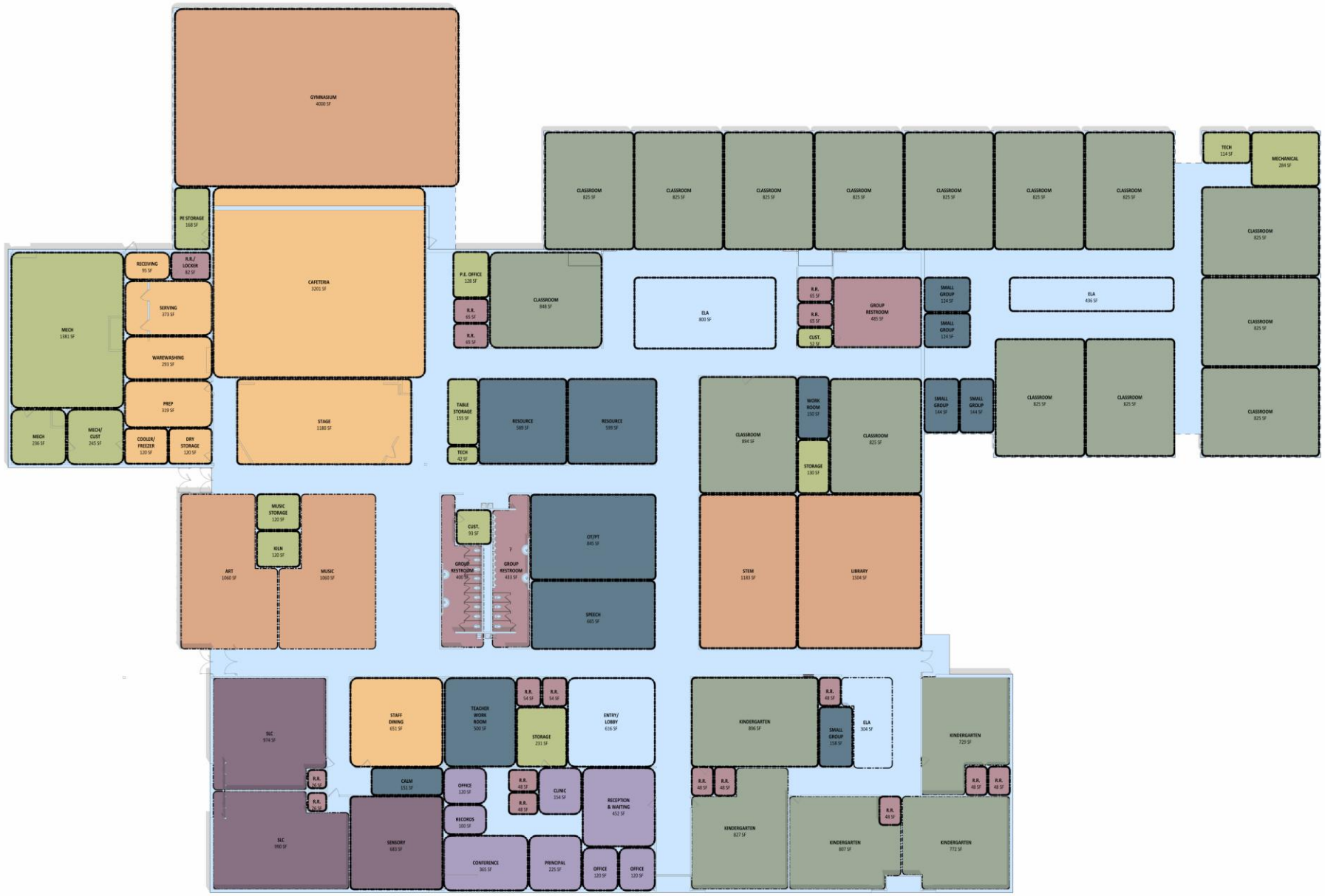


Design study:

Hylen Souders Elementary School

Addition and Renovation

Updated Conceptual Floor Plan



Design study:

Hylen Souders Elementary School

Addition and Renovation

42,800 sf existing

18,700 sf additions

61,500 sf total

Updated Conceptual Floor Plan



Design study:

Hylen Souders Elementary School

Addition and Renovation

Updated Site Plan Concept

Budget cost

Assessment - near term items	$	7,000,415
Assessment - long term items	$	5,637,134
Addition $450/SF	$	8,415,000
Reprogramming - new walls/demo of walls	$	350,000
Site improvements	$	2,101,580
Budget for new WWTP	$	1,000,000
Total	**$**	**24,504,129**
Equivalent size new building	**$**	**31,788,048**

Design study:

Hylen Souders Elementary School

Addition and Renovation

42,800 sf existing
18,700 sf additions
61,500 sf total



Concept updates

New Buildings

Considerations

- Placed single story 65,000SF equivalent footprint on site
  - Multi-story could be considered
- Positioned building to allow existing building to be occupied where possible
- These are high level concepts to simply show how a new building could be placed on potential sites:
  - Big Walnut Elementary Site
  - Hylen Souders Elementary Site
  - Harrison Street Site
  - Northstar Site
- Budgets are very high level and would need further investigation

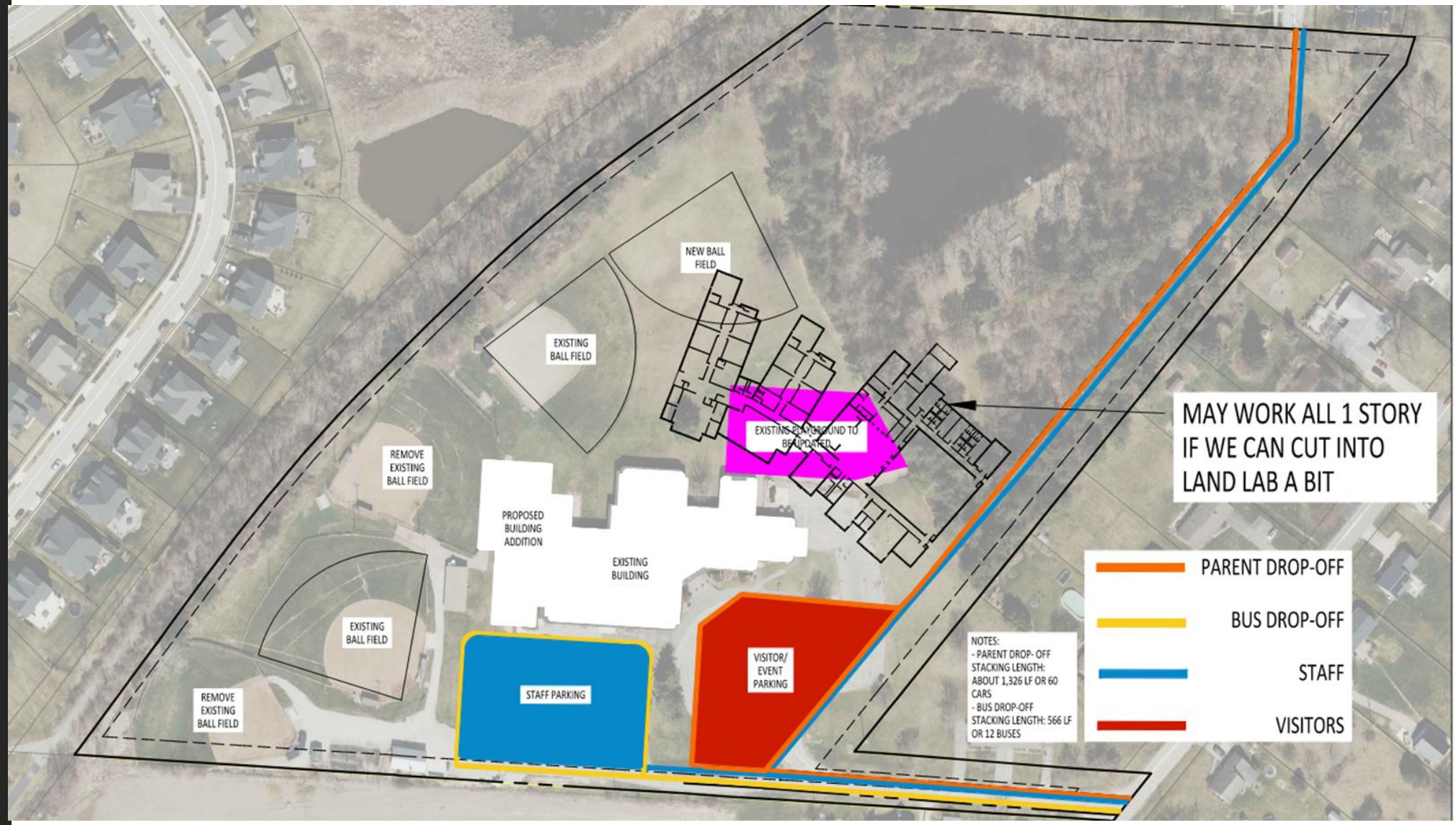
Design study:

Big Walnut Elementary School

New Building

65,000 sf new

Site Plan concept



Design study:

Big Walnut Elementary School

New Building

65,000 sf new

Budget cost

New building – 65,000sf	$	29,250,000
Abatement/demolition of existing	$	513,048
Site improvements	$	2,600,000
Total	**$**	**32,363,048**

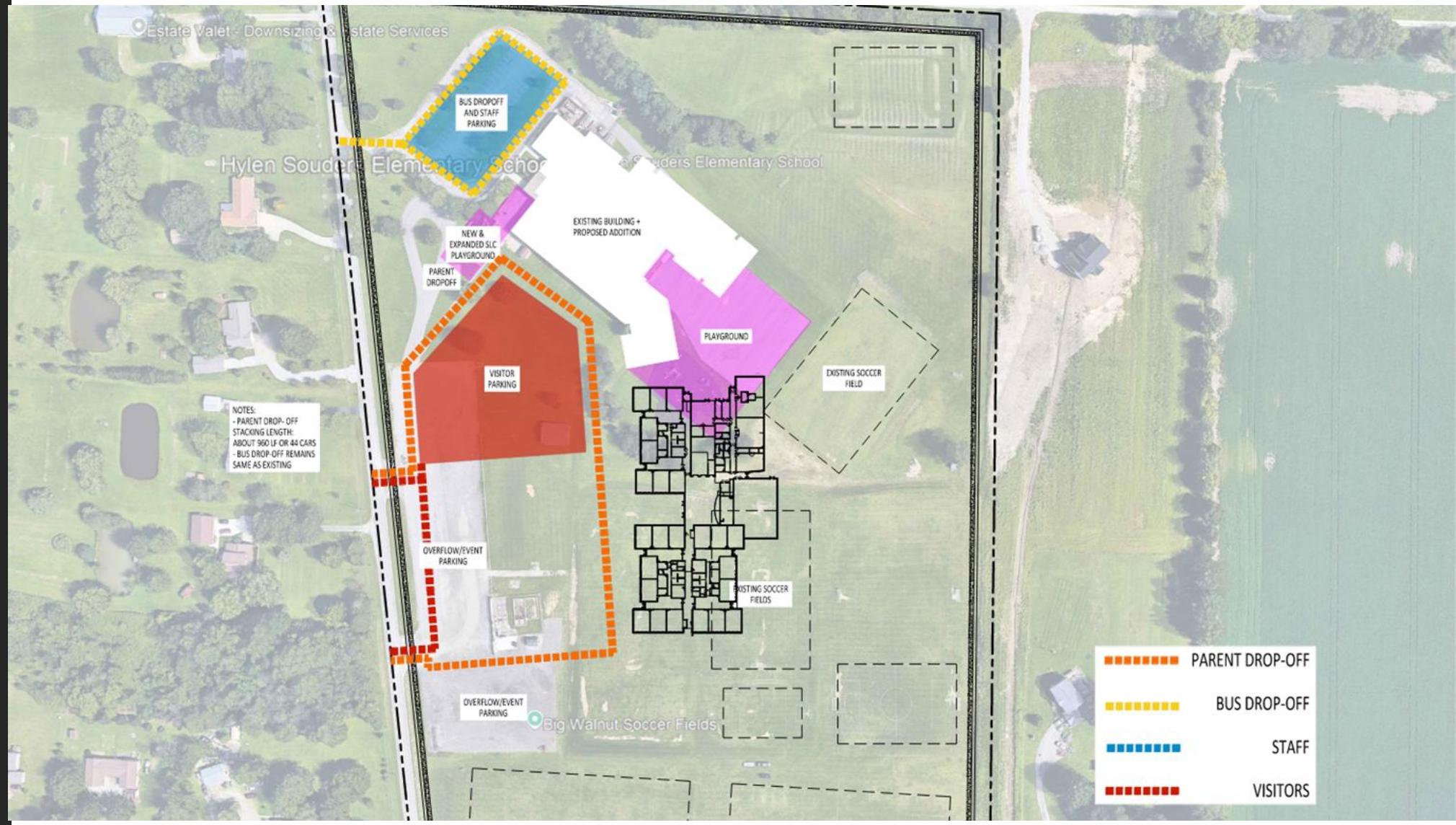
Design study:

Hylen Souders Elementary School

New Building

65,000 sf new

Site Plan concept



Design study:

Hylen Souders Elementary School

New Building

65,000 sf new

Budget cost

New building – 65,000sf	$	29,250,000
Abatement/demolition of existing	$	513,048
Site improvements	$	2,600,000
Budget for new WWTP	$	1,000,000
Total	**$**	**33,363,048**

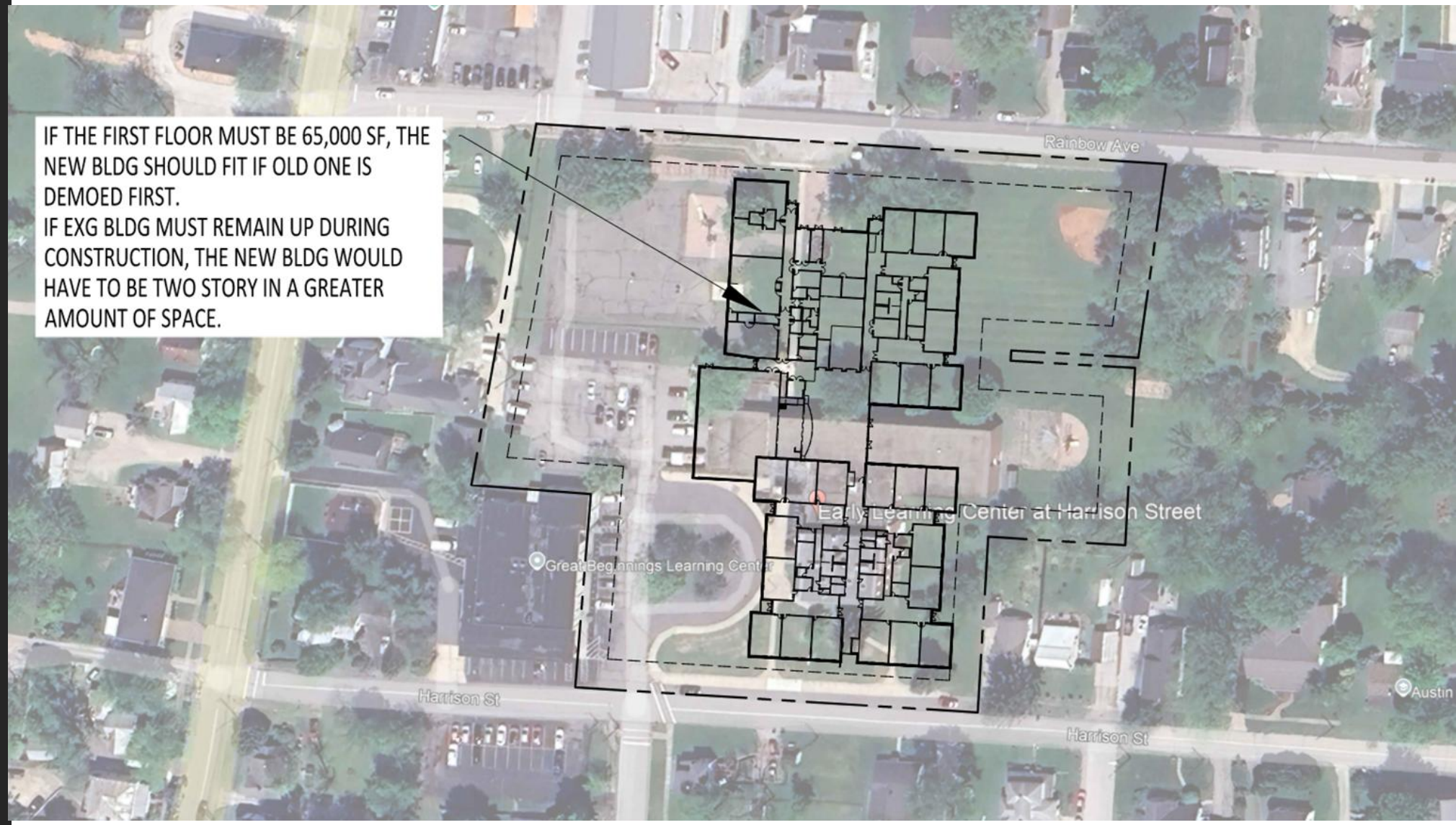
Design study:

Harrison Street Site

New Building

65,000 sf new

Site Plan concept



Design study:

Harrison Street Site

New Building

65,000 sf new

Budget cost

New building – 65,000sf	$	29,250,000
Abatement/demolition of existing	$	455,448
Site improvements	$	2,600,000
Total	**$**	**32,305,448**

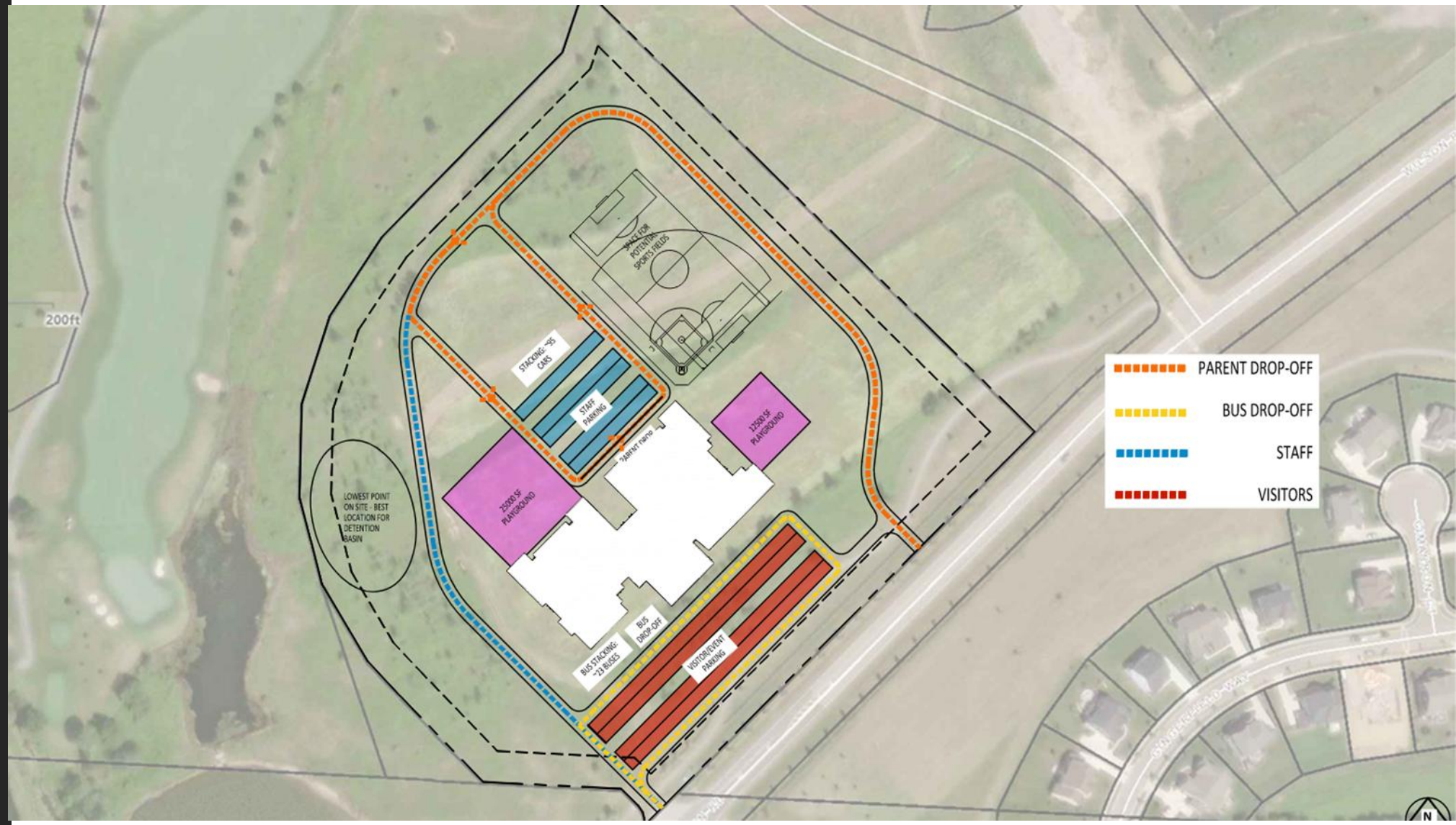
Design study:

Northstar Site

New Building

65,000 sf new

Site Plan concept



Design study:

Northstar Site

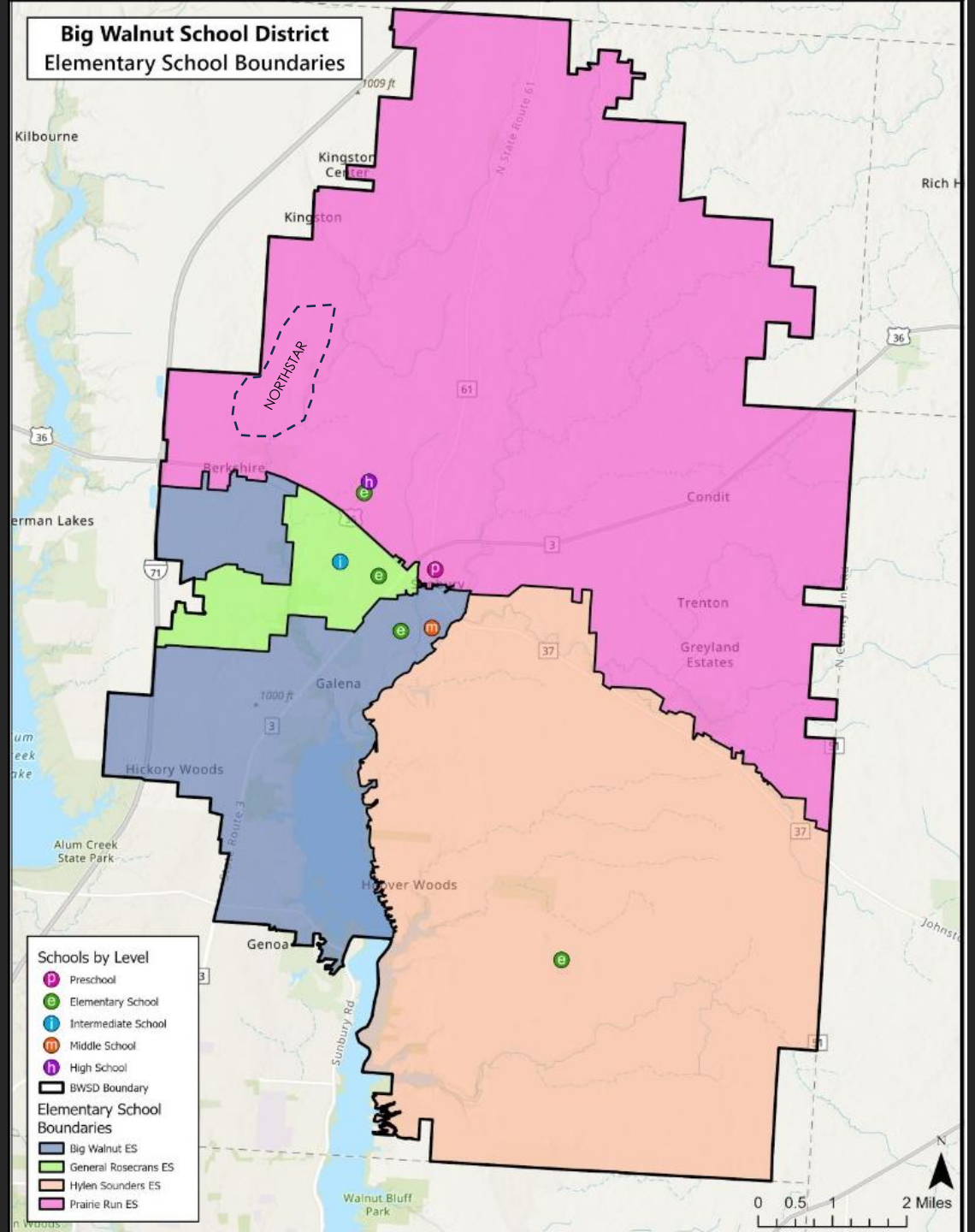
New Building

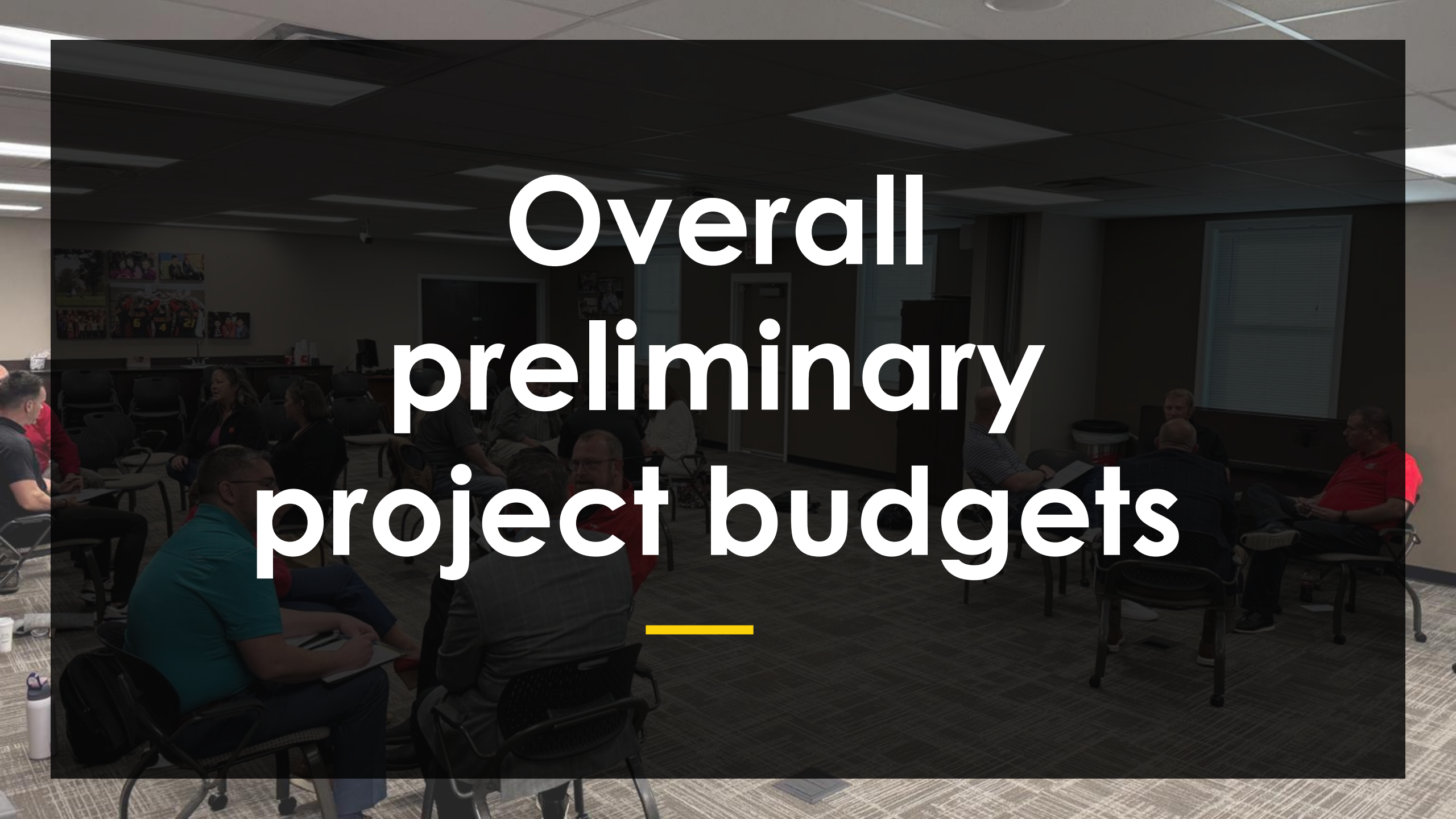
Budget cost

New building – 65,000sf	$	29,250,000
Site improvements	$	2,600,000
Total	**$**	**31,850,000**

elementary enrollment study

Existing district boundaries and school building locations





Overall preliminary project budgets

Budget Summary

Elementary Design Study Options

Building Sizes for reference

Big Walnut ES
37,289 sf total

Hylen Souders ES
42,800 sf total

Prairie Run ES
56,745 sf total

Gen. Rosecrans ES
62,594 sf total

Big Walnut ES Add/reno
55,819 sf total

Hylen Souders Add/reno
61,500 sf total

Big Walnut Elementary	Reno/add 55,819sf	**$**	**22,504,212**
Big Walnut Elementary	New building 55,819sf	**$**	**28,166,018**
Hylen Souders Elementary *	Reno/add 61,500sf	**$**	**24,504,129**
Hylen Souders Elementary *	New building 61,500sf	**$**	**31,788,048**
Big Walnut Elementary	New building 65,000sf	**$**	**32,363,048**
Hylen Souders Elementary *	New building 65,000sf	**$**	**33,363,048**
Harrison Street	New building 65,000sf	**$**	**32,305,448**
Northstar Site	New building 65,000sf	**$**	**31,850,000**

* Hylen Souders Elementary has an onsite wastewater plant that needs further study on capacity and could impact these numbers

** Site improvements budget number is an allowance. Further investigation is needed.

intermediate enrollment

Potential Future Addition/Renovation to address building capacity issues



- **Increase capacity to accommodate 1000 students**
- Continue to provide **similar programming** that is currently offered
- **Preliminary Addition program to include:**
  - 8 typical classrooms
  - 3 Science classrooms
  - Special Education space
  - Staff Support space
  - Additional circulation and storage

Additional square footage needed:

12,000 – 16,000sf

Design study:

Big Walnut Intermediate School

Addition & Renovation Study

Site aerial



Design study:

Big Walnut Intermediate School

Addition & Renovation Study

Budget cost

Assessment - near term items	$	3,350,150
Assessment - long term items	$	1,873,230
Addition $450/SF (14,000sf)	$	6,300,000
Reprogramming - new walls/demo of walls	$	100,000
Site improvement allowance	$	500,000
Total	**$**	**12,123,380**

middle school enrollment

Potential Future Addition/Renovation to address building capacity issues



- **Increase capacity to accommodate 1500 students**
- Study has been completed to identify underutilized space within the building and how it can be re-purposed
- **Preliminary Renovation/Addition program to provide:**
  - New classrooms for (2) additional teams per grade
  - Additional circulation and storage
  - Additional student/staff support spaces

Additional square footage needed:

20,000 – 28,000sf

Design study:

Big Walnut Middle School

Utilization Study
Existing Building

Site aerial



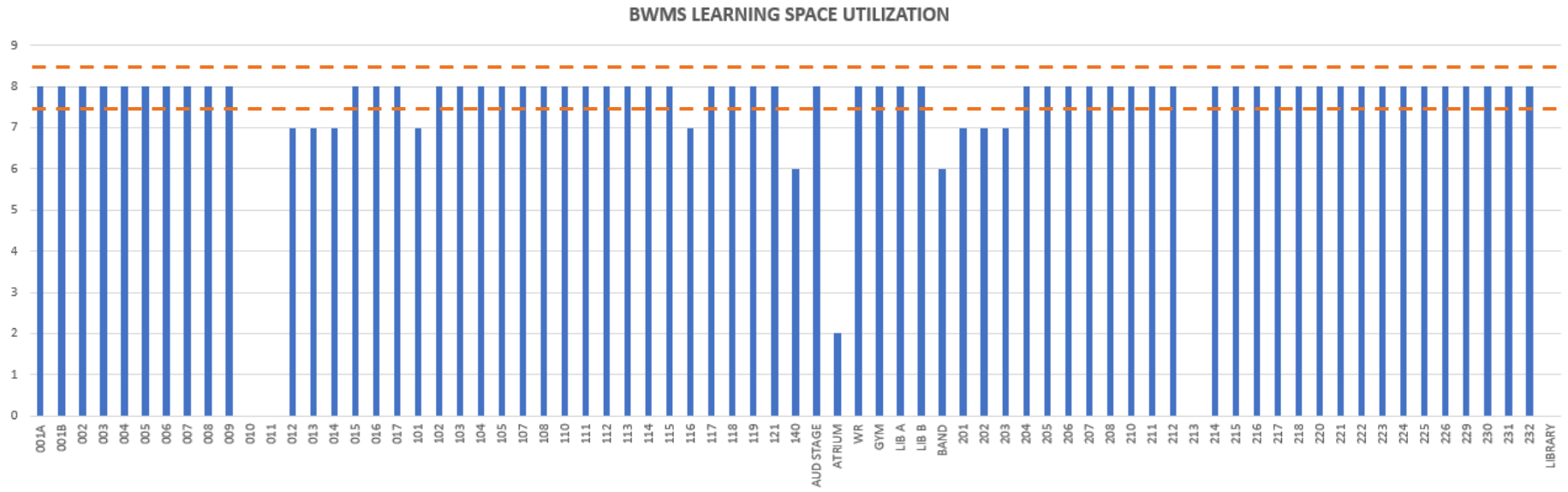
- Consider additions and renovations in teaming configurations
- Reconfigure underutilized spaces on lower level to create more useable space
- Consider future growth

Design study:

Big Walnut Middle School

Utilization Study
Existing Building

Utilization of Learning Spaces






DR I
DR J
WR
GYMNASIUM
DR K
DR H
DR G
GYMNASIUM
DR F
DR E
DR M
CAFETERIA
DR N
DR L
DR O
DR P
103
104
7th grade
111
112
102
105
110
113
101
107
108
114
OFFICE
123
115
Atrium
CAFETERIA
101
120
117
116
100
DR B
121
119
118
DR A
MAIN ENTRANCE
VOCAL / ORCH
BAND
STAGE
DR C
DR D


LIBRARY/ MEDIA
228
A
B
203
206
207
205
208
8th grade
212
213
216
217
215
218
221
232
201
202
204
210
211
214
220
222
231
232
223
230
229
6th grade
225
224

Design study:

Big Walnut Middle School

Addition/
Renovation
Design Study

Lower Level Floor Plan



Re-programming to create 3 Science Labs and improved Ag-Ed / Stem Lab

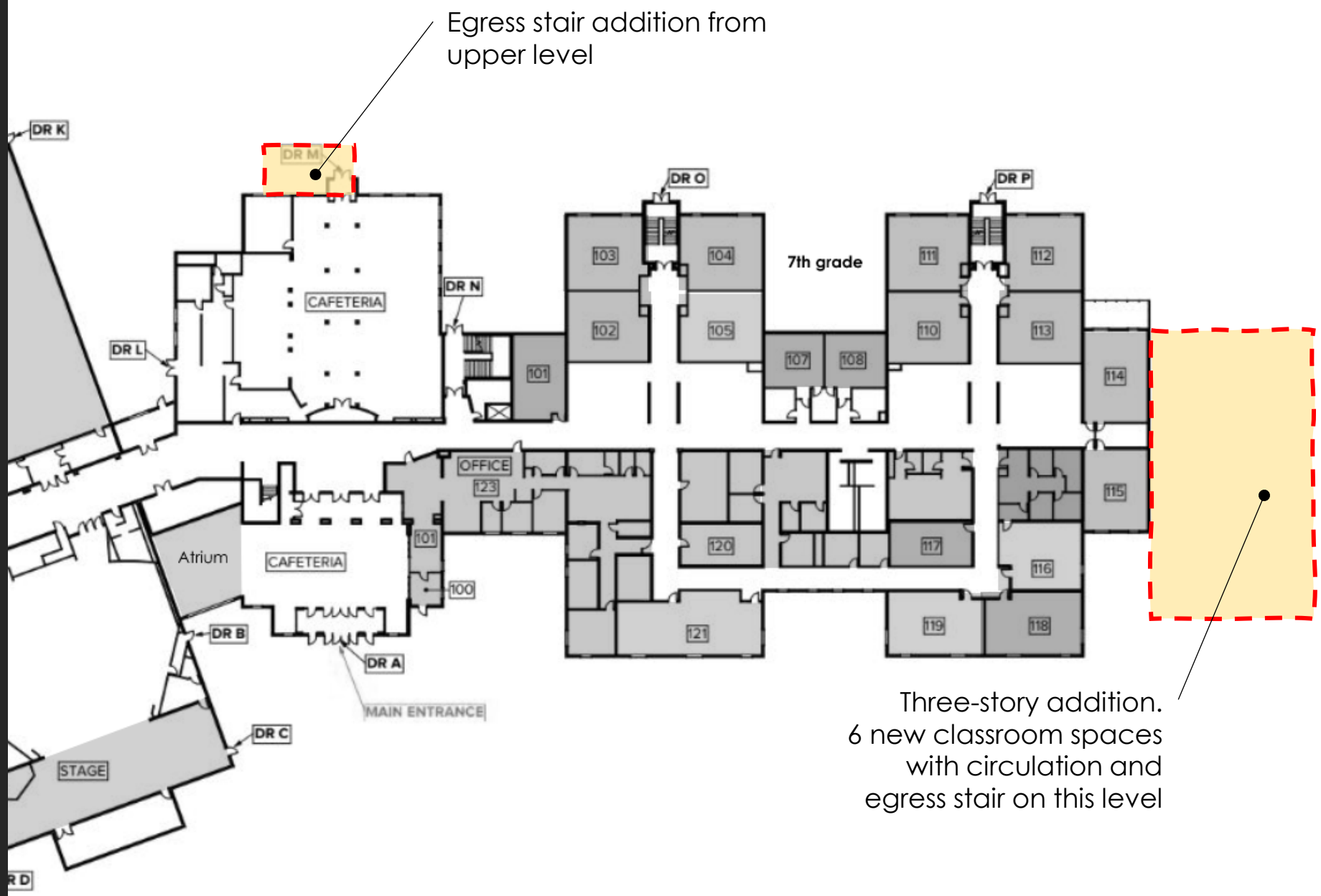
Three-story addition. 6 new classroom spaces with circulation and egress vestibule on this level

Design study:

Big Walnut Middle School

Addition/
Renovation
Design Study

First Floor
Floor Plan

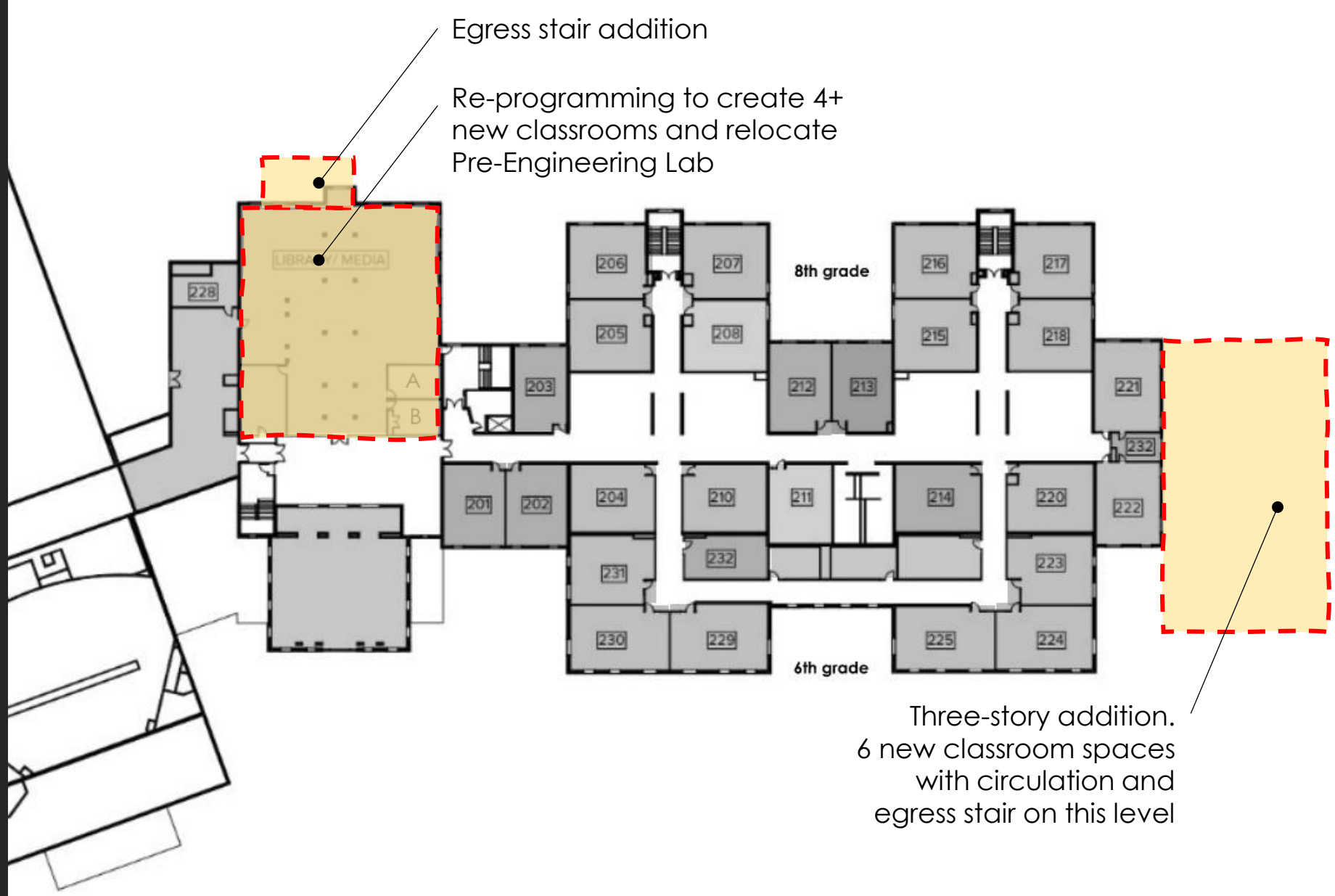


Design study:

Big Walnut Middle School

Addition/
Renovation
Design Study

Second Floor Floor Plan



Design study:

Big Walnut Middle School

Utilization Study
Existing Building

Site aerial



Design study:

Big Walnut Middle School

Addition & Renovation Study

Budget cost

Assessment - near term items	$	19,026,570
Assessment - long term items	$	19,980,114
Addition $450/SF (24,000sf)	$	10,800,000
Reprogramming - new walls/demo of walls	$	250,000
Site improvement allowance	$	500,000
Total	**$**	**50,556,684**

***Addition without full assessment items**	**$**	**14,500,000**

high school enrollment

Further study needed



- **Accommodate 2000 students**
- A utilization study and further programming discussion would be helpful to outline projected needs in the building
- A small addition could be needed, but not urgent based on current trends.

Big Walnut High School

Future Growth Study

Enrollment Comparison

Name	Building Totals
Big Walnut High School (future enrollment planning)	2,000
Olentangy Berlin Hiland High School - OBHS	1,836
Olentangy High School - OHS	1,743
Olentangy Liberty High School - OLHS	1,831
Olentangy Orange High School - OOHS	1,944
Dublin Jerome High School	1,953
Dublin Coffman High School	1,878
Westerville North High School	1,587
Westerville Central High School	1,500
Upper Arlington High School	2,085

small groups



small groups

- What questions or comments do you have after the design options and preliminary project cost overview?
- What should be the recommendation to the BOE for a facilities master plan?

next steps

April 20th BOE Meeting
Recommendation to the Board of Education



what questions do you have?

Thank you for attending!



Facilitated by

GARMANN MILLER

APPENDIX 4C

Enrollment Projections Report by School of Attendance



Enrollment Projections Report
By School of Attendance

Big Walnut Local School District

July 16, 2025

WOOLPERT

Section Page

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Historical Enrollment 25

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Enrollment by School of Attendance 41

Conclusion 51

Appendix A: Feeder Flowchart A1

Appendix B: Live/Attend Analysis B1

Appendix C: Density Maps C1

Acknowledgements

On behalf of Woolpert, we would like to extend our appreciation to the Big Walnut Local School District for the opportunity to assist them in developing this Enrollment Projections Report which includes projections by school of attendance. As a planning team, we hope that this document will serve the Big Walnut Local School District for years to come.

Woolpert

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Executive Summary

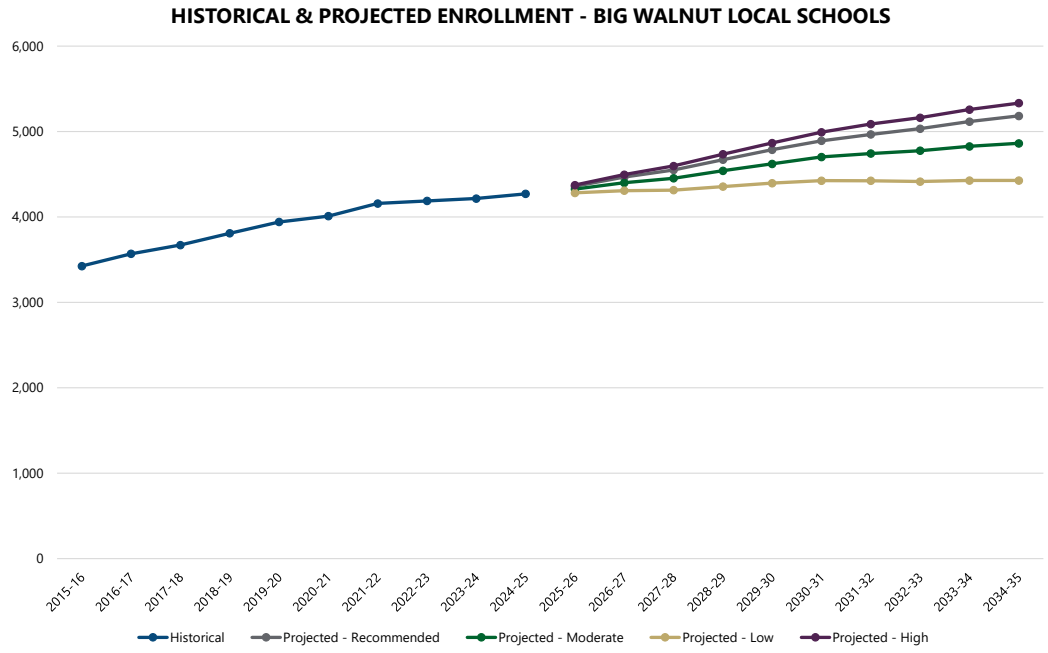
The enrollment projections by school of attendance for the Big Walnut Local School District included in this report were developed using the cohort survival methodology and Woolpert's custom enrollment projection software, S.T.E.P. [Student Trends & Enrollment Projections]. This custom software was developed in collaboration with The Ohio State University and is based on industry best practices as well as the national experience Woolpert has with schools, school districts, and state agencies.

The Big Walnut Local School District serves 4,271 students in Big Walnut Early Learning Center; Big Walnut, General Rosecrans, Hylen Sounders, Prairie Run elementaries; Big Walnut Intermediate; Big Walnut Middle; and Big Walnut High School in the 2024-25 school year.

The projections presented in this report are meant to serve as a planning tool for the future, representing the most likely direction of the District. Enrollment projections were developed using the cohort survival methodology and by analyzing the following data outlined in this report:

- Historical enrollment by school, by grade, by year
- Resident live birth data
- Census data
- Building permits

Enrollment in the Big Walnut Local Schools has increased by 846 students from the 2015-16 to the 2024-25 school year. Based on the cohort survival methodology, enrollment is projected to increase over the next ten years.



As with any projection, the District should pay close attention to the variables associated with determining enrollment projections discussed in this document. Any one or more of these factors can increase or decrease enrollment within the Big Walnut Local School District. When projecting future enrollments, it is vital to track the number of live births, the amount of new housing activity, and the change in household composition. It is recommended that the data contained in this report should be reviewed on an annual basis to determine how more recent trends and any new housing development will impact the enrollment. In addition, any of the following factors could cause a significant change in projected student enrollment:

- Boundary adjustments
- New school openings
- School closures
- Changes / additions in program offerings
- Preschool programs
- Policy Changes
- Changes in grade configuration
- Interest rates / unemployment shifts
- Intra- and inter-District transfers
- Magnet / charter / private school openings or closures
- Zoning changes
- Annexations
- Unplanned new housing activity
- Planned, but not built, housing
- School voucher programs
- Transportation policy changes
- Pandemics

Obviously, certain factors can be gauged and planned for far better than others. For instance, it may be relatively straightforward to gather housing data from local builders regarding the total number of lots in a planned subdivision and calculate the potential student yield. However, planning for changes in the unemployment rate, and how these may either boost or reduce public school enrollment, proves to be more difficult. In any case, it is essential to gather a wide variety of information in preparation for producing enrollment projections.

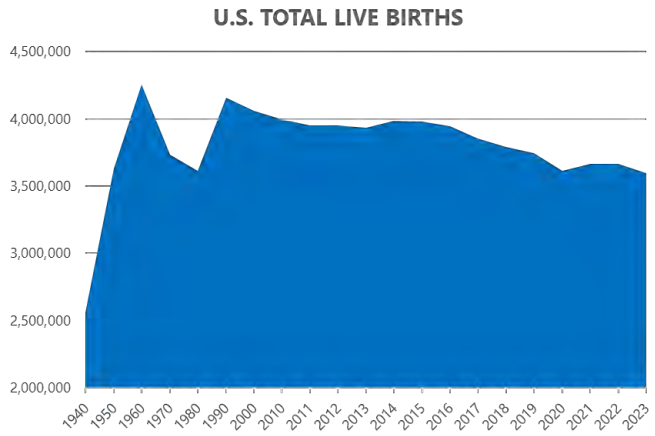
When looking ahead at a school district's enrollment over the next two, five, or ten years, it is helpful to approach the process from a global perspective. For example: How many new homes have been constructed each year? How many births have occurred each year in relation to the resident population? Is housing experiencing a turnover—if so, what is the composition of families moving in/out? Are more or less students attending private school or being home -schooled? What has the unemployment rate trend been over the past ten years? What new educational policies are in place that could affect student enrollment figures?

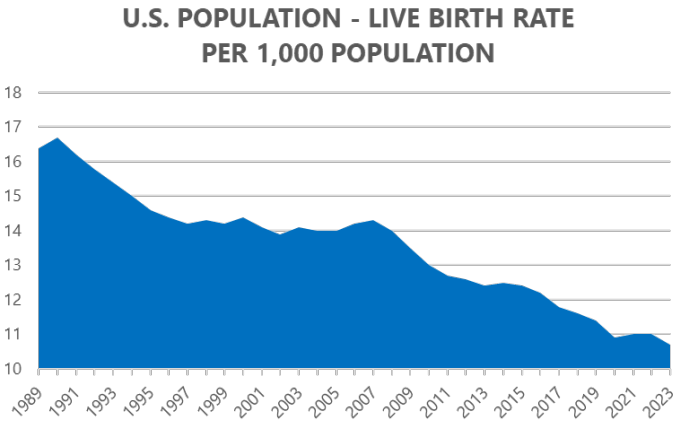
The cohort survival methodology is a standard methodology used throughout the educational planning industry to project enrollment. The enrollment projections developed for the Big Walnut Local School District were developed using the cohort survival method.

Enrollment Projection Methodology

Introduction

Tracing the landscape of the country's public school enrollment back over the past fifty years reveals demographic, economic, and social changes. The United States as a whole continues to undergo major shifts in public student enrollment, due in large part to past events including the baby boom, the availability and use of birth control, and the development of suburbs. The baby boom of the late 1940s and 50s was followed by the baby bust of the 1960s and 70s. This gave rise to the echo baby boom of the 1980s.

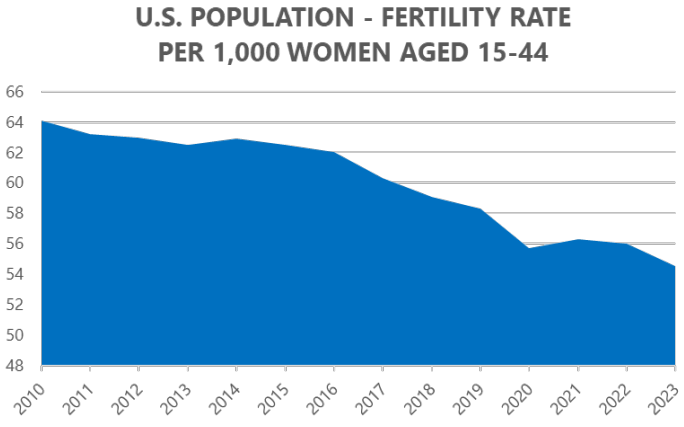




Source: CDC, National Vital Statistics Report

Nationwide, districts have experienced the effects of the echo baby bust of the 1990s. From the 1950s to the 1970s, a dramatic downsizing of the family unit occurred. A direct result was the declining school enrollment of the 1970s and 1980s. As of the 2023 American Community Survey 1-Year Estimates, the average family size was 3.09 persons. The live birth rate has descended since 2008 and reached an all -time low of 10.7 (per 1,000) in 2023.

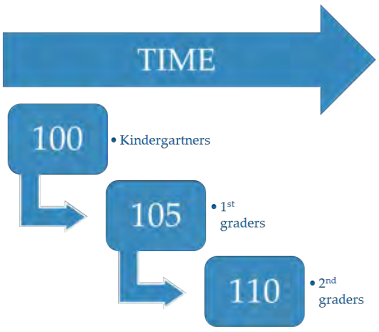
Since 2010, the fertility rate among women aged 15-44 dropped from 64.1 to 54.5 (per 1,000) in 2023.



Source: CDC, National Vital Statistics Report

Cohort Survival Method

The cohort survival methodology (sometimes referred to as the grade progression ratio method) is a widely used enrollment projection model that is used by many school districts and state and federal agencies to project K-12 enrollment.



A cohort is a group of persons [in this case, students]. The cohort survival enrollment projection methodology uses historic live birth data and historic student enrollment to "age" a known population or cohort throughout the school grades. For instance, a cohort begins when a group of kindergarteners enrolls in grade K and moves to first grade the following year, second grade the next year, and so on.

A "survival ratio" is developed to track how this group of students increased or decreased in number as they moved through the grade levels. By developing survival ratios for each grade transition [i.e. 2nd to 3rd grade] over a ten-year period, patterns emerge. A projection ratio for each grade transition is developed based on analysis of the survival ratios. The projection ratios are used as a multiplier in determining future enrollment.

For example, if student enrollment has consistently increased from the 8th to the 9th grade over the past ten years, the survival ratio would be greater than 100% and could be multiplied by the current 8th grade enrollment to develop a projection for next year 's 9th grade. This methodology can be carried through to develop ten years of projection figures. Because there is not a grade cohort to follow for students coming into kindergarten, resident live birth counts are used to develop a birth-to-kindergarten survival ratio. Babies born five years previous to the kindergarten class are compared in number, and a ratio can be developed to project future kindergarten enrollments.

The cohort survival method is useful in areas where population is stable [relatively flat, growing steadily, or declining steadily], and where there have been no significant fluctuations in enrollment, births, and housing patterns from year to year. The cohort survival methodology inherently considers the net effects of factors such as migration, housing, dropouts, transfers to and from charter schools, open enrollment, and deaths. This methodology does not assume changes in policies, program offerings, or future changes in housing and migration patterns.

U.S. Census

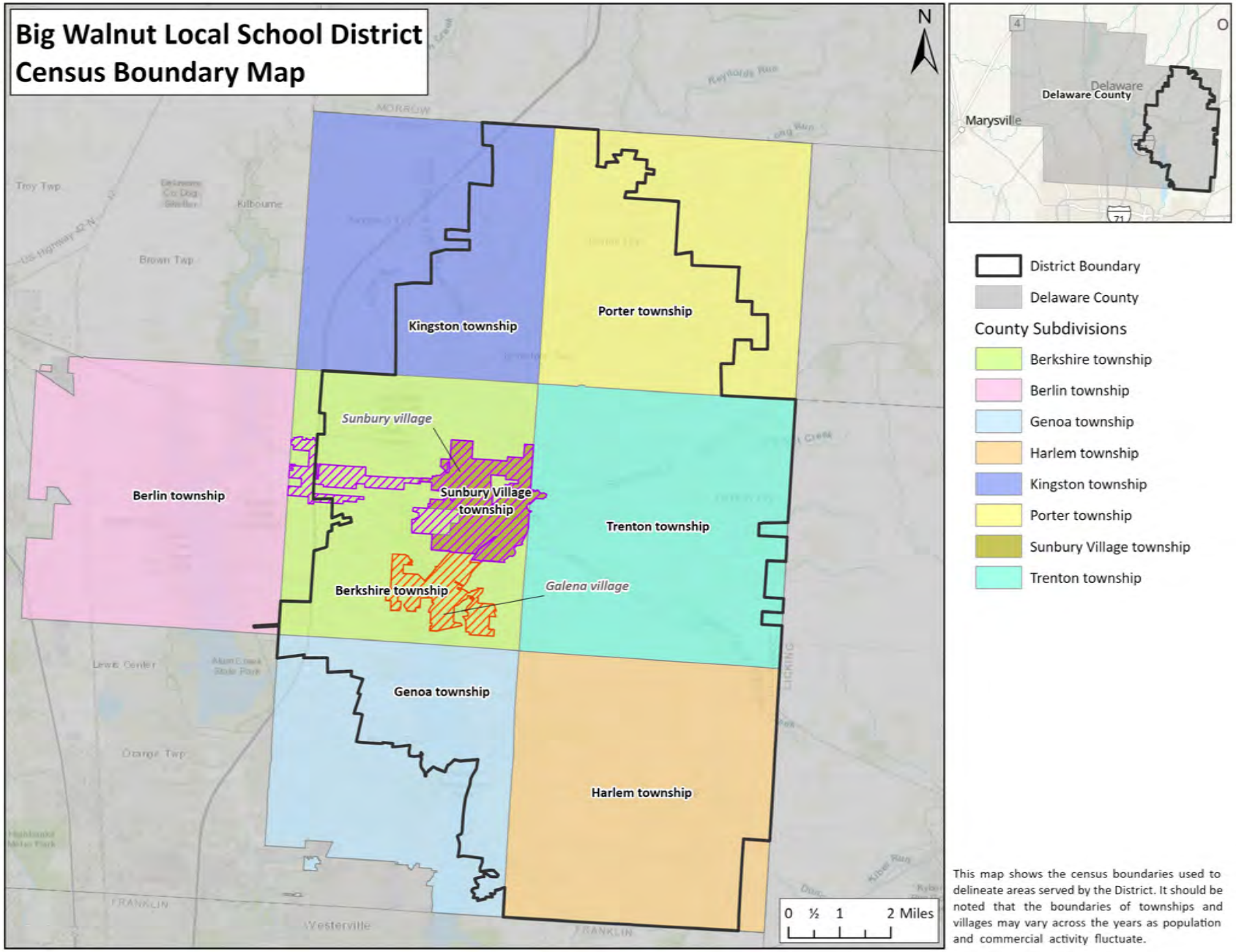
This section presents data from the United States Census Bureau and estimates from the American Community Survey (ACS) to demonstrate the demographic characteristics and historic trends of the population within the District boundary. While the Census is conducted every 10 years, the American Community Survey collects social, housing, educational, occupational, financial, and other demographic data from over 3.5 million households throughout the nation monthly and is compiled yearly, as mandated by the U.S. Constitution. This data helps public officials, federal/ state/local agencies, school districts, etc. assess historic trends and plan for the future.

The Big Walnut Local School District is located in Delaware County, Ohio. It serves parts or all of the following localities: Berkshire Township, Berlin Township, Genoa Township, Harlem Township, Kingston Township, Porter Township, Sunbury Village Township, Trenton Township, Galena Village, Sunbury Village. The data on the following pages is aggregated and color-coordinated by the boundaries shown in the map on the following page.

It should be noted that the District does not necessarily serve whole localities, but data presented by locality is for the whole locality.

Data for municipalities symbolized with hash marks is not excluded from the municipalities symbolized with solid colors.

Big Walnut Local School District
Census Boundary Map



This map shows the census boundaries used to delineate areas served by the District. It should be noted that the boundaries of townships and villages may vary across the years as population and commercial activity fluctuate.

Students by Locality

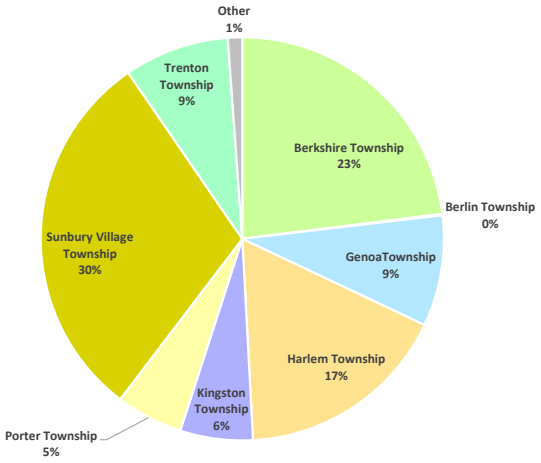
The table and pie charts below show how many Big Walnut Local School District students live in the District boundary and each locality served by the District, by year, according to 2024-25 student data.^ The percentages for each locality are based on the total students in the Big Walnut Local School District. The total at the bottom of the table indicates the total number of students in the District, not the sum of the values in the table.

Enrollment by Census Locality	2024-25
Big Walnut Local School District Boundary	4,529
	98.5%
Delaware County	4,549
	99.0%
Berkshire Township	1,058
	23.0%
Berlin Township	5
	0.1%
GenoaTownship	409
	8.9%
Harlem Township	787
	17.1%
Kingston Township	268
	5.8%
Porter Township	247
	5.4%
Sunbury Village Township	1,382
	30.1%
Trenton Township	*387*
	8.4%
Galena Village	*262*
	5.7%
Sunbury Village	*1,544*
	33.6%
Total Students*	4,596

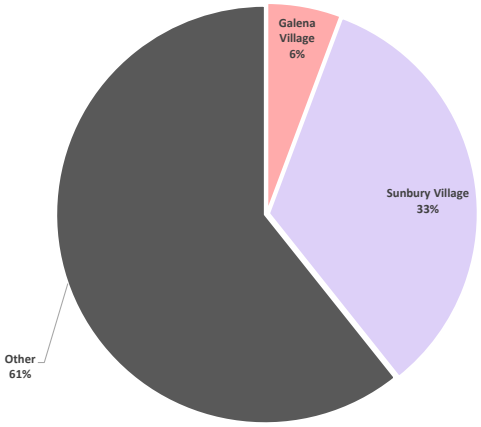
Source: Big Walnut Local School District Student Data

**This total reflects the amount of District students, not a total of the values in the table.*

Distribution of Students in Census County Subdivisions



Distribution of Students in Census Places



^Student data and official enrollment may be taken at different points in the year, so student data counts do not necessarily match official enrollment counts.

***Other includes students living outside of the District boundary and in localities not shown in the map on the previous page and table above*

Population

According to the 2020 Census, since the 2010 Census, the total population has increased while the median age has decreased in the District boundary.

Based on the 2020 Census, since the 2010 Census, the number of children under the age of 5 has increased by 23 percent, the number of children ages 5 - 19 has increased by 32 percent, the number of adults ages 20 - 64 has increased by 15 percent, and the number of adults ages 65 and over has increased by 75 percent in the District boundary.

The 2000, 2010, and 2020 population counts are shown in the table below.

Population		Under 5 years	5 to 19 years	20 to 64 years	65 years and over	Total Population	Median Age
Big Walnut Local School District Boundary	2000**	-	-	-	-	-	-
	2010	1,139	3,913	10,880	2,228	18,160	41.50
	2020	1,400	5,175	12,564	3,906	23,045	41.20
	Trend						
Delaware County	2000	8,743	25,075	67,300	8,871	109,989	35.30
	2010	12,980	41,334	103,383	16,517	174,214	37.40
	2020	12,776	49,907	120,427	31,014	214,124	39.40
	Trend						
Berkshire Township	2000	128	478	1,392	217	2,215	40.10
	2010	224	649	1,879	333	3,085	41.60
	2020	341	1,343	3,035	758	5,477	39.40
	Trend						
Berlin Township	2000	280	847	1,972	221	3,320	36.50
	2010	463	1,931	3,721	383	6,498	37.10
	2020	619	2,641	5,255	829	9,344	36.90
	Trend						
GenoaTownship	2000	1,015	2,522	7,016	853	11,406	36.60
	2010	1,623	6,124	13,223	2,123	23,093	39.00
	2020	1,241	5,950	13,464	4,151	24,806	43.40
	Trend						
Harlem Township	2000	282	837	2,244	306	3,669	38.50
	2010	196	819	2,429	509	3,953	44.30
	2020	283	925	2,565	781	4,554	43.50
	Trend						
Kingston Township	2000	120	492	1,013	111	1,736	36.70
	2010	98	518	1,328	212	2,156	41.70
	2020	120	492	1,345	402	2,359	44.70
	Trend						
Porter Township	2000	61	328	1,023	201	1,613	39.80
	2010	101	413	1,189	220	1,923	44.70
	2020	108	477	1,162	447	2,194	44.80
	Trend						
Sunbury Village Township	2000	183	612	1,488	363	2,646	36.10
	2010	407	982	2,497	499	4,385	33.60
	2020	500	1,607	3,604	826	6,537	35.30
	Trend						
Trenton Township	2000	90	570	1,333	164	2,157	38.60
	2010	120	482	1,306	282	2,190	42.80
	2020	116	426	1,240	494	2,276	47.40
	Trend						
Galena Village	2000	17	69	171	44	301	39.10
	2010	57	158	378	60	653	35.20
	2020	49	229	505	141	924	39.80
	Trend						
Sunbury Village	2000	183	612	1,488	363	2,646	36.10
	2010	407	983	2,500	499	4,389	33.60
	2020	507	1,639	3,626	842	6,614	35.10
	Trend						

*Source: U.S. Census (**data not available)*

Race / Ethnicity & Language

The table below shows race and ethnic distribution throughout the Big Walnut Local School District boundary and the localities that are served by the District.

Race & Ethnicity		White alone	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some other race alone	Two or more races	Total Population	Hispanic Population
Big Walnut Local School District Boundary	2000**	-	-	-	-	-	-	-	-	-
	2010	96.08%	1.16%	0.19%	0.82%	0.04%	0.46%	1.25%	18,160	1.38%
	2020	90.24%	1.43%	0.14%	1.57%	0.02%	1.09%	5.52%	23,045	3.05%
Delaware County	2000	94.19%	2.48%	0.10%	1.60%	0.05%	0.40%	1.18%	109,989	1.01%
	2010	89.73%	3.35%	0.14%	4.27%	0.03%	0.63%	1.84%	174,214	2.11%
	2020	80.90%	3.66%	0.15%	8.51%	0.04%	1.15%	5.59%	214,124	3.27%
Berkshire Township	2000	98.69%	0.00%	0.18%	0.72%	0.00%	0.00%	0.41%	2,215	0.63%
	2010	94.78%	1.23%	0.36%	1.62%	0.10%	0.39%	1.52%	3,085	1.30%
	2020	87.29%	2.50%	0.18%	2.74%	0.05%	0.91%	6.32%	5,477	2.90%
Berlin Township	2000	96.20%	0.99%	0.00%	0.90%	0.00%	0.00%	1.90%	3,320	0.48%
	2010	91.04%	2.72%	0.17%	2.40%	0.09%	1.86%	1.71%	6,498	3.59%
	2020	79.46%	3.74%	0.18%	9.05%	0.03%	1.12%	6.41%	9,344	3.50%
GenoaTownship	2000	92.91%	2.66%	0.08%	2.70%	0.00%	0.36%	1.30%	11,406	0.99%
	2010	89.30%	4.74%	0.15%	3.73%	0.00%	0.45%	1.63%	23,093	1.76%
	2020	85.17%	4.53%	0.15%	4.52%	0.05%	0.73%	4.84%	24,806	2.54%
Harlem Township	2000	98.66%	0.00%	0.00%	0.87%	0.00%	0.46%	0.00%	3,669	0.74%
	2010	96.64%	0.94%	0.23%	0.35%	0.00%	0.58%	1.26%	3,953	1.77%
	2020	89.61%	1.01%	0.11%	0.61%	0.02%	2.35%	6.28%	4,554	5.53%
Kingston Township	2000	97.64%	0.00%	0.00%	1.32%	0.00%	0.00%	1.04%	1,736	0.06%
	2010	97.50%	0.32%	0.09%	0.79%	0.00%	0.28%	1.02%	2,156	1.25%
	2020	94.23%	0.21%	0.00%	1.19%	0.00%	0.51%	3.86%	2,359	1.70%
Porter Township	2000	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1,613	0.43%
	2010	97.87%	0.62%	0.05%	0.36%	0.00%	0.16%	0.94%	1,923	0.78%
	2020	92.25%	0.59%	0.09%	0.59%	0.00%	0.64%	5.83%	2,194	1.96%
Sunbury Village Township	2000	97.66%	0.15%	0.30%	0.00%	0.00%	0.34%	1.55%	2,646	1.10%
	2010	95.30%	1.14%	0.16%	0.98%	0.11%	0.80%	1.51%	4,385	1.71%
	2020	87.79%	2.10%	0.18%	2.33%	0.00%	0.92%	6.69%	6,537	3.17%
Trenton Township	2000	97.54%	0.28%	0.00%	0.00%	0.00%	0.28%	1.90%	2,157	0.28%
	2010	97.31%	1.14%	0.05%	0.32%	0.00%	0.18%	1.00%	2,190	0.82%
	2020	95.47%	0.35%	0.04%	0.31%	0.04%	0.35%	3.43%	2,276	0.83%
Galena Village	2000	98.01%	0.00%	1.33%	0.00%	0.00%	0.00%	0.66%	301	1.66%
	2010	90.81%	2.60%	0.46%	3.37%	0.46%	1.23%	1.07%	653	2.30%
	2020	89.18%	2.27%	0.32%	3.57%	0.00%	0.54%	4.11%	924	2.81%
Sunbury Village	2000	97.66%	0.15%	0.30%	0.00%	0.00%	0.34%	1.55%	2,646	1.10%
	2010	95.22%	1.14%	0.16%	1.07%	0.11%	0.80%	1.50%	4,389	1.71%
	2020	87.27%	2.09%	0.20%	2.40%	0.03%	1.01%	7.00%	6,614	3.37%

*Source: U.S. Census (**data not available)*

According to the 2023 ACS estimates, most of the population in the District boundary speaks only English. The table below shows the languages spoken at home.

Languages Spoken at Home (2023 Estimates)	Big Walnut Local School District Boundary	Delaware County	Berkshire Township	Berlin Township	GenoaTownship	Harlem Township	Kingston Township	Porter Township	Sunbury Village Township	Trenton Township	Galena Village	Sunbury Village
Population 5 years and over	23,345	208,626	5,199	9,082	24,502	4,551	2,472	2,494	6,859	2,311	1,320	6,859
Speak only English	95.20%	89.61%	94.77%	88.74%	92.98%	93.87%	95.06%	96.35%	96.33%	97.66%	96.67%	96.33%
Speak a language other than English	4.80%	10.39%	5.23%	11.26%	7.02%	6.13%	4.94%	3.65%	3.67%	2.34%	3.33%	3.67%
Spanish	614	3,545	83	19	435	229	122	0	57	17	11	57
5 - 17 years old	283	875	0	8	34	165	111	0	7	0	0	7
18 - 64 years old	321	2,425	83	11	357	64	11	0	50	17	11	50
65 years old and over	10	245	0	0	44	0	0	0	0	0	0	0
Other Indo-European languages	246	7,560	12	678	519	50	0	17	148	19	12	148
5 - 17 years old	52	1,171	4	154	57	0	0	0	39	9	4	39
18 - 64 years old	175	5,454	5	505	398	34	0	17	109	10	5	109
65 years old and over	19	935	3	19	64	16	0	0	0	0	3	0
Asian and Pacific Island languages	225	8,727	163	237	573	0	0	74	26	18	7	26
5 - 17 years old	8	1,480	0	78	142	0	0	0	8	0	0	8
18 - 64 years old	194	6,768	140	159	366	0	0	74	18	18	3	18
65 years old and over	23	479	23	0	65	0	0	0	0	0	4	0
Other languages	35	1,842	14	89	193	0	0	0	21	0	14	21
5 - 17 years old	0	359	0	0	12	0	0	0	0	0	0	0
18 - 64 years old	35	1,346	14	89	171	0	0	0	21	0	14	21
65 years old and over	0	137	0	0	10	0	0	0	0	0	0	0

Source: American Community Survey 5-Year Estimates (2023)

Households, Families, & Housing

According to the 2023 ACS estimates, approximately 89% of the homes in the Big Walnut Local School District boundary are single-unit structures while 8% of the homes are 2-or-more-unit structures. Nearly 39% of the District boundary's households have at least one school-aged (or younger) child in them.

Households (2023 Estimates)	Big Walnut Local School District Boundary	Delaware County	Berkshire Township	Berlin Township	Genoa Township	Harlem Township	Kingston Township	Porter Township	Sunbury Village Township	Trenton Township	Galena Village	Sunbury Village
Total Households	8,839	80,455	1,990	2,951	8,728	1,846	925	974	2,575	850	430	2,575
1-unit structures	89.30%	82.10%	90.10%	88.00%	98.50%	85.30%	100.00%	100.00%	75.10%	98.80%	99.30%	75.10%
2-or-more-unit structures	7.80%	15.90%	9.90%	1.10%	1.50%	1.10%	0.00%	0.00%	24.90%	1.20%	0.70%	24.90%
Mobile homes and all other types	2.90%	1.90%	0.00%	10.90%	0.00%	13.70%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Owner occupied:	87.60%	78.20%	86.50%	92.30%	97.10%	86.70%	95.50%	95.80%	71.40%	95.40%	87.20%	71.40%
Renter occupied:	12.40%	21.80%	13.50%	7.70%	2.90%	13.30%	4.50%	4.20%	28.60%	4.60%	12.80%	28.60%
Households with one or more people under 18 years	39.00%	39.90%	44.10%	62.90%	40.40%	36.80%	30.50%	28.60%	45.40%	25.80%	44.90%	45.40%

Source: American Community Survey 5-Year Estimates (2023)

According to the U.S. Census Bureau, "A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together. "

A household consists of all persons (related and unrelated) living within a housing unit.

A housing unit is a single room, house, apartment, or other group of residential rooms that have direct outside access; group quarters are excluded.

According to the 2023 ACS Estimates, the average family size and average household size are estimated to have increased in the District boundary since the 2010 ACS Estimates.

From the 2010 Census to the 2020 Census, the number of total and occupied housing units in the District boundary has increased while the number of vacant units has decreased.

Family/household size and housing occupancy is shown in the tables on the following page.

Family/Household Size		Average Family Size	Average Household Size
Big Walnut Local School District Boundary	2000**	-	-
	2010	3.04	2.72
	2023*	3.12	2.78
	Trend		
Delaware County	2000	3.09	2.70
	2010	3.16	2.74
	2023*	3.14	2.72
	Trend		
Berkshire Township	2000	3.06	2.79
	2010	3.13	2.83
	2023*	3.22	2.78
	Trend		
Berlin Township	2000	3.16	2.81
	2010	3.40	3.13
	2023*	3.38	3.28
	Trend		
GenoaTownship	2000	3.14	2.93
	2010	3.26	2.98
	2023*	3.17	2.96
	Trend		
Harlem Township	2000	3.07	2.81
	2010	2.96	2.66
	2023*	2.96	2.57
	Trend		
Kingston Township	2000	3.18	2.99
	2010	3.14	2.84
	2023*	3.48	2.71
	Trend		
Porter Township	2000	3.09	2.87
	2010	3.07	2.79
	2023*	2.87	2.69
	Trend		
Sunbury Village Township	2000	2.98	2.56
	2010	3.11	2.62
	2023*	3.24	2.84
	Trend		
Trenton Township	2000	3.17	2.86
	2010	3.07	2.79
	2023*	2.98	2.76
	Trend		
Galena Village	2000	2.97	2.50
	2010	3.38	3.05
	2023*	3.55	3.32
	Trend		
Sunbury Village	2000	2.98	2.56
	2010	3.11	2.62
	2023*	3.24	2.84
	Trend		

Source: U.S. Census (2020 Census data not available)

**Source: American Community Survey 5-Year Estimates 2023*

***data not available*

Housing Occupancy		Total housing units	Occupied housing units	Vacant housing units
Big Walnut Local School District Boundary	2000**	-	-	-
	2010	7,058	6,687	371
	2020	8,524	8,163	361
	Trend			
Delaware County	2000	42,374	39,674	2,700
	2010	66,378	62,760	3,618
	2020	81,854	77,713	4,141
	Trend			
Berkshire Township	2000	836	795	41
	2010	1,176	1,092	84
	2020	1,951	1,852	99
	Trend			
Berlin Township	2000	1,216	1,175	41
	2010	2,166	2,073	93
	2020	2,986	2,875	111
	Trend			
GenoaTownship	2000	4,088	3,896	192
	2010	8,047	7,746	301
	2020	8,752	8,521	231
	Trend			
Harlem Township	2000	1,359	1,316	43
	2010	1,565	1,487	78
	2020	1,766	1,681	85
	Trend			
Kingston Township	2000	539	527	12
	2010	781	759	22
	2020	870	849	21
	Trend			
Porter Township	2000	582	565	17
	2010	713	690	23
	2020	788	761	27
	Trend			
Sunbury Village Township	2000	1,063	1,023	40
	2010	1,773	1,670	103
	2020	2,468	2,380	88
	Trend			
Trenton Township	2000	771	750	21
	2010	818	784	34
	2020	851	800	51
	Trend			
Galena Village	2000	133	126	7
	2010	237	214	23
	2020	315	302	13
	Trend			
Sunbury Village	2000	1,063	1,023	40
	2010	1,774	1,671	103
	2020	2,476	2,388	88
	Trend			

Source: U.S. Census

***data not available*

Industry & Occupation

The table below illustrates the types of industry and occupation categories in the Big Walnut Local School District boundary and the localities it serves. 2023 estimates are calculated for the civilian employed population 16 years and over.

Industry & Occupation Categories for the Civilian Employed Population 16 Years and Over, (2023 Estimates)	Big Walnut Local School District Boundary	Delaware County	Berkshire Township	Berlin Township	GenoaTownship	Harlem Township	Kingston Township	Porter Township	Sunbury Village Township	Trenton Township	Galena Village	Sunbury Village
Total population	24,617	221,160	5,560	9,666	25,848	4,745	2,509	2,618	7,335	2,393	1,427	7,335
Civilian employed population, 16 years and over	13,121	117,212	2,876	5,420	14,012	2,609	1,309	1,475	3,895	1,361	727	3,895
Industry Categories												
Agriculture, forestry, fishing and hunting, and mining	0.76%	0.52%	0.63%	0.31%	0.11%	1.23%	0.69%	6.31%	0.00%	1.54%	0.28%	0.00%
Construction	5.83%	4.16%	7.37%	7.49%	2.45%	10.50%	1.83%	2.71%	3.83%	12.71%	6.60%	3.83%
Manufacturing	8.92%	9.60%	6.85%	10.09%	9.20%	7.01%	13.52%	15.25%	8.09%	8.74%	6.33%	8.09%
Wholesale trade	1.93%	2.30%	2.71%	0.87%	3.53%	1.88%	1.76%	5.69%	1.18%	1.76%	5.50%	1.18%
Retail trade	11.12%	9.62%	10.43%	7.73%	12.10%	8.59%	12.91%	7.39%	11.96%	7.35%	11.97%	11.96%
Transportation and warehousing, and utilities	5.24%	4.05%	4.80%	2.64%	4.16%	6.75%	1.15%	1.90%	4.36%	10.87%	3.44%	4.36%
Information	2.13%	1.99%	0.83%	2.69%	2.60%	4.87%	1.76%	1.08%	2.54%	0.66%	0.96%	2.54%
Finance and insurance, and real estate and rental and leasing	13.76%	12.77%	11.72%	10.07%	15.07%	7.36%	22.84%	8.07%	18.56%	11.54%	14.17%	18.56%
Professional, scientific, and management, and administrative and waste management services	11.55%	14.64%	15.44%	14.74%	14.54%	8.97%	12.99%	17.56%	11.14%	9.11%	13.34%	11.14%
Educational services, and health care and social assistance	23.63%	24.88%	22.95%	22.05%	22.40%	24.19%	17.42%	17.83%	23.39%	21.23%	27.10%	23.39%
Arts, entertainment, and recreation, and accommodation and food services	5.88%	7.48%	5.18%	13.84%	6.71%	6.59%	3.82%	3.73%	9.47%	2.50%	6.88%	9.47%
Other services, except public administration	4.12%	3.70%	7.23%	4.32%	3.10%	5.86%	4.28%	5.42%	2.64%	3.01%	1.51%	2.64%
Public administration	5.11%	4.28%	3.86%	3.15%	4.03%	6.21%	5.04%	7.05%	2.82%	8.96%	1.93%	2.82%
Occupation Categories												
Management, business, science, and arts occupations	52.25%	58.42%	60.08%	60.04%	61.75%	50.29%	35.91%	56.34%	50.30%	45.92%	55.85%	50.30%
Service occupations	10.30%	12.37%	10.78%	15.37%	10.53%	9.85%	12.91%	10.24%	14.48%	6.54%	10.32%	14.48%
Sales and office occupations	21.10%	18.22%	17.32%	13.95%	21.19%	13.80%	23.22%	20.47%	20.87%	32.70%	22.15%	20.87%
Natural resources, construction, and maintenance occupations	6.10%	3.44%	2.61%	4.96%	1.93%	14.56%	9.01%	6.17%	4.18%	4.19%	3.03%	4.18%
Production, transportation, and material moving occupations	10.25%	7.54%	9.21%	5.68%	4.60%	11.50%	18.95%	6.78%	10.17%	10.65%	8.67%	10.17%

Source: American Community Survey 5-Year Estimates (2023)

Financial Status

According to the U.S. Census Bureau, earnings come from a job (salary/wages) while income also includes payments such as “Social Security, pensions, child support, public assistance, annuities, money derived from rental properties, interest and dividends.” The table below shows income, earnings, poverty status, and unemployment rate in the ACS 2023 estimates.

Financial Status (2023 Estimates)	Big Walnut Local School District Boundary	Delaware County	Berkshire Township	Berlin Township	GenoaTownship	Harlem Township	Kingston Township	Porter Township	Sunbury Village Township	Trenton Township	Galena Village	Sunbury Village
Earnings												
Population 16 years and over with earnings	14,431	127,559	3,090	5,761	15,170	2,905	1,431	1,712	4,157	1,503	803	4,157
Full-time, year-round workers with earnings	10,015	87,153	2,125	4,026	10,141	1,828	881	1,222	3,126	1,034	546	3,126
$1 to $9,999 or loss	1.11%	0.83%	0.24%	0.00%	0.88%	2.08%	2.38%	5.07%	1.25%	0.00%	0.92%	1.25%
$10,000 to $14,999	0.76%	0.68%	0.28%	2.73%	0.16%	2.19%	0.00%	1.88%	0.00%	0.00%	1.10%	0.00%
$15,000 to $24,999	2.40%	2.92%	0.85%	1.66%	1.26%	2.13%	2.27%	0.00%	4.86%	0.77%	3.30%	4.86%
$25,000 to $34,999	4.77%	4.72%	4.28%	3.55%	2.99%	2.41%	1.82%	11.29%	4.70%	4.35%	5.13%	4.70%
$35,000 to $49,999	17.73%	11.74%	14.26%	11.43%	8.24%	11.38%	33.26%	8.35%	21.94%	25.92%	12.64%	21.94%
$50,000 to $64,999	15.32%	12.52%	8.61%	9.09%	7.43%	21.39%	7.83%	21.44%	20.70%	17.99%	13.19%	20.70%
$65,000 to $74,999	10.20%	7.08%	5.79%	5.91%	7.08%	22.76%	5.56%	9.90%	9.76%	3.87%	5.49%	9.76%
$75,000 to $99,999	16.18%	16.41%	14.87%	12.72%	18.82%	14.28%	7.83%	17.59%	16.19%	15.67%	21.98%	16.19%
$100,000 or more	31.53%	43.10%	50.82%	52.91%	53.14%	21.39%	39.05%	24.47%	20.60%	31.43%	36.26%	20.60%
Mean Earnings for full-time, year-round workers	$92,206	$113,719	$109,406	$132,368	$137,399	$88,495	$86,161	$75,562	$75,894	$83,398	$95,784	$75,894
Household Income												
Total Households	8,839	80,455	1,990	2,951	8,728	1,846	925	974	2,575	850	430	2,575
Less than $10,000	1.20%	2.20%	2.90%	0.30%	0.90%	0.90%	0.00%	0.00%	3.00%	0.80%	1.20%	3.00%
$10,000 to $14,999	1.40%	1.30%	1.60%	0.00%	0.80%	2.80%	1.60%	0.00%	1.10%	0.00%	2.80%	1.10%
$15,000 to $24,999	2.20%	2.90%	0.00%	3.10%	1.00%	3.20%	0.00%	6.00%	3.10%	1.10%	0.00%	3.10%
$25,000 to $34,999	4.10%	3.40%	2.60%	1.40%	2.50%	7.00%	2.50%	2.90%	5.00%	0.00%	4.40%	5.00%
$35,000 to $49,999	6.60%	6.00%	7.30%	0.60%	3.50%	4.60%	26.80%	9.70%	5.90%	4.60%	5.60%	5.90%
$50,000 to $74,999	12.00%	11.40%	8.20%	9.30%	7.10%	18.10%	8.40%	12.50%	11.30%	16.60%	11.20%	11.30%
$75,000 to $99,999	11.90%	10.20%	12.60%	5.20%	8.40%	9.70%	9.30%	6.30%	19.10%	11.50%	11.40%	19.10%
$100,000 to $149,999	23.20%	19.60%	22.10%	14.50%	16.40%	29.70%	18.10%	29.20%	26.90%	18.80%	22.80%	26.90%
$150,000 to $199,999	15.30%	15.70%	18.80%	25.70%	19.50%	9.30%	8.80%	10.60%	12.50%	18.40%	13.00%	12.50%
$200,000 or more	22.00%	27.30%	24.10%	39.90%	39.80%	14.80%	24.50%	23.00%	12.00%	28.20%	27.70%	12.00%
Median income (dollars)	$124,092	$130,088	$135,942	$166,907	$173,367	$118,142	$102,841	$136,532	$103,774	$136,250	$131,324	$103,774
Poverty Status												
% below poverty level	5.80%	5.00%	6.80%	1.60%	1.60%	8.30%	4.30%	9.80%	6.20%	1.20%	7.40%	6.20%
Under 18 years	10.30%	6.20%	7.90%	1.00%	1.40%	17.00%	10.70%	29.60%	10.20%	3.70%	5.70%	10.20%
18 to 64 years	4.50%	4.50%	6.40%	2.00%	1.00%	7.30%	3.00%	8.00%	4.20%	0.90%	8.90%	4.20%
65 years and over	3.70%	5.30%	6.30%	0.00%	4.10%	0.00%	0.00%	0.00%	5.70%	0.00%	2.70%	5.70%
Unemployment Rate												
Population 20 to 64 years	2.40%	2.80%	1.90%	2.50%	2.50%	3.00%	2.50%	5.30%	1.40%	0.60%	2.60%	1.40%

Source: American Community Survey 5-Year Estimates (2023)

Computer/Internet Access

The table below shows the presence of a computer and/or internet subscription in households in the localities served by the District, according the 2023 ACS estimates. Percentages shown are based on total households.

% of Total Households with Internet/Computers (2023 Estimates)	Big Walnut Local School District Boundary	Delaware County	Berkshire Township	Berlin Township	Genoa Township	Harlem Township	Kingston Township	Porter Township	Sunbury Village Township	Trenton Township	Galena Village	Sunbury Village
Has a Computer	97.64%	97.88%	98.19%	100.00%	99.19%	98.00%	99.14%	98.36%	96.74%	99.41%	98.37%	96.74%
Has an Internet subscription	95.60%	95.31%	94.17%	96.78%	97.22%	94.04%	99.14%	94.15%	94.68%	98.24%	98.37%	94.68%
Has no Internet Subscription	2.04%	2.57%	4.02%	3.22%	1.97%	3.95%	0.00%	4.21%	2.06%	1.18%	0.00%	2.06%
Has no Computer	2.36%	2.12%	1.81%	0.00%	0.81%	2.00%	0.86%	1.64%	3.26%	0.59%	1.63%	3.26%

Source: American Community Survey 5-Year Estimates (2023)

School Enrollment

The tables below summarize the percentage of the population living within the Big Walnut Local School District boundary, by age group, enrolled in school; enrolled in school and attending public school; and enrolled in school and attending private school, based on U.S. Census American Community Survey (ACS) 5–Year Estimates. Home-schooled children are counted in the private school data; the ACS does not distinguish between charter and non-charter schools. If anyone in these age groups had not attended any school in the 3 months before the survey was conducted, they were considered to not be enrolled in any school.

It should be noted that this data is not a survey of the students attending schools in the District; rather, it is based on monthly surveys sent out by the ACS to households in the District boundary. This survey data is then used to create the estimates shown in the tables below.

BIG WALNUT LOCAL SCHOOL DISTRICT BOUNDARY
% OF AGE GROUP ENROLLED IN SCHOOL

Age Group	2015	2016	2017	2018	2019	2020	2021	2022	2023	Trend
3-4	53.0%	52.1%	49.7%	51.8%	44.8%	51.6%	57.7%	57.0%	44.9%	
5-9	94.4%	94.0%	96.1%	97.3%	95.4%	87.3%	83.8%	83.8%	81.8%	
10-14	99.0%	99.2%	99.3%	98.8%	99.0%	99.5%	99.7%	99.0%	99.4%	
15-17	98.9%	98.8%	99.7%	99.9%	99.9%	99.6%	99.8%	100.0%	100.0%	
18-19	70.8%	65.0%	67.6%	62.3%	71.0%	82.7%	86.3%	74.1%	70.8%	

Source: U.S. Census American Community Survey 5-Year Estimates 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023

BIG WALNUT LOCAL SCHOOL DISTRICT BOUNDARY
% OF AGE GROUP ENROLLED IN SCHOOL ATTENDING PUBLIC SCHOOL

Age Group	2015	2016	2017	2018	2019	2020	2021	2022	2023	Trend
3-4	62.3%	50.4%	54.9%	66.2%	66.7%	85.6%	72.3%	63.2%	55.9%	
5-9	85.0%	84.0%	84.2%	84.6%	85.3%	86.9%	89.8%	90.2%	90.3%	
10-14	81.8%	82.0%	83.6%	85.4%	86.2%	83.2%	87.8%	88.0%	83.9%	
15-17	86.6%	84.2%	87.7%	84.1%	88.4%	81.8%	82.7%	80.7%	78.4%	
18-19	86.3%	83.5%	83.6%	88.6%	91.0%	89.2%	92.5%	95.6%	95.7%	

Source: U.S. Census American Community Survey 5-Year Estimates 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023

BIG WALNUT LOCAL SCHOOL DISTRICT BOUNDARY
% OF AGE GROUP ENROLLED IN SCHOOL ATTENDING PRIVATE SCHOOL

Age Group	2015	2016	2017	2018	2019	2020	2021	2022	2023	Trend
3-4	37.7%	49.6%	45.1%	33.8%	33.3%	14.4%	27.7%	36.8%	44.1%	
5-9	15.0%	16.0%	15.8%	15.4%	14.7%	13.1%	10.2%	9.8%	9.7%	
10-14	18.2%	18.0%	16.4%	14.6%	13.8%	16.8%	12.2%	12.0%	16.1%	
15-17	13.4%	15.8%	12.3%	15.9%	11.6%	18.2%	17.3%	19.3%	21.6%	
18-19	13.7%	16.5%	16.4%	11.4%	9.0%	10.8%	7.5%	4.4%	4.3%	

Source: U.S. Census American Community Survey 5-Year Estimates 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023

General Demographics

The following information represents block group estimates created from market research and U.S. Census data obtained from the Environmental Systems Research Institute [ESRI]. ESRI provides a yearly update to their demographic data in increments of five years. To make updates to their demographic data set, they use American Community Survey [ACS] data that takes a series of monthly sample surveys but only from areas with populations of 65,000 or more. One year of ACS data is a period estimate as a twelve-month average, rather than a single point in time.

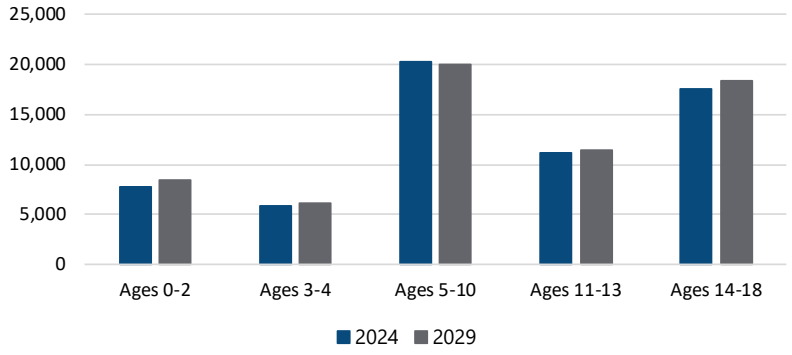
According to the ESRI estimates, the total population of Delaware County is estimated to increase over the next five years. As illustrated in the table below, the number of children, ages 5-18, is estimated to increase by 821 children, or approximately 2 percent.

DELAWARE COUNTY
POPULATION ESTIMATES

Age Group	2024	2029	Change	% Change
Ages 0-2	7,803	8,489	686	8.79%
Ages 3-4	5,898	6,089	191	3.24%
Ages 5-10	20,259	20,018	-241	-1.19%
Ages 11-13	11,149	11,400	251	2.25%
Ages 14-18	17,574	18,385	811	4.61%
Ages 5-18	**48,982**	**49,803**	**821**	**1.68%**
Total Population	**234,832**	**254,332**	**19,500**	**8.30%**

Source: ESRI BIS

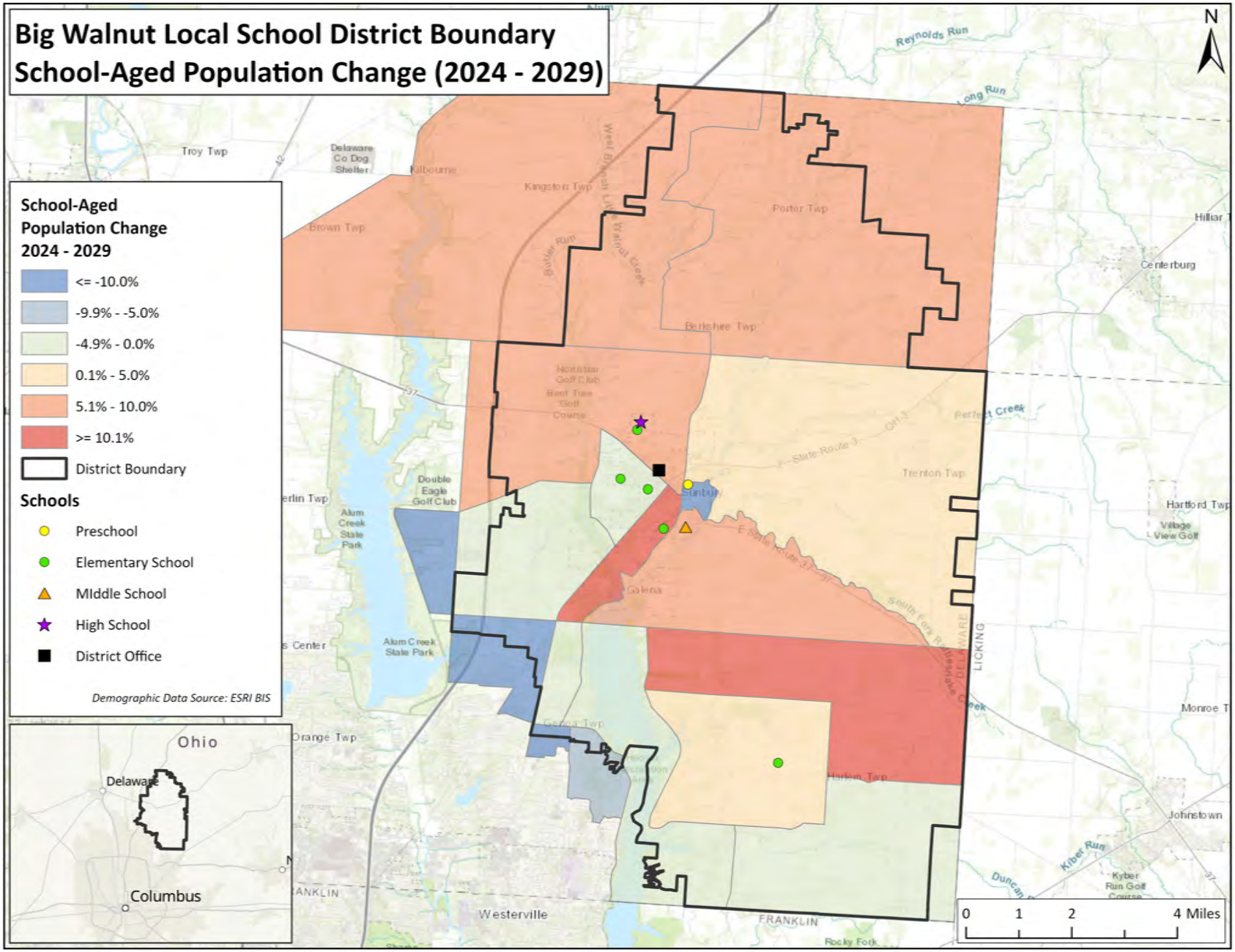
DELAWARE COUNTY
POPULATION ESTIMATES



Big Walnut Local School District Boundary
Estimated School-Aged Population Change 2024-2029

The map on the following page shows school-aged population change in the U.S. Census block groups within / around the Big Walnut Local School District boundary. Population changes are based on 2024 and 2029 estimates.

A block group is defined by the U.S. Census Bureau as, “a statistical district of a census tract, generally defined to contain between 600 and 3,000 people and 240 and 1,200 housing units, and the smallest geographic unit for which the Census Bureau tabulates sample data. ”


Big Walnut Local School District Boundary
School-Aged Population Change (2024 - 2029)
School-Aged
Population Change
2024 - 2029
<= -10.0%
-9.9% - -5.0%
-4.9% - 0.0%
0.1% - 5.0%
5.1% - 10.0%
>= 10.1%
District Boundary
Schools
Preschool
Elementary School
MIddle School
High School
District Office
Demographic Data Source: ESRI BIS
Ohio
Delaware
Columbus
N
0 1 2 4 Miles
Troy Twp
Kilbourne
Kingston Twp
Brown Twp
Porter Twp
Berkshire Twp
Centerburg
Trenton Twp
Galena
Orange Twp
Genoa Twp
Harlem Twp
Westerville
Johnstown
Monroe T
Hartford Twp
Alum Creek State Park
Double Eagle Golf Club
Rocky Fork
Reynolds Run
Long Run
Perfect Creek
LICKING
FRANKLIN

Housing Data

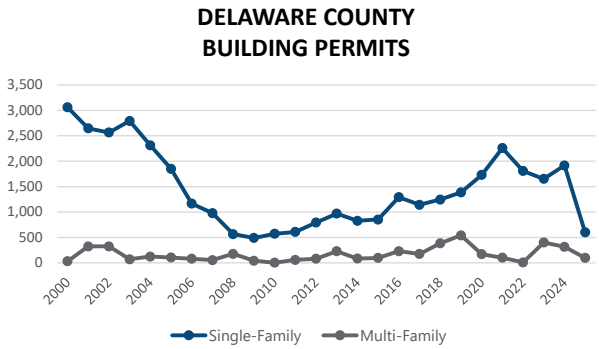
Housing development and building permits are tracked to determine their effect on student enrollment. The table and graph below illustrate the number of single - and multi-family building permits issued in Delaware County and Sunbury Village since 2000.

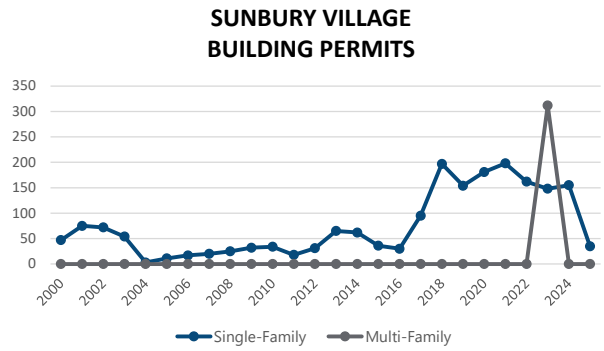
More detailed housing data can be found in the Student Potential Analysis report.

BUILDING PERMITS

	DELAWARE COUNTY		SUNBURY VILLAGE	
Year	Single-Family	Multi-Family	Single-Family	Multi-Family
2000	3,061	32	47	0
2001	2,647	324	75	0
2002	2,564	324	72	0
2003	2,793	71	54	0
2004	2,312	125	3	0
2005	1,851	106	11	0
2006	1,165	82	17	0
2007	979	55	20	0
2008	566	178	25	0
2009	491	42	32	0
2010	573	4	34	0
2011	610	58	18	0
2012	794	82	31	0
2013	969	228	65	0
2014	828	86	62	0
2015	852	98	36	0
2016	1,292	230	30	0
2017	1,144	175	95	0
2018	1,245	384	197	0
2019	1,386	541	154	0
2020	1,731	171	181	0
2021	2,258	101	198	0
2022	1,809	10	162	0
2023	1,653	401	148	312
2024	1,917	316	155	0
2025*	602	97	35	0

*Source: SOCDS Building Permits Database (*preliminary through April 2025)*





Resident Live Birth Data

Utilization of resident live birth data is recommended when projecting future kindergarten enrollments. This data provides a helpful overall trend. Large bubbles in birth counts, either up or down, can also be planned for or anticipated by the District.

In addition, the live birth counts are used in determining a birth-to-kindergarten and birth-to-first grade survival ratio. This ratio identifies the percentage of children born in a representative area who attend kindergarten and first grade in the District five and six years later. The survival ratios for birth-to-kindergarten, birth-to-first grade, as well as grades 1 -12 can be found on page 24 of this report.

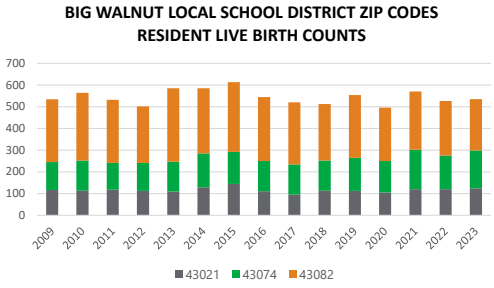
Data is arranged by the residence of the mother. For example, if a mother lives in Sunbury Village but delivers her baby in Columbus, the birth is counted in Sunbury Village. Live birth counts are different from live birth rates. The live birth count is simply the actual number of live births. A birth rate is the number of births per 1,000 women in a specified population group.

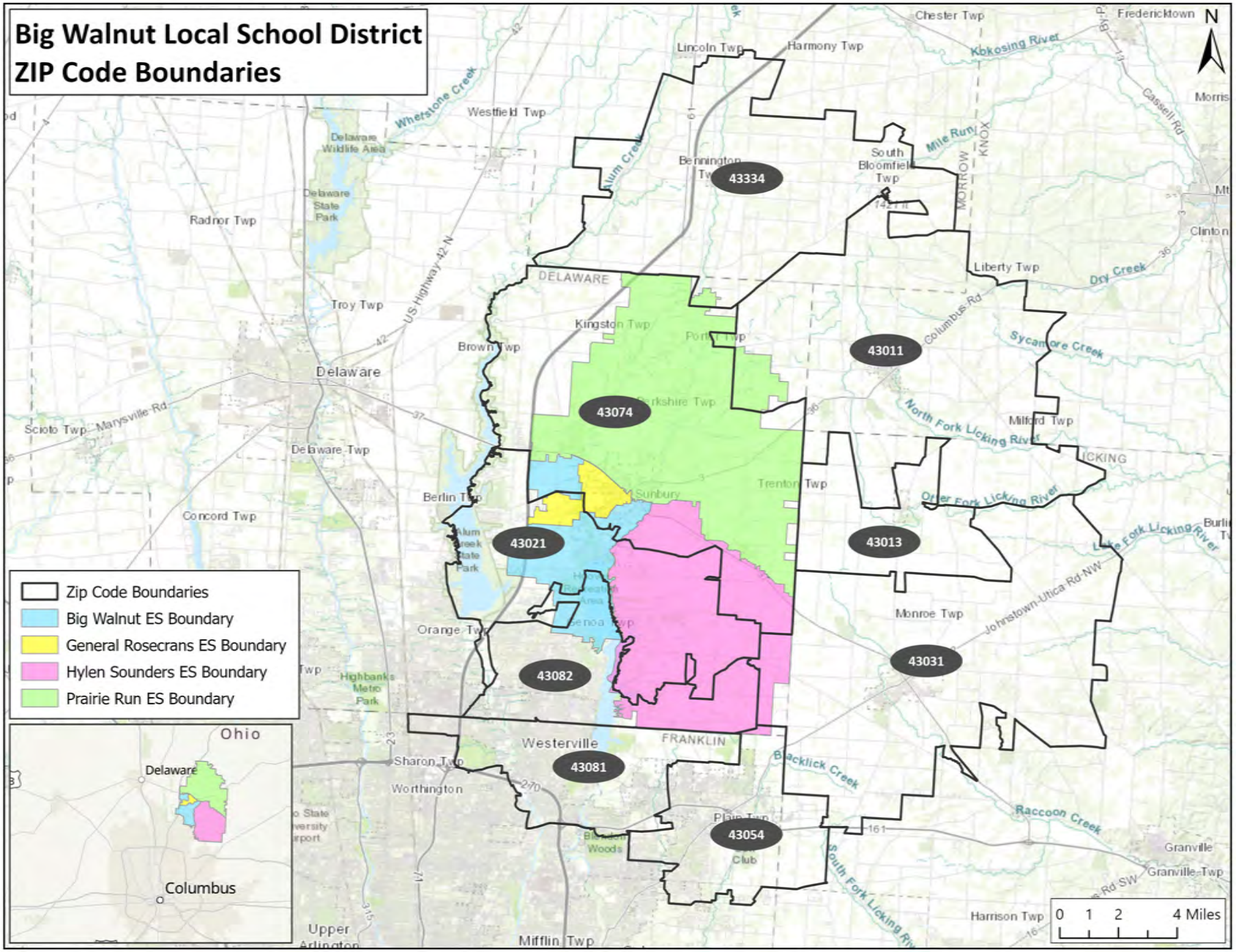
The table and graph include the resident live birth counts for ZIP codes 43011, 43013, 43021, 43031, 43054, 43074, 43081, 43082, and 43334. Upon analysis of the map on the following page, only live birth counts for ZIP codes 43021, 43074, and 43082 were used in the development of the enrollment projections.

BIG WALNUT LOCAL SCHOOL DISTRICT ZIP CODES
RESIDENT LIVE BIRTH COUNTS

Year	43011	43013	43021	43031	43054	43074	43081	43082	43334
2009	76	17	**116**	138	267	**129**	697	**289**	77
2010	89	13	**113**	113	311	**139**	711	**312**	69
2011	83	4	**118**	134	305	**123**	769	**291**	63
2012	90	12	**112**	117	286	**129**	733	**260**	67
2013	71	14	**109**	144	307	**138**	803	**338**	62
2014	68	19	**129**	148	311	**156**	803	**300**	73
2015	93	19	**144**	114	329	**148**	825	**321**	65
2016	83	18	**111**	153	297	**139**	834	**294**	81
2017	78	10	**95**	141	318	**139**	805	**286**	61
2018	92	17	**113**	150	301	**139**	823	**260**	58
2019	95	17	**112**	157	307	**153**	842	**289**	65
2020	78	12	**105**	130	276	**145**	793	**246**	54
2021	103	12	**120**	159	305	**182**	863	**268**	77
2022	93	16	**120**	146	275	**155**	852	**251**	74
2023	62	9	**124**	142	265	**174**	832	**237**	68

Source: Ohio Department of Health




Big Walnut Local School District
ZIP Code Boundaries
Zip Code Boundaries
Big Walnut ES Boundary
General Rosecrans ES Boundary
Hylen Sounders ES Boundary
Prairie Run ES Boundary
Ohio
Delaware
Columbus
43334
43011
43074
43021
43013
43082
43031
43081
43054
DELAWARE
FRANKLIN
KNOX
LICKING
Chester Twp
Harmony Twp
Lincoln Twp
Fredericktown
Kokosing River
Whetstone Creek
Westfield Twp
Delaware Wildlife Area
Delaware State Park
Radnor Twp
Troy Twp
US Highway 42 N
Bennington Twp
South Bloomfield Twp
Mile Run
Morris
Clinton
Liberty Twp
Dry Creek
Columbus Rd
Sycamore Creek
Kingston Twp
Brown Twp
Berkshire Twp
Milford Twp
North Fork Licking River
Scioto Twp
Marysville Rd
Delaware Twp
Concord Twp
Berlin Twp
Sunbury
Trenton Twp
Alum Creek State Park
Orange Twp
Monroe Twp
Johnstown-Utica Rd NW
Highbanks Metro Park
Westerville
Sharon Twp
Worthington
Blacklick Creek
Raccoon Creek
Plain Twp
Blacklick Woods Golf Club
Granville
Granville Twp
South Fork Licking River
Harrison Twp
Upper Arlington
Mifflin Twp
N
0 1 2 4 Miles

Survival Ratios

The chart below demonstrates the ten-year changes, by grade level, in enrollment as students move through the system. Percentages greater than 100 indicate that there are more students than there were in the previous grade the previous year. In other words, there was an increase in student population where new students were added to the system. Percentages less than 100 indicate that there was decline or students left the system. If the exact number of students in 1st grade during the 2015-16 school year were present in 2nd grade for the 2016 -17 school year, the survival ratio would be 100 percent.

Birth-to-Kindergarten and Birth-to-First Grade: This ratio indicates the number of children born in the area who attend kindergarten and first grade in the district five and six years later. What is important to note is the trend in survival ratios, not necessarily the actual number.

The COVID-19 pandemic introduced an unforeseen level of volatility, nationwide, as seen in the survival ratios for the 2019 -20 to 2020-21 and 2020-21 to 2021-22 school years. These ratios will need to be monitored closely over the next few years as new trends are established.

Survival Ratios - District-wide

from	to	Birth to K	K to 1	Birth to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
2015-16	2016-17	49.25%	111.02%	48.23%	104.41%	108.09%	102.29%	101.35%	102.40%	103.85%	102.70%	98.48%	100.43%	96.81%	91.27%
2016-17	2017-18	52.89%	104.58%	51.50%	103.31%	100.00%	98.98%	101.12%	98.67%	100.00%	102.02%	98.87%	101.93%	100.43%	100.82%
2017-18	2018-19	48.38%	107.92%	57.09%	106.57%	105.34%	101.76%	104.81%	104.06%	101.35%	104.30%	100.66%	101.52%	99.24%	96.55%
2018-19	2019-20	49.57%	109.19%	52.82%	106.29%	101.03%	99.32%	104.15%	103.61%	101.06%	101.66%	101.50%	98.03%	101.87%	95.80%
2019-20	2020-21	46.49%	108.97%	54.02%	98.06%	100.99%	99.32%	103.40%	102.66%	103.16%	101.40%	100.65%	102.95%	101.67%	97.79%
2020-21	2021-22	54.04%	106.32%	49.43%	102.22%	107.59%	103.58%	102.39%	100.33%	104.21%	103.07%	99.31%	101.95%	97.13%	96.71%
2021-22	2022-23	58.27%	107.14%	57.90%	100.66%	102.17%	100.00%	99.69%	100.33%	100.98%	102.48%	102.38%	98.95%	101.59%	94.83%
2022-23	2023-24	53.32%	102.97%	60.00%	101.90%	100.33%	101.52%	98.77%	99.37%	101.99%	101.30%	97.58%	98.55%	102.11%	94.36%
2023-24	2024-25	54.15%	102.93%	54.88%	105.45%	100.93%	103.27%	102.99%	106.83%	100.63%	101.63%	100.00%	101.55%	98.23%	94.48%
mean simple all years		**51.82%**	**106.78%**	**53.99%**	**103.21%**	**102.94%**	**101.12%**	**102.07%**	**102.03%**	**101.92%**	**102.28%**	**99.94%**	**100.65%**	**99.90%**	**95.85%**
std. dev. simple all years		**3.66%**	**2.84%**	**3.93%**	**2.81%**	**3.19%**	**1.76%**	**2.02%**	**2.61%**	**1.49%**	**0.97%**	**1.53%**	**1.75%**	**2.11%**	**2.64%**
mean simple 5 years		**53.26%**	**105.66%**	**55.25%**	**101.66%**	**102.40%**	**101.54%**	**101.45%**	**101.90%**	**102.20%**	**101.98%**	**99.98%**	**100.79%**	**100.15%**	**95.64%**
std. dev. simple 5 years		**4.25%**	**2.66%**	**4.04%**	**2.68%**	**2.98%**	**1.90%**	**2.08%**	**3.01%**	**1.49%**	**0.77%**	**1.76%**	**1.94%**	**2.29%**	**1.53%**
mean simple 3 years		**55.25%**	**104.35%**	**57.60%**	**102.67%**	**101.14%**	**101.59%**	**100.48%**	**102.18%**	**101.20%**	**101.80%**	**99.99%**	**99.68%**	**100.65%**	**94.56%**
std. dev. simple 3 years		**2.65%**	**2.42%**	**2.57%**	**2.48%**	**0.94%**	**1.64%**	**2.22%**	**4.06%**	**0.71%**	**0.61%**	**2.40%**	**1.63%**	**2.11%**	**0.25%**
mean simple 2 years		**53.74%**	**102.95%**	**57.44%**	**103.68%**	**100.63%**	**102.39%**	**100.88%**	**103.10%**	**101.31%**	**101.46%**	**98.79%**	**100.05%**	**100.17%**	**94.42%**
std. dev. simple 2 years		**0.59%**	**0.03%**	**3.62%**	**2.51%**	**0.43%**	**1.24%**	**2.98%**	**5.28%**	**0.96%**	**0.23%**	**1.71%**	**2.13%**	**2.75%**	**0.09%**
mean weighted all years		**53.50%**	**105.03%**	**55.63%**	**103.07%**	**101.94%**	**101.76%**	**101.56%**	**102.67%**	**101.63%**	**101.94%**	**99.85%**	**100.44%**	**99.99%**	**95.22%**
std. dev. weighted all years		**3.21%**	**2.61%**	**3.55%**	**2.57%**	**2.48%**	**1.67%**	**2.11%**	**3.34%**	**1.27%**	**0.77%**	**1.65%**	**1.71%**	**2.07%**	**1.55%**
mean weighted 5 years		**54.22%**	**103.81%**	**56.22%**	**103.58%**	**101.31%**	**102.34%**	**101.49%**	**103.66%**	**101.30%**	**101.72%**	**99.65%**	**100.53%**	**99.66%**	**94.71%**
std. dev. weighted 5 years		**2.18%**	**1.94%**	**3.11%**	**2.39%**	**1.83%**	**1.43%**	**2.13%**	**3.89%**	**1.09%**	**0.53%**	**1.62%**	**1.64%**	**2.11%**	**0.83%**
mean weighted 3 years		**54.17%**	**103.10%**	**55.90%**	**104.64%**	**100.88%**	**102.83%**	**102.12%**	**105.27%**	**100.89%**	**101.60%**	**99.67%**	**100.92%**	**99.04%**	**94.47%**
std. dev. weighted 3 years		**1.09%**	**1.00%**	**2.43%**	**1.92%**	**0.43%**	**1.07%**	**2.04%**	**3.67%**	**0.63%**	**0.27%**	**1.31%**	**1.48%**	**1.91%**	**0.11%**
mean weighted 2 years		**54.11%**	**102.93%**	**55.13%**	**105.28%**	**100.91%**	**103.18%**	**102.78%**	**106.48%**	**100.70%**	**101.61%**	**99.88%**	**101.41%**	**98.41%**	**94.48%**
std. dev. weighted 2 years		**0.25%**	**0.01%**	**1.54%**	**1.07%**	**0.18%**	**0.53%**	**1.27%**	**2.25%**	**0.41%**	**0.10%**	**0.73%**	**0.91%**	**1.17%**	**0.04%**

Big Walnut Local School District
Historical Enrollment

As indicated in the table below, over the past ten years, student enrollment in the Big Walnut Local Schools has increased by 846 students.

Historical Enrollment - District-wide

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
PS	74	105	145	150	147	121	163	147	160	149
K	245	262	265	283	290	285	294	303	273	300
1	272	272	274	286	309	316	303	315	312	281
2	272	284	281	292	304	303	323	305	321	329
3	262	294	284	296	295	307	326	330	306	324
4	297	268	291	289	294	293	318	326	335	316
5	250	301	271	305	301	304	300	317	322	345
6	286	256	297	282	316	309	305	301	315	344
7	259	297	256	301	285	326	322	308	307	317
8	263	266	303	267	306	289	336	330	312	312
9	230	259	263	305	271	308	287	344	322	312
10	251	231	264	267	299	279	314	284	339	327
11	252	243	232	262	272	304	271	319	290	333
12	208	230	245	224	251	266	294	257	301	274
14	4	1	1	0	2	0	2	2	1	8
K - 12 Total	**3,347**	**3,463**	**3,526**	**3,659**	**3,793**	**3,889**	**3,993**	**4,039**	**4,055**	**4,114**
Grand Total	**3,425**	**3,569**	**3,672**	**3,809**	**3,942**	**4,010**	**4,158**	**4,188**	**4,216**	**4,271**

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

Historical Enrollment - District-wide

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
PS	74	105	145	150	147	121	163	147	160	149
K - 5	1,598	1,681	1,666	1,751	1,793	1,808	1,864	1,896	1,869	1,895
6 - 8	808	819	856	850	907	924	963	939	934	973
9 - 12	941	963	1,004	1,058	1,093	1,157	1,166	1,204	1,252	1,246
14	4	1	1	0	2	0	2	2	1	8
K - 12 Total	**3,347**	**3,463**	**3,526**	**3,659**	**3,793**	**3,889**	**3,993**	**4,039**	**4,055**	**4,114**
Grand Total	**3,425**	**3,569**	**3,672**	**3,809**	**3,942**	**4,010**	**4,158**	**4,188**	**4,216**	**4,271**

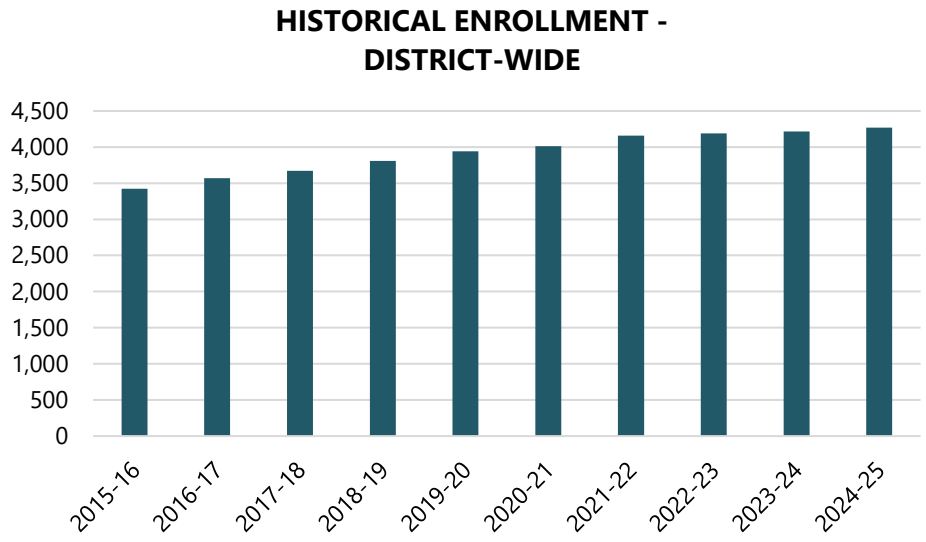
Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Historical Enrollment - by School

School	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Trend
Big Walnut Early Learning Center	0	0	0	0	0	121	163	147	160	149	
Big Walnut Elementary School	337	367	402	407	434	340	368	393	383	295	
General Rosecran Elementary School	443	452	470	524	530	354	333	346	356	303	
Harrison Street Elementary School	306	305	302	299	284	0	0	0	0	0	
Hylen Souders Elementary School	336	361	366	366	391	360	370	372	369	285	
Prairie Run Elementary School	0	0	0	0	0	450	493	469	439	352	
Big Walnut Intermediate School	536	557	568	587	617	613	605	617	634	659	
Big Walnut Middle School	522	563	559	568	591	615	658	638	622	974	
Big Walnut High School	945	964	1,005	1,058	1,095	1,157	1,168	1,206	1,253	1,254	
Grand Total	**3,425**	**3,569**	**3,672**	**3,809**	**3,942**	**4,010**	**4,158**	**4,188**	**4,216**	**4,271**	

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)



Other Enrollment

The tables and graphs below and on the following two pages show enrollment in and enrollment out, Follow a Parent in and Follow a Parent Out, home school enrollment, Community School enrollment, and Electronic Building enrollment, according to data provided by the Big Walnut Local School District.

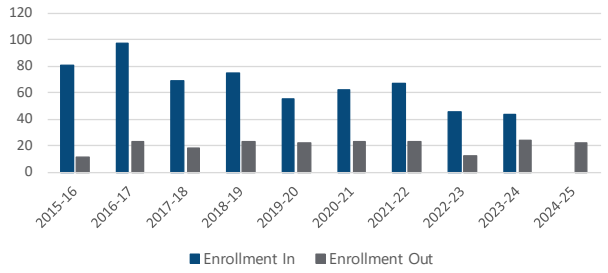
Enrollment In/Out

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Enrollment In	81	97	69	75	55	62	67	46	44	*
Enrollment Out	12	23	18	23	22	23	23	13	24	22
+/- Students	69	74	51	52	33	39	44	33	20	-

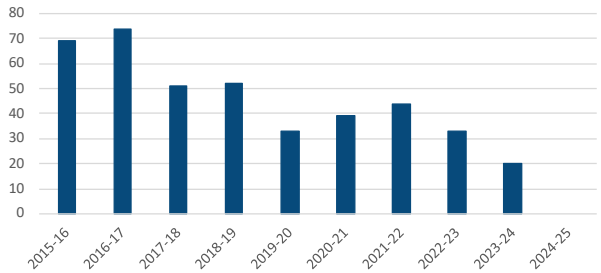
Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

**Open Enrollment In was replaced by Follow a Parent*

BIG WALNUT LOCAL SCHOOL DISTRICT ENROLLMENT IN/OUT



BIG WALNUT LOCAL SCHOOL DISTRICT +/- STUDENTS

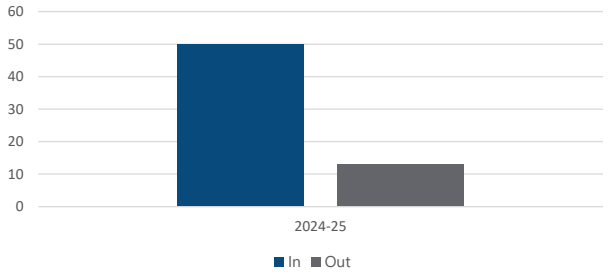


Follow a Parent In/Out

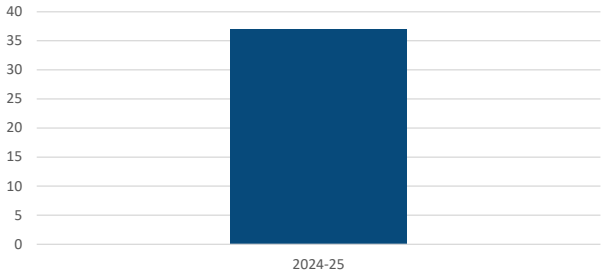
	2024-25
In	50
Out	13
+/- Students	37

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

BIG WALNUT LOCAL SCHOOL DISTRICT FOLLOW A PARENT IN/OUT



BIG WALNUT LOCAL SCHOOL DISTRICT +/- STUDENTS

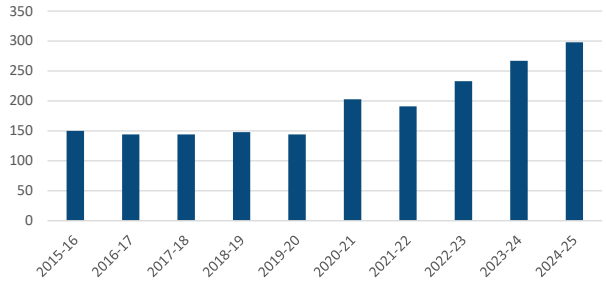


Home Schooled Enrollment

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Home Schooled	150	144	144	148	144	203	191	233	267	298

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

BIG WALNUT LOCAL SCHOOL DISTRICT
HOME SCHOOLED ENROLLMENT

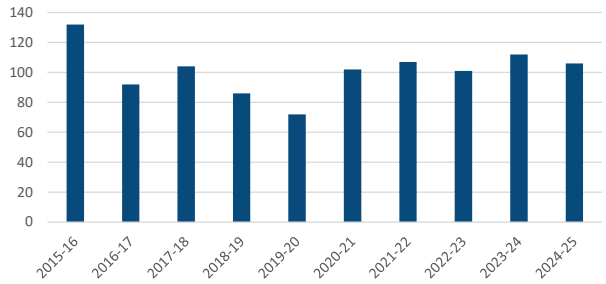


Community School Enrollment

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	2	6	5	1	1	12	6	0	1	3
1	3	3	6	1	1	3	5	6	0	0
2	2	3	3	4	1	5	3	4	3	0
3	6	3	4	4	6	8	4	2	4	1
4	1	3	3	5	2	8	5	1	4	3
5	7	0	5	1	2	10	4	3	2	2
6	3	3	6	7	1	9	7	8	10	6
7	7	4	3	5	4	3	4	8	11	12
8	13	7	4	8	10	7	3	8	10	11
9	22	13	20	11	10	11	14	7	10	23
10	17	10	16	16	12	11	17	16	10	14
11	31	10	12	11	10	9	18	19	10	14
12	18	27	17	12	12	5	15	18	34	17
14	0	0	0	0	0	1	2	1	3	0
Grand Total	**132**	**92**	**104**	**86**	**72**	**102**	**107**	**101**	**112**	**106**

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

BIG WALNUT LOCAL SCHOOL DISTRICT
COMMUNITY SCHOOL ENROLLMENT

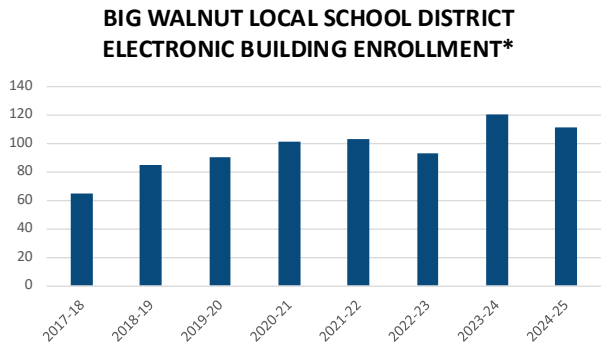


Electronic Building Enrollment*

Grade	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
PS	12	18	18	17	13	15	10	9
K	6	2	4	5	6	3	8	2
1	4	7	3	6	8	3	5	6
2	0	6	7	5	5	8	8	9
3	1	0	5	10	5	6	14	8
4	3	3	1	7	11	6	8	12
5	5	3	2	3	10	10	10	7
6	6	8	3	2	4	9	11	9
7	5	7	9	4	3	5	12	13
8	5	7	6	7	3	4	5	8
9	5	4	8	7	6	3	6	6
10	5	8	7	8	9	6	4	5
11	2	7	8	8	5	8	9	5
12	5	4	9	11	15	6	9	12
14	1	1	0	1	0	1	1	0
Total	**65**	**85**	**90**	**101**	**103**	**93**	**120**	**111**

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

**Students for whom the District is responsible (Autism/JP Scholarship, Sent NP, OE Going, Court Placed Going, Etc.)*



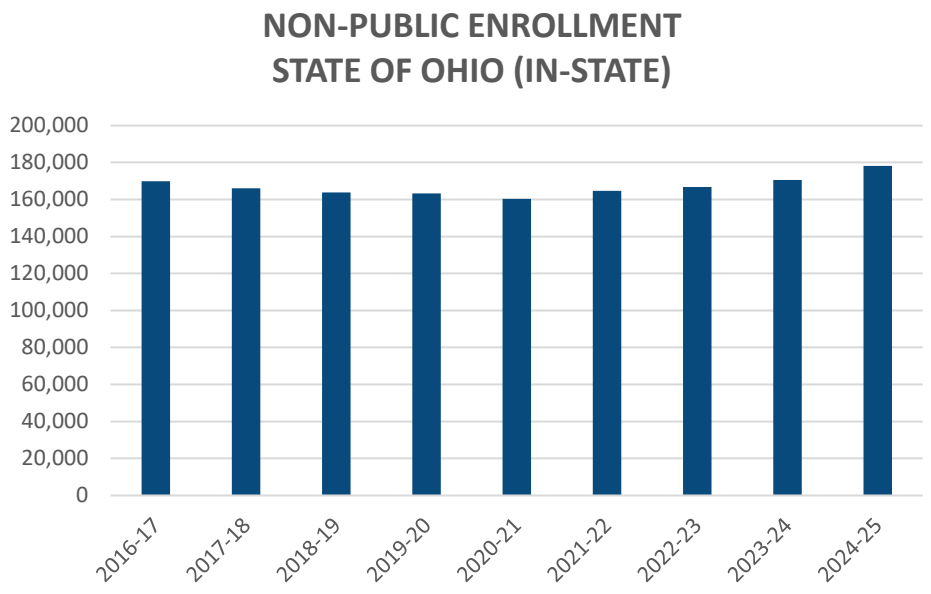
Non-Public Enrollment

The table and graph below show non-public students in the state of Ohio, according to data collected from the Ohio Department of Education & Workforce. Since the 2020-21 school year, non-public enrollment has steadily increased, annually.

Non-Public - State of Ohio

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Trend
K	14,964	14,786	14,576	14,681	14,322	15,174	15,324	15,543	16,700	
1	13,501	13,214	13,080	13,031	13,055	13,647	14,128	14,291	15,181	
2	13,852	13,104	12,931	13,025	12,621	13,389	13,708	14,355	14,744	
3	13,830	13,610	12,972	12,967	12,610	13,029	13,395	13,873	14,935	
4	13,345	13,403	13,352	12,763	12,461	13,035	13,069	13,645	14,349	
5	13,105	13,020	13,220	13,199	12,318	12,746	13,042	13,245	14,098	
6	13,019	12,714	12,738	13,078	12,673	12,513	12,804	13,264	13,654	
7	12,999	12,488	12,334	12,341	12,434	12,630	12,407	12,731	13,337	
8	12,775	12,584	12,157	12,159	11,936	12,427	12,460	12,242	12,757	
9	12,771	12,692	12,551	12,305	12,351	12,480	12,933	13,185	13,395	
10	12,636	12,241	12,239	12,140	11,914	12,061	12,234	12,624	12,876	
11	12,372	11,901	11,645	11,732	11,587	11,551	11,475	11,703	12,211	
12	12,257	11,801	11,551	11,353	11,382	11,331	11,132	11,129	11,456	
K-12 Total	**171,426**	**167,558**	**165,346**	**164,774**	**161,664**	**166,013**	**168,111**	**171,830**	**179,693**	
Out of State	1,537	1,533	1,462	1,415	1,253	1,375	1,403	1,326	1,478	
In-State Total	**169,889**	**166,025**	**163,884**	**163,359**	**160,411**	**164,638**	**166,708**	**170,504**	**178,215**	

Source: Ohio Department of Education & Workforce; https://education.ohio.gov/Topics/Data/Frequently-Requested-Data/Enrollment-Data



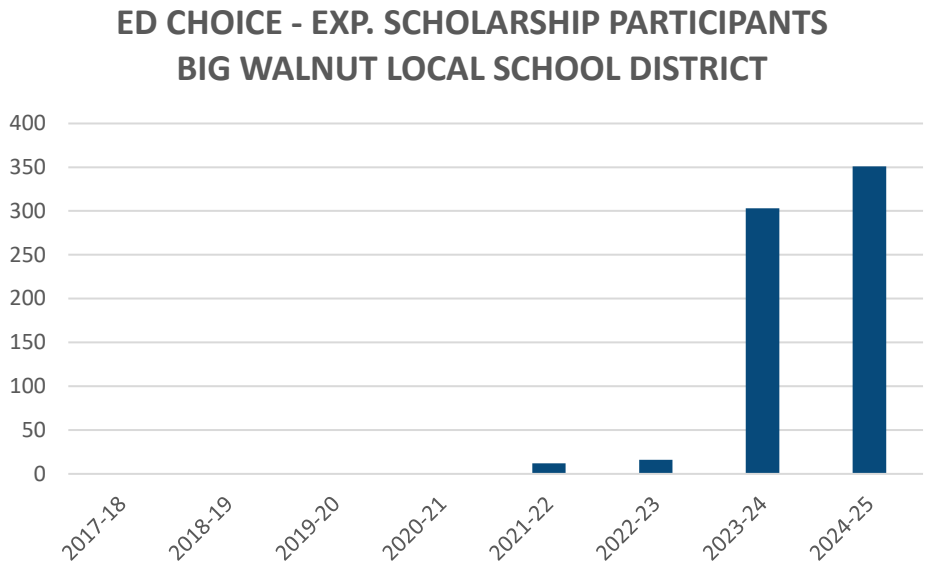
Educational Choice Expansion Scholarship

The Educational Choice Expansion Scholarship (EdChoice) Program provides students the opportunity to attend participating private schools. It is an income-based program that provides scholarships to students in grades K - 12 based on household income level.

EdChoice-Exp - Scholarship Participants - Big Walnut Local School District

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Trend
K	-	-	-	<10	<10	<10	24	34	
1	-	-	<10	<10	<10	<10	30	29	
2	-	-	-	<10	<10	<10	32	29	
3	-	-	-	-	<10	<10	26	33	
4	<10	-	-	-	<10	<10	20	29	
5		<10	-	-	<10	<10	15	17	
6			<10	-	<10	<10	26	22	
7				<10	<10	<10	29	32	
8				-	<10	<10	16	30	
9				-	<10	<10	26	24	
10				-	<10	<10	22	30	
11				<10	<10	<10	19	23	
12					<10	<10	18	19	
K-12 Total	<10	<10	<10	<10	12	16	303	351	

Source: Ohio Department of Education & Workforce; https://reports.education.ohio.gov/overview



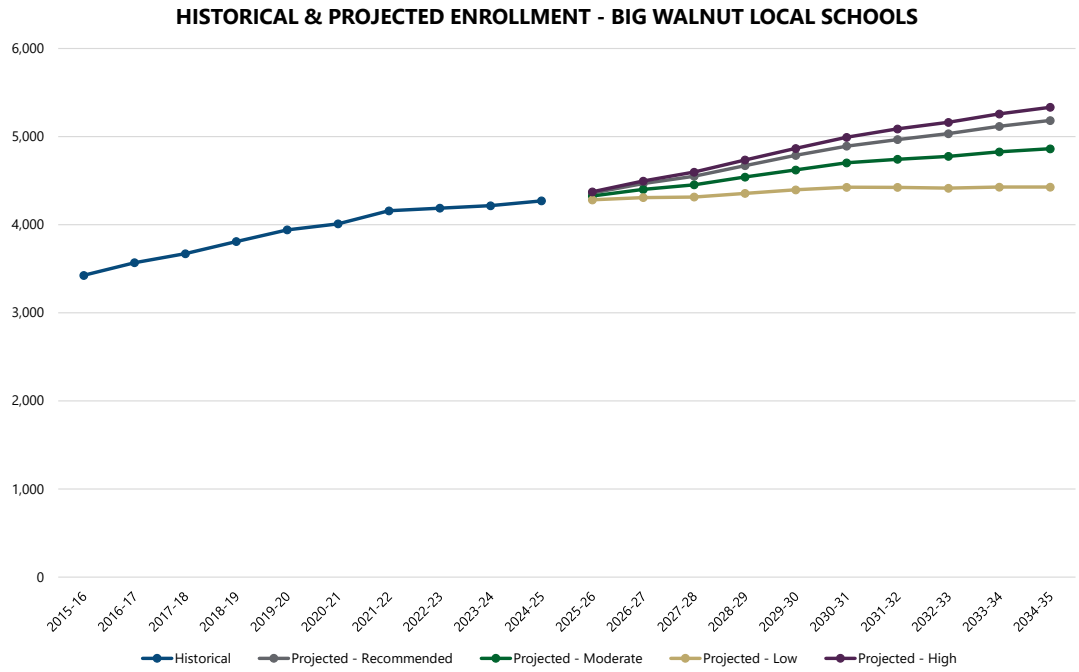
Projected Enrollment

Woolpert developed low, moderate, high, and recommended enrollment projections for the Big Walnut Local School District. The moderate enrollment projections are based on a selected average or weighted average of survival ratios (in this case, a 3-year weighted average, by school). The low and high enrollment projections are developed using statistical distributional theory, providing the District with a more conservative (low) and more liberal (high) enrollment projection. The recommended enrollment projection is based on a detailed analysis of historical enrollment and resulting survival ratios over the past 10 years, by school. Significant shifts in survival ratio patterns are realized and accounted for in determining projection ratios independently for each grade level. The recommended illustrates the most likely direction of the District based on more recent trends.

The range of enrollment projections from low (conservative) to high (liberal) are offered due to the limitations of the cohort survival method in factoring changes to policies, program offerings, and future changes in housing and migration patterns. For example, the low enrollment projection might be used if housing declines significantly more than anticipated; the high enrollment projection might be used if housing growth increases at a more rapid rate than seen in recent years.

It should be noted that the actual live birth counts are available through 2023 and project kindergarten enrollment through 2028-29. To project kindergarten through 2034-35, a simple average of the last 3 years of live birth counts was used.

Projected PS enrollment does not follow the cohort survival method but is based on the current 2024-25 enrollment of 149 PS students.



Big Walnut Local School District
Projected Enrollment-Recommended

Based on the Recommended projected enrollment, student enrollment in the Big Walnut Local Schools is projected to increase from 4,271 in the 2024-25 school year to 5,183 students in the 2034-35 school year.

Projected Enrollment - Recommended - District-wide

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
K	295	356	319	345	339	339	339	339	339	339
1	315	310	374	334	361	357	357	357	357	357
2	292	328	322	390	350	377	371	371	371	371
3	339	300	338	332	402	359	389	384	384	384
4	334	348	309	348	342	414	370	400	394	394
5	326	344	359	319	359	352	426	381	412	406
6	357	337	356	372	330	372	365	442	395	427
7	350	363	343	362	378	335	378	371	449	401
8	323	356	370	350	369	385	342	385	378	457
9	313	324	357	371	350	370	386	343	386	379
10	316	317	329	362	377	355	375	392	348	392
11	327	317	318	329	363	377	356	376	392	348
12	315	310	300	300	311	343	356	336	355	371
14	8	8	8	8	8	8	8	8	8	8
K - 12 Total	**4,202**	**4,310**	**4,394**	**4,514**	**4,631**	**4,735**	**4,810**	**4,877**	**4,960**	**5,026**
Grand Total	**4,359**	**4,467**	**4,551**	**4,671**	**4,788**	**4,892**	**4,967**	**5,034**	**5,117**	**5,183**

Source: Woolpert

Projected Enrollment - Recommended - District-wide

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
K - 5	1,901	1,986	2,021	2,068	2,153	2,198	2,252	2,232	2,257	2,251
6 - 8	1,030	1,056	1,069	1,084	1,077	1,092	1,085	1,198	1,222	1,285
9 - 12	1,271	1,268	1,304	1,362	1,401	1,445	1,473	1,447	1,481	1,490
14	8	8	8	8	8	8	8	8	8	8
K - 12 Total	**4,202**	**4,310**	**4,394**	**4,514**	**4,631**	**4,735**	**4,810**	**4,877**	**4,960**	**5,026**
Grand Total	**4,359**	**4,467**	**4,551**	**4,671**	**4,788**	**4,892**	**4,967**	**5,034**	**5,117**	**5,183**

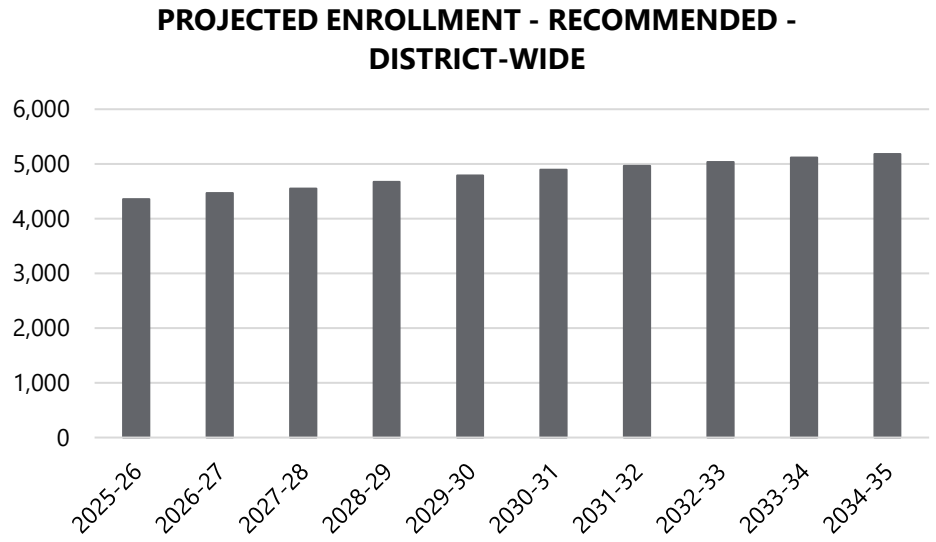
Source: Woolpert

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Projected Enrollment - Recommended - by School

School	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	Trend
Big Walnut Early Learning Center	149	149	149	149	149	149	149	149	149	149	
Big Walnut Elementary School	278	274	278	296	307	303	308	306	306	306	
General Rosecran Elementary School	313	331	350	361	375	371	377	375	375	375	
Hylen Souders Elementary School	301	302	303	309	316	312	315	316	316	316	
Prairie Run Elementary School	349	387	422	435	454	446	456	454	454	454	
Big Walnut Intermediate School	660	692	668	667	701	766	796	781	806	800	
Big Walnut Middle School	1,030	1,056	1,069	1,084	1,077	1,092	1,085	1,198	1,222	1,285	
Big Walnut High School	1,279	1,276	1,312	1,370	1,409	1,453	1,481	1,455	1,489	1,498	
Grand Total	**4,359**	**4,467**	**4,551**	**4,671**	**4,788**	**4,892**	**4,967**	**5,034**	**5,117**	**5,183**	

Source: Woolpert



Big Walnut Local School District
Projected Enrollment-Moderate

Based on the Moderate projected enrollment, student enrollment in the Big Walnut Local Schools is projected to increase from 4,271 in the 2024-25 school year to 4,862 students in the 2034-35 school year.

Projected Enrollment - Moderate - District-wide

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
K	279	339	303	327	322	322	322	322	322	322
1	310	289	350	313	337	335	335	335	335	335
2	295	326	304	369	330	357	351	351	351	351
3	332	297	330	307	373	334	359	355	355	355
4	333	341	306	339	316	383	342	370	365	365
5	323	340	349	312	346	323	391	350	378	373
6	363	340	358	367	329	365	340	411	368	398
7	347	366	343	361	370	332	368	343	415	371
8	322	353	372	348	367	376	337	374	349	422
9	311	321	351	371	347	366	375	336	372	347
10	315	314	324	355	374	350	369	378	339	376
11	324	312	311	321	351	371	347	366	375	336
12	315	306	295	294	303	332	350	328	346	354
14	8	8	8	8	8	8	8	8	8	8
K - 12 Total	**4,169**	**4,244**	**4,296**	**4,384**	**4,465**	**4,546**	**4,586**	**4,619**	**4,670**	**4,705**
Grand Total	**4,326**	**4,401**	**4,453**	**4,541**	**4,622**	**4,703**	**4,743**	**4,776**	**4,827**	**4,862**

Source: Woolpert

Projected Enrollment - Moderate - District-wide

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
K - 5	1,872	1,932	1,942	1,967	2,024	2,054	2,100	2,083	2,106	2,101
6 - 8	1,032	1,059	1,073	1,076	1,066	1,073	1,045	1,128	1,132	1,191
9 - 12	1,265	1,253	1,281	1,341	1,375	1,419	1,441	1,408	1,432	1,413
14	8	8	8	8	8	8	8	8	8	8
K - 12 Total	**4,169**	**4,244**	**4,296**	**4,384**	**4,465**	**4,546**	**4,586**	**4,619**	**4,670**	**4,705**
Grand Total	**4,326**	**4,401**	**4,453**	**4,541**	**4,622**	**4,703**	**4,743**	**4,776**	**4,827**	**4,862**

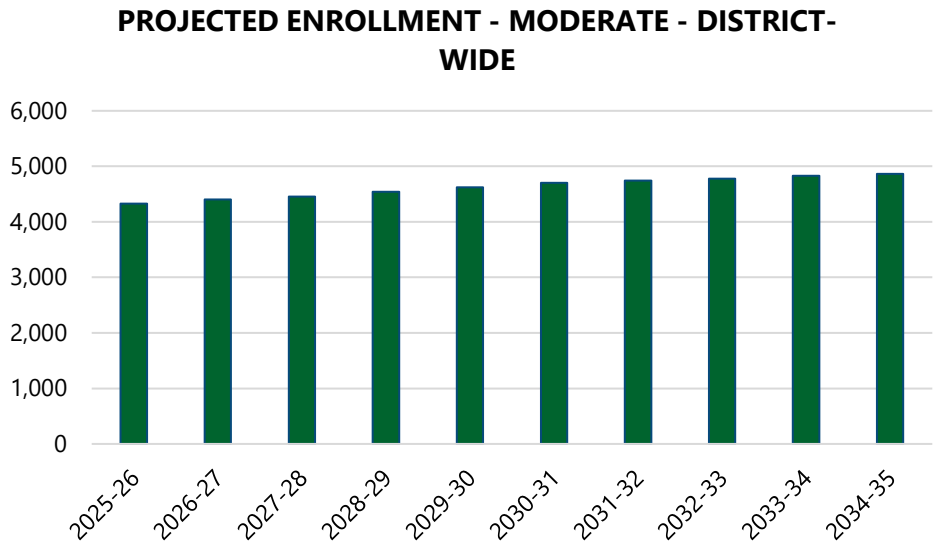
Source: Woolpert

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Projected Enrollment - Moderate - by School

School	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	Trend
Big Walnut Early Learning Center	149	149	149	149	149	149	149	149	149	149	
Big Walnut Elementary School	273	263	262	274	283	282	285	284	284	284	
General Rosecran Elementary School	308	328	344	353	366	364	369	367	367	367	
Hylen Souders Elementary School	293	288	281	282	288	285	287	288	288	288	
Prairie Run Elementary School	342	372	400	407	425	417	426	424	424	424	
Big Walnut Intermediate School	656	681	655	651	662	706	733	720	743	738	
Big Walnut Middle School	1,032	1,059	1,073	1,076	1,066	1,073	1,045	1,128	1,132	1,191	
Big Walnut High School	1,273	1,261	1,289	1,349	1,383	1,427	1,449	1,416	1,440	1,421	
Grand Total	**4,326**	**4,401**	**4,453**	**4,541**	**4,622**	**4,703**	**4,743**	**4,776**	**4,827**	**4,862**	

Source: Woolpert



Big Walnut Local School District
Projected Enrollment-Low

Based on the Low projected enrollment, student enrollment in the Big Walnut Local Schools is projected to increase from 4,271 in the 2024-25 school year to 4,428 students in the 2034-35 school year.

Projected Enrollment - Low- District-wide

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
K	268	324	290	313	310	310	310	310	310	310
1	305	271	329	294	318	313	313	313	313	313
2	293	316	284	342	306	332	327	327	327	327
3	326	289	314	280	339	303	327	323	323	323
4	332	334	295	321	287	347	310	335	331	331
5	320	336	338	299	325	290	351	314	339	335
6	357	331	348	350	310	337	301	364	325	351
7	346	360	333	350	352	312	339	302	366	327
8	322	351	365	338	355	357	316	344	307	371
9	309	319	348	362	335	352	354	313	341	304
10	313	310	320	349	363	336	353	355	314	342
11	321	307	304	314	343	356	330	346	348	308
12	314	303	290	287	296	323	336	312	327	329
14	8	8	8	8	8	8	8	8	8	8
K - 12 Total	**4,126**	**4,151**	**4,158**	**4,199**	**4,239**	**4,268**	**4,267**	**4,258**	**4,271**	**4,271**
Grand Total	**4,283**	**4,308**	**4,315**	**4,356**	**4,396**	**4,425**	**4,424**	**4,415**	**4,428**	**4,428**

Source: Woolpert

Projected Enrollment - Low- District-wide

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
K - 5	1,844	1,870	1,850	1,849	1,885	1,895	1,938	1,922	1,943	1,939
6 - 8	1,025	1,042	1,046	1,038	1,017	1,006	956	1,010	998	1,049
9 - 12	1,257	1,239	1,262	1,312	1,337	1,367	1,373	1,326	1,330	1,283
14	8	8	8	8	8	8	8	8	8	8
K - 12 Total	**4,126**	**4,151**	**4,158**	**4,199**	**4,239**	**4,268**	**4,267**	**4,258**	**4,271**	**4,271**
Grand Total	**4,283**	**4,308**	**4,315**	**4,356**	**4,396**	**4,425**	**4,424**	**4,415**	**4,428**	**4,428**

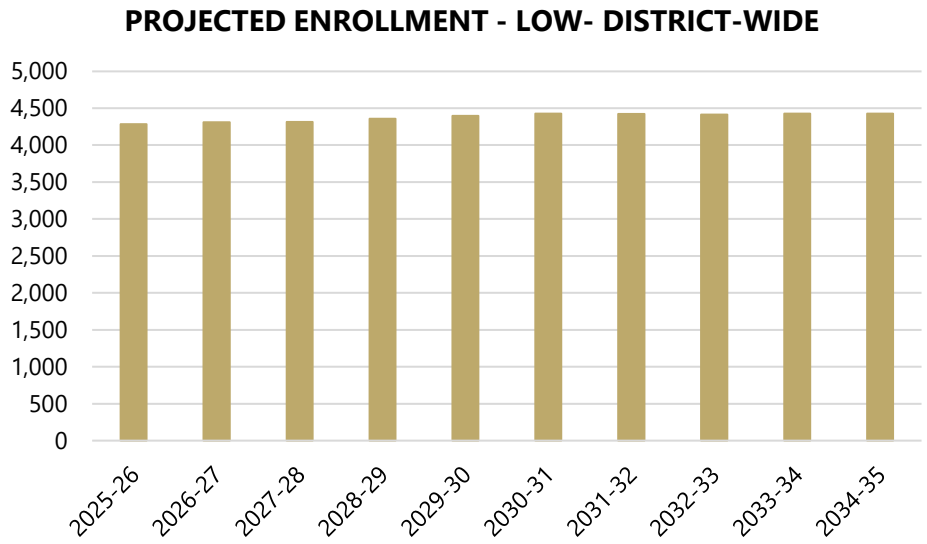
Source: Woolpert

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Projected Enrollment - Low - by School

School	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	Trend
Big Walnut Early Learning Center	149	149	149	149	149	149	149	149	149	149	
Big Walnut Elementary School	267	248	243	249	258	256	259	258	258	258	
General Rosecran Elementary School	302	316	327	332	345	343	348	346	346	346	
Hylen Souders Elementary School	290	279	270	267	274	270	272	273	273	273	
Prairie Run Elementary School	333	357	377	381	396	389	398	396	396	396	
Big Walnut Intermediate School	652	670	633	620	612	637	661	649	670	666	
Big Walnut Middle School	1,025	1,042	1,046	1,038	1,017	1,006	956	1,010	998	1,049	
Big Walnut High School	1,265	1,247	1,270	1,320	1,345	1,375	1,381	1,334	1,338	1,291	
Grand Total	**4,283**	**4,308**	**4,315**	**4,356**	**4,396**	**4,425**	**4,424**	**4,415**	**4,428**	**4,428**	

Source: Woolpert



Big Walnut Local School District
Projected Enrollment-High

Based on the High projected enrollment, student enrollment in the Big Walnut Local Schools is projected to increase from 4,271 in the 2024-25 school year to 5,333 students in the 2034-35 school year.

Projected Enrollment - High - District-wide

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
K	292	353	316	342	337	337	337	337	337	337
1	316	308	373	332	360	356	356	356	356	356
2	298	336	327	397	354	383	377	377	377	377
3	339	306	347	337	408	365	394	388	388	388
4	335	349	317	358	348	421	377	408	402	402
5	326	345	360	326	369	359	434	388	420	414
6	369	348	369	385	349	394	384	464	415	449
7	348	373	352	373	389	353	399	388	470	420
8	322	354	380	358	380	396	359	406	395	478
9	313	323	355	381	359	381	397	360	407	396
10	317	318	328	361	387	365	387	403	366	413
11	327	317	317	328	360	386	365	386	403	365
12	315	309	299	300	310	340	365	345	365	381
14	8	8	8	8	8	8	8	8	8	8
K - 12 Total	**4,217**	**4,339**	**4,440**	**4,578**	**4,710**	**4,836**	**4,931**	**5,006**	**5,101**	**5,176**
Grand Total	**4,374**	**4,496**	**4,597**	**4,735**	**4,867**	**4,993**	**5,088**	**5,163**	**5,258**	**5,333**

Source: Woolpert

Projected Enrollment - High - District-wide

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
K - 5	1,906	1,997	2,040	2,092	2,176	2,221	2,275	2,254	2,280	2,274
6 - 8	1,039	1,075	1,101	1,116	1,118	1,143	1,142	1,258	1,280	1,347
9 - 12	1,272	1,267	1,299	1,370	1,416	1,472	1,514	1,494	1,541	1,555
14	8	8	8	8	8	8	8	8	8	8
K - 12 Total	**4,217**	**4,339**	**4,440**	**4,578**	**4,710**	**4,836**	**4,931**	**5,006**	**5,101**	**5,176**
Grand Total	**4,374**	**4,496**	**4,597**	**4,735**	**4,867**	**4,993**	**5,088**	**5,163**	**5,258**	**5,333**

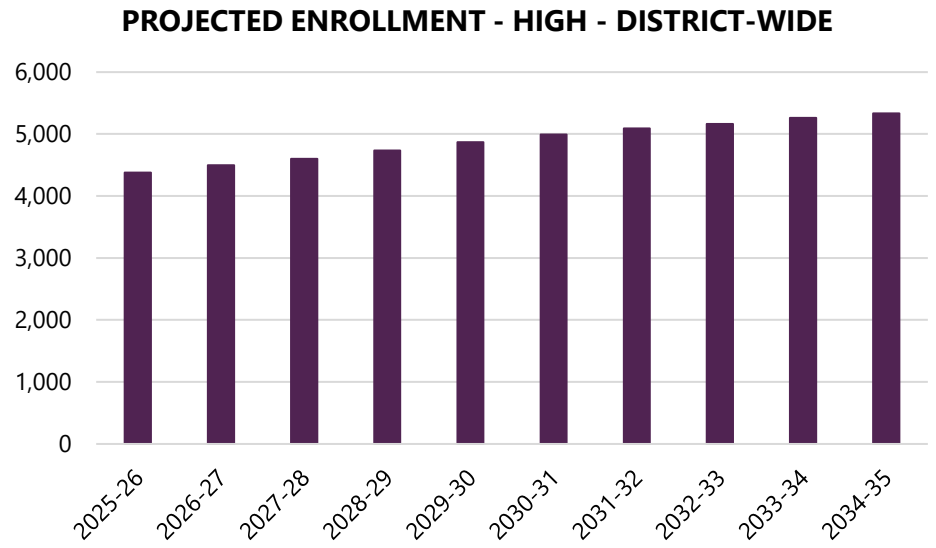
Source: Woolpert

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Projected Enrollment - High - by School

School	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	Trend
Big Walnut Early Learning Center	149	149	149	149	149	149	149	149	149	149	
Big Walnut Elementary School	280	277	283	299	311	309	313	311	311	311	
General Rosecran Elementary School	316	341	363	376	389	386	392	390	390	390	
Hylen Souders Elementary School	299	297	294	296	304	300	302	303	303	303	
Prairie Run Elementary School	350	388	423	437	455	446	457	454	454	454	
Big Walnut Intermediate School	661	694	677	684	717	780	811	796	822	816	
Big Walnut Middle School	1,039	1,075	1,101	1,116	1,118	1,143	1,142	1,258	1,280	1,347	
Big Walnut High School	1,280	1,275	1,307	1,378	1,424	1,480	1,522	1,502	1,549	1,563	
Grand Total	**4,374**	**4,496**	**4,597**	**4,735**	**4,867**	**4,993**	**5,088**	**5,163**	**5,258**	**5,333**	

Source: Woolpert



Enrollment by School of Attendance

The following pages illustrate historical and projected enrollment by school of attendance.

Big Walnut Early Learning Center.....41
Big Walnut Elementary School.....42
General Rosecran Elementary School.....43
Harrison Street Elementary School.....44
Hylen Souders Elementary School.....45
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Big Walnut Intermediate School.....47
Big Walnut Middle School.....48
Big Walnut High School.....49

Big Walnut Early Learning Center

Historical Enrollment - Big Walnut Early Learning Center

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
PS	0	0	0	0	0	121	163	147	160	149
Grand Total	0	0	0	0	0	121	163	147	160	149

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

Projected Enrollment - Recommended - Big Walnut Early Learning Center

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
Grand Total	149	149	149	149	149	149	149	149	149	149

Source: Woolpert

Projected Enrollment - Moderate - Big Walnut Early Learning Center

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
Grand Total	149	149	149	149	149	149	149	149	149	149

Source: Woolpert

Projected Enrollment - Low - Big Walnut Early Learning Center

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
Grand Total	149	149	149	149	149	149	149	149	149	149

Source: Woolpert

Projected Enrollment - High - Big Walnut Early Learning Center

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
PS	149	149	149	149	149	149	149	149	149	149
Grand Total	149	149	149	149	149	149	149	149	149	149

Source: Woolpert

Big Walnut Elementary School

Historical Enrollment - Big Walnut Elementary School

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
PS	0	23	56	61	56	0	0	0	0	0
K	59	62	62	61	87	65	77	84	64	59
1	58	65	64	70	73	77	70	90	82	68
2	75	62	72	72	73	66	80	67	84	83
3	68	81	64	75	70	68	71	82	71	85
4	77	74	84	68	75	64	70	70	82	0
Grand Total	337	367	402	407	434	340	368	393	383	295

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

Projected Enrollment - Recommended - Big Walnut Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	63	76	69	75	73	73	73	73	73	73
1	62	66	80	73	79	77	77	77	77	77
2	68	62	66	80	73	79	77	77	77	77
3	85	70	63	68	82	74	81	79	79	79
Grand Total	278	274	278	296	307	303	308	306	306	306

Source: Woolpert

Projected Enrollment - Moderate - Big Walnut Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	58	71	64	70	68	68	68	68	68	68
1	62	61	74	68	73	72	72	72	72	72
2	68	62	61	74	67	73	71	71	71	71
3	85	69	63	62	75	69	74	73	73	73
Grand Total	273	263	262	274	283	282	285	284	284	284

Source: Woolpert

Projected Enrollment - Low - Big Walnut Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	55	66	60	65	64	64	64	64	64	64
1	61	56	68	62	67	65	65	65	65	65
2	67	59	55	66	60	66	64	64	64	64
3	84	67	60	56	67	61	66	65	65	65
Grand Total	267	248	243	249	258	256	259	258	258	258

Source: Woolpert

Projected Enrollment - High - Big Walnut Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	62	75	68	74	73	73	73	73	73	73
1	63	67	81	73	80	78	78	78	78	78
2	69	64	68	82	74	81	79	79	79	79
3	86	71	66	70	84	77	83	81	81	81
Grand Total	280	277	283	299	311	309	313	311	311	311

Source: Woolpert

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

General Rosecran Elementary School

Historical Enrollment - General Rosecran Elementary School

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	86	96	88	104	95	68	69	76	68	83
1	102	95	96	107	117	72	52	72	68	64
2	79	99	98	103	116	68	71	56	78	80
3	82	80	106	104	102	72	67	76	63	76
4	94	82	82	106	100	74	74	66	79	0
Grand Total	443	452	470	524	530	354	333	346	356	303

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

Projected Enrollment - Recommended - General Rosecran Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	78	94	86	93	91	91	91	91	91	91
1	79	74	89	81	88	86	86	86	86	86
2	71	88	82	100	91	98	96	96	96	96
3	85	75	93	87	105	96	104	102	102	102
Grand Total	313	331	350	361	375	371	377	375	375	375

Source: Woolpert

Projected Enrollment - Moderate - General Rosecran Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	76	92	84	91	89	89	89	89	89	89
1	78	72	87	79	85	84	84	84	84	84
2	74	90	83	100	91	99	97	97	97	97
3	80	74	90	83	101	92	99	97	97	97
Grand Total	308	328	344	353	366	364	369	367	367	367

Source: Woolpert

Projected Enrollment - Low - General Rosecran Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	74	90	82	88	87	87	87	87	87	87
1	77	68	83	75	82	80	80	80	80	80
2	73	87	78	94	85	93	91	91	91	91
3	78	71	84	75	91	83	90	88	88	88
Grand Total	302	316	327	332	345	343	348	346	346	346

Source: Woolpert

Projected Enrollment - High - General Rosecran Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	79	95	87	94	92	92	92	92	92	92
1	79	75	91	83	89	88	88	88	88	88
2	75	93	88	107	97	105	103	103	103	103
3	83	78	97	92	111	101	109	107	107	107
Grand Total	316	341	363	376	389	386	392	390	390	390

Source: Woolpert

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Harrison Street Elementary School

Historical Enrollment - Harrison Street Elementary School

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
PS	51	53	57	59	49	0	0	0	0	0
K	47	44	53	48	42	0	0	0	0	0
1	43	60	44	43	41	0	0	0	0	0
2	46	48	58	45	44	0	0	0	0	0
3	55	49	42	64	46	0	0	0	0	0
4	64	51	48	40	62	0	0	0	0	0
Grand Total	**306**	**305**	**302**	**299**	**284**	**0**	**0**	**0**	**0**	**0**

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Hylen Souders Elementary School

Historical Enrollment - Hylen Souders Elementary School

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
PS	23	29	32	30	42	0	0	0	0	0
K	53	60	62	70	66	78	51	77	74	68
1	69	52	70	66	78	69	91	54	81	76
2	72	75	53	72	71	72	72	91	58	83
3	57	84	72	53	77	69	80	69	86	58
4	62	61	77	75	57	72	76	81	70	0
Grand Total	336	361	366	366	391	360	370	372	369	285

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

Projected Enrollment - Recommended - Hylen Souders Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	69	79	73	74	75	75	75	75	75	75
1	71	72	83	76	77	79	79	79	79	79
2	78	73	74	85	79	80	81	81	81	81
3	83	78	73	74	85	78	80	81	81	81
Grand Total	301	302	303	309	316	312	315	316	316	316

Source: Woolpert

Projected Enrollment - Moderate - Hylen Souders Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	63	73	67	68	69	69	69	69	69	69
1	70	65	75	69	70	72	72	72	72	72
2	78	72	67	78	72	73	74	74	74	74
3	82	78	72	67	77	71	72	73	73	73
Grand Total	293	288	281	282	288	285	287	288	288	288

Source: Woolpert

Projected Enrollment - Low - Hylen Souders Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	61	70	64	66	67	67	67	67	67	67
1	70	62	72	66	67	68	68	68	68	68
2	78	71	64	73	68	69	70	70	70	70
3	81	76	70	62	72	66	67	68	68	68
Grand Total	290	279	270	267	274	270	272	273	273	273

Source: Woolpert

Projected Enrollment - High - Hylen Souders Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	66	76	70	71	72	72	72	72	72	72
1	71	68	79	72	74	75	75	75	75	75
2	79	74	71	82	76	77	78	78	78	78
3	83	79	74	71	82	76	77	78	78	78
Grand Total	299	297	294	296	304	300	302	303	303	303

Source: Woolpert

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Prairie Run Elementary School

Historical Enrollment - Prairie Run Elementary School

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	0	0	0	0	0	74	97	66	67	90
1	0	0	0	0	0	98	90	99	81	73
2	0	0	0	0	0	97	100	91	101	83
3	0	0	0	0	0	98	108	103	86	105
4	0	0	0	0	0	83	98	109	104	1
5	0	0	0	0	0	0	0	1	0	0
Grand Total	0	0	0	0	0	450	493	469	439	352

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

Projected Enrollment - Recommended - Prairie Run Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	85	107	91	103	100	100	100	100	100	100
1	103	98	122	104	117	115	115	115	115	115
2	75	105	100	125	107	120	117	117	117	117
3	86	77	109	103	130	111	124	122	122	122
Grand Total	349	387	422	435	454	446	456	454	454	454

Source: Woolpert

Projected Enrollment - Moderate - Prairie Run Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	82	103	88	98	96	96	96	96	96	96
1	100	91	114	97	109	107	107	107	107	107
2	75	102	93	117	100	112	109	109	109	109
3	85	76	105	95	120	102	114	112	112	112
Grand Total	342	372	400	407	425	417	426	424	424	424

Source: Woolpert

Projected Enrollment - Low - Prairie Run Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	78	98	84	94	92	92	92	92	92	92
1	97	85	106	91	102	100	100	100	100	100
2	75	99	87	109	93	104	102	102	102	102
3	83	75	100	87	109	93	104	102	102	102
Grand Total	333	357	377	381	396	389	398	396	396	396

Source: Woolpert

Projected Enrollment - High - Prairie Run Elementary School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
K	85	107	91	103	100	100	100	100	100	100
1	103	98	122	104	117	115	115	115	115	115
2	75	105	100	126	107	120	117	117	117	117
3	87	78	110	104	131	111	125	122	122	122
Grand Total	350	388	423	437	455	446	457	454	454	454

Source: Woolpert

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Big Walnut Intermediate School

Historical Enrollment - Big Walnut Intermediate School

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
4	0	0	0	0	0	0	0	0	0	315
5	250	301	271	305	301	304	300	316	320	344
6	286	256	297	282	316	309	305	301	314	0
Grand Total	536	557	568	587	617	613	605	617	634	659

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

Projected Enrollment - Recommended - Big Walnut Intermediate School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
4	334	348	309	348	342	414	370	400	394	394
5	326	344	359	319	359	352	426	381	412	406
Grand Total	660	692	668	667	701	766	796	781	806	800

Source: Woolpert

Projected Enrollment - Moderate - Big Walnut Intermediate School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
4	333	341	306	339	316	383	342	370	365	365
5	323	340	349	312	346	323	391	350	378	373
Grand Total	656	681	655	651	662	706	733	720	743	738

Source: Woolpert

Projected Enrollment - Low - Big Walnut Intermediate School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
4	332	334	295	321	287	347	310	335	331	331
5	320	336	338	299	325	290	351	314	339	335
Grand Total	652	670	633	620	612	637	661	649	670	666

Source: Woolpert

Projected Enrollment - High - Big Walnut Intermediate School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
4	335	349	317	358	348	421	377	408	402	402
5	326	345	360	326	369	359	434	388	420	414
Grand Total	661	694	677	684	717	780	811	796	822	816

Source: Woolpert

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Big Walnut Middle School

Historical Enrollment - Big Walnut Middle School

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
5	0	0	0	0	0	0	0	0	2	1
6	0	0	0	0	0	0	0	0	1	344
7	259	297	256	301	285	326	322	308	307	317
8	263	266	303	267	306	289	336	330	312	312
Grand Total	522	563	559	568	591	615	658	638	622	974

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

Projected Enrollment - Recommended - Big Walnut Middle School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
6	357	337	356	372	330	372	365	442	395	427
7	350	363	343	362	378	335	378	371	449	401
8	323	356	370	350	369	385	342	385	378	457
Grand Total	1,030	1,056	1,069	1,084	1,077	1,092	1,085	1,198	1,222	1,285

Source: Woolpert

Projected Enrollment - Moderate - Big Walnut Middle School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
6	363	340	358	367	329	365	340	411	368	398
7	347	366	343	361	370	332	368	343	415	371
8	322	353	372	348	367	376	337	374	349	422
Grand Total	1,032	1,059	1,073	1,076	1,066	1,073	1,045	1,128	1,132	1,191

Source: Woolpert

Projected Enrollment - Low - Big Walnut Middle School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
6	357	331	348	350	310	337	301	364	325	351
7	346	360	333	350	352	312	339	302	366	327
8	322	351	365	338	355	357	316	344	307	371
Grand Total	1,025	1,042	1,046	1,038	1,017	1,006	956	1,010	998	1,049

Source: Woolpert

Projected Enrollment - High - Big Walnut Middle School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
6	369	348	369	385	349	394	384	464	415	449
7	348	373	352	373	389	353	399	388	470	420
8	322	354	380	358	380	396	359	406	395	478
Grand Total	1,039	1,075	1,101	1,116	1,118	1,143	1,142	1,258	1,280	1,347

Source: Woolpert

The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Big Walnut High School

Historical Enrollment - Big Walnut High School

Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
9	230	259	263	305	271	308	287	344	322	312
10	251	231	264	267	299	279	314	284	339	327
11	252	243	232	262	272	304	271	319	290	333
12	208	230	245	224	251	266	294	257	301	274
14	4	1	1	0	2	0	2	2	1	8
Grand Total	945	964	1,005	1,058	1,095	1,157	1,168	1,206	1,253	1,254

Source: Big Walnut Local Schools Enrollment Data (2015-16 - 2016-17: October Count; 2017-18 - 2024-25: End of Year Count)

Projected Enrollment - Recommended - Big Walnut High School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
9	313	324	357	371	350	370	386	343	386	379
10	316	317	329	362	377	355	375	392	348	392
11	327	317	318	329	363	377	356	376	392	348
12	315	310	300	300	311	343	356	336	355	371
14	8	8	8	8	8	8	8	8	8	8
Grand Total	1,279	1,276	1,312	1,370	1,409	1,453	1,481	1,455	1,489	1,498

Source: Woolpert

Projected Enrollment - Moderate - Big Walnut High School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
9	311	321	351	371	347	366	375	336	372	347
10	315	314	324	355	374	350	369	378	339	376
11	324	312	311	321	351	371	347	366	375	336
12	315	306	295	294	303	332	350	328	346	354
14	8	8	8	8	8	8	8	8	8	8
Grand Total	1,273	1,261	1,289	1,349	1,383	1,427	1,449	1,416	1,440	1,421

Source: Woolpert

Projected Enrollment - Low - Big Walnut High School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
9	309	319	348	362	335	352	354	313	341	304
10	313	310	320	349	363	336	353	355	314	342
11	321	307	304	314	343	356	330	346	348	308
12	314	303	290	287	296	323	336	312	327	329
14	8	8	8	8	8	8	8	8	8	8
Grand Total	1,265	1,247	1,270	1,320	1,345	1,375	1,381	1,334	1,338	1,291

Source: Woolpert

Projected Enrollment - High - Big Walnut High School

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
9	313	323	355	381	359	381	397	360	407	396
10	317	318	328	361	387	365	387	403	366	413
11	327	317	317	328	360	386	365	386	403	365
12	315	309	299	300	310	340	365	345	365	381
14	8	8	8	8	8	8	8	8	8	8
Grand Total	1,280	1,275	1,307	1,378	1,424	1,480	1,522	1,502	1,549	1,563

Source: Woolpert

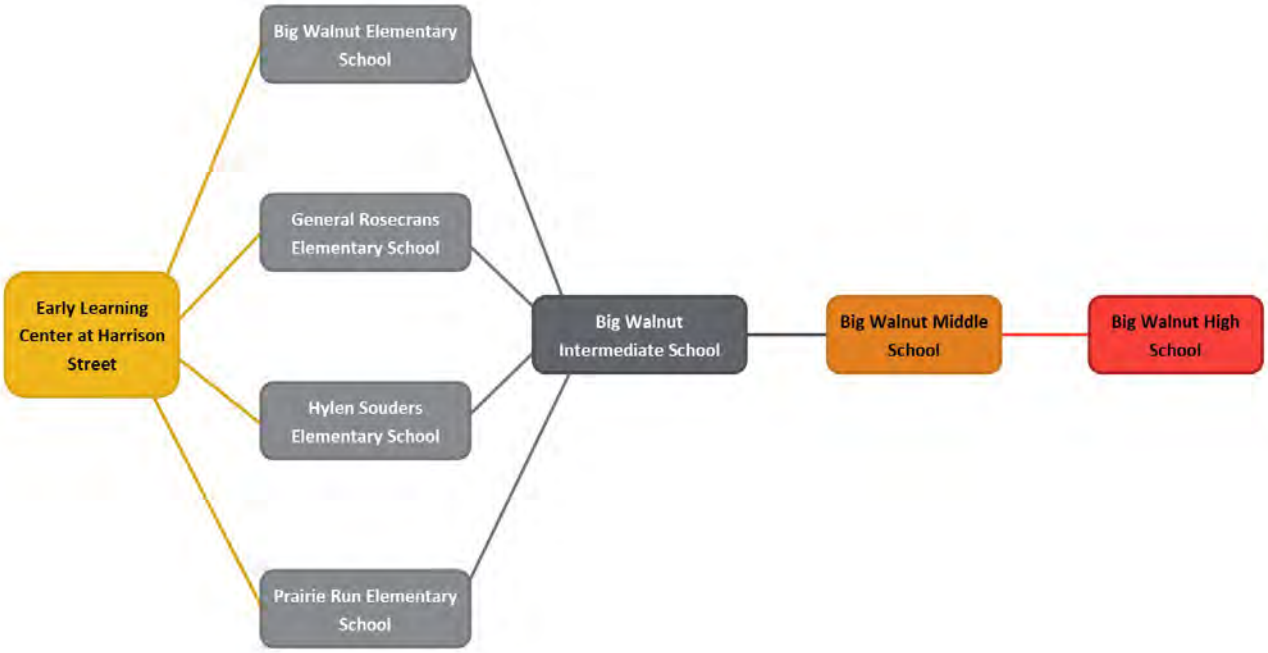
The varying shades of color in the table represent statistically significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Conclusion

As with any projection, the District should pay close attention to live birth counts, enrollment in elementary schools, open enrollment, non-public enrollment, in / out migration patterns, and any housing growth. It is recommended that this document be reviewed on an annual basis to determine how more recent growth and enrollment trends will impact the enrollment projections.

Woolpert is pleased to have had the opportunity to provide the District with this demographic study. We hope this document will provide the necessary information to make informed decisions about the future of the Big Walnut Local School District.

Appendix A
Feeder Flowchart



Appendix B
Live/Attend Analysis

The tables below and on the following page, illustrate a live/attend analysis for the Big Walnut Local School District. This table cross-references 2024-25 student enrollment* and the current attendance zone in which students reside. The numbers in bold denote students who live in the boundary of and attend their zoned school. Transfer-in denotes the number of students who transfer into a school from outside of the attendance zone. Transfer-out denotes the number of students that leave their zoned school to attend another school. Out of District indicates students who reside outside of the District and Unmatched indicates students who were unable to be geocoded (matched to a point on a map).

Big Walnut Local School District 2024-25 Live/Attend Analysis Preschool Students		School of Attendance			
		Early Learning Center at Harrison Street	Grand Total	Transfer-out	Transfer-out %
Boundary of Residence	Big Walnut ES Boundary	47	**47**	-	-
	General Rosecrans ES Boundary	39	**39**	-	-
	Hylen Souders ES Boundary	27	**27**	-	-
	Prairie Run ES Boundary	47	**47**	-	-
	Out of District	1	**1**	-	-
	Unmatched	2	**2**	-	-
	Grand Total	**163**	**Total Preschool Students: 163**		
	Live & Attend	-			
	Transfer-in	-			
	Transfer-in %	-			

Source: Big Walnut Local School District, Student Data

Note: Student data and official enrollment may be taken at different points in the year, so student data counts do not necessarily match official enrollment counts.

Big Walnut Local School District 2024-25 Live/Attend Analysis K-5th Grade Students		School of Attendance						
		Big Walnut ES	General Rosecrans ES	Hylen Souders ES	Prairie Run ES	Grand Total	Transfer-out	Transfer-out %
Boundary of Residence	Big Walnut ES Boundary	**299**	10	2	8	319	20	6%
	General Rosecrans ES Boundary	2	**269**	2	7	280	11	4%
	Hylen Souders ES Boundary	1	14	**299**	6	320	21	7%
	Prairie Run ES Boundary	5	22	7	**347**	381	34	9%
	Out of District	9	4	1	6	20	-	-
	Grand Total	**316**	**319**	**311**	**374**			
	Live & Attend	**299**	**269**	**299**	**347**	**Total K-5th Grade Students: 1,320**		
	Transfer-in	**17**	**50**	**12**	**27**			
	Transfer-in %	**5%**	**16%**	**4%**	**7%**			

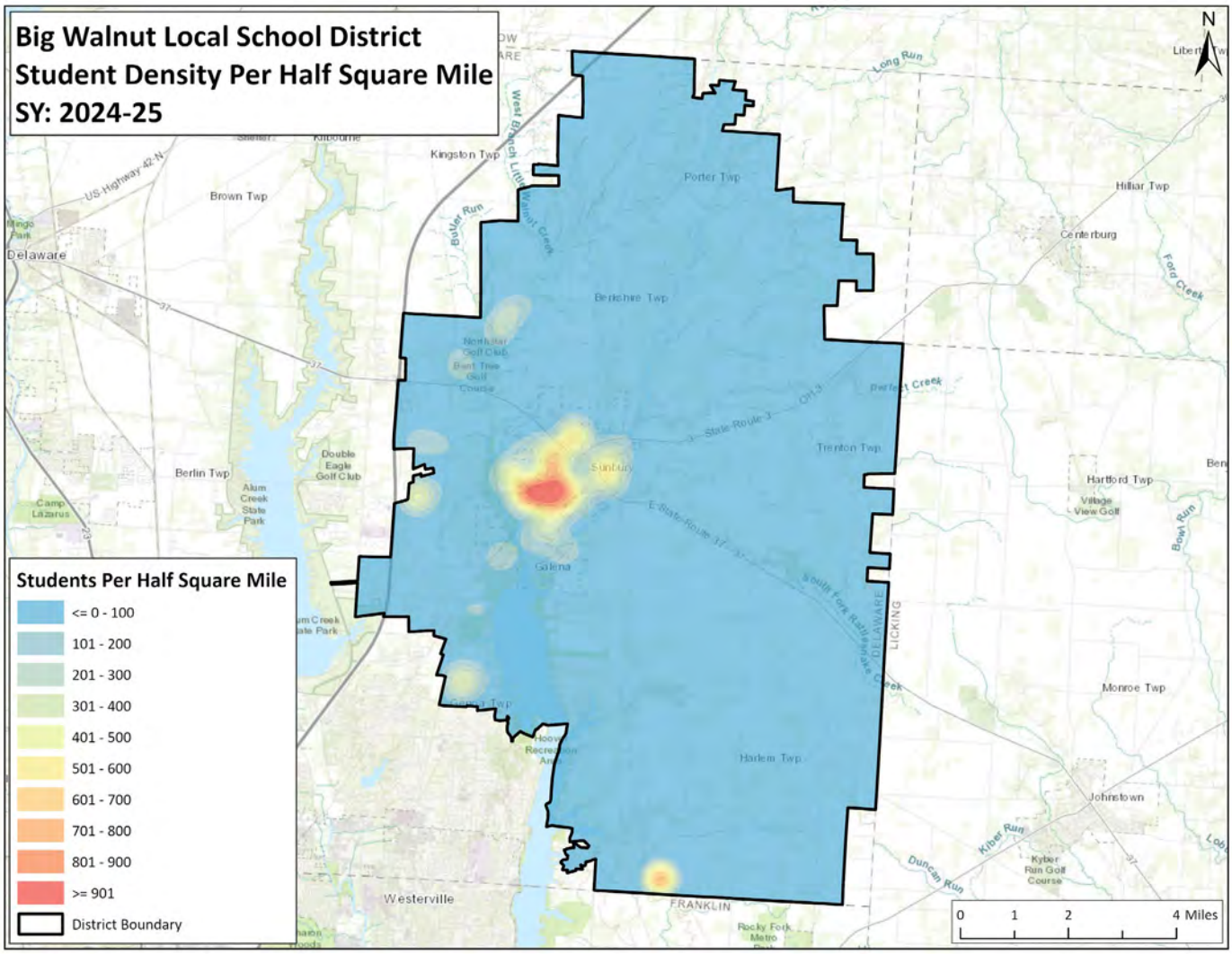
Source: Big Walnut Local School District, Student Data

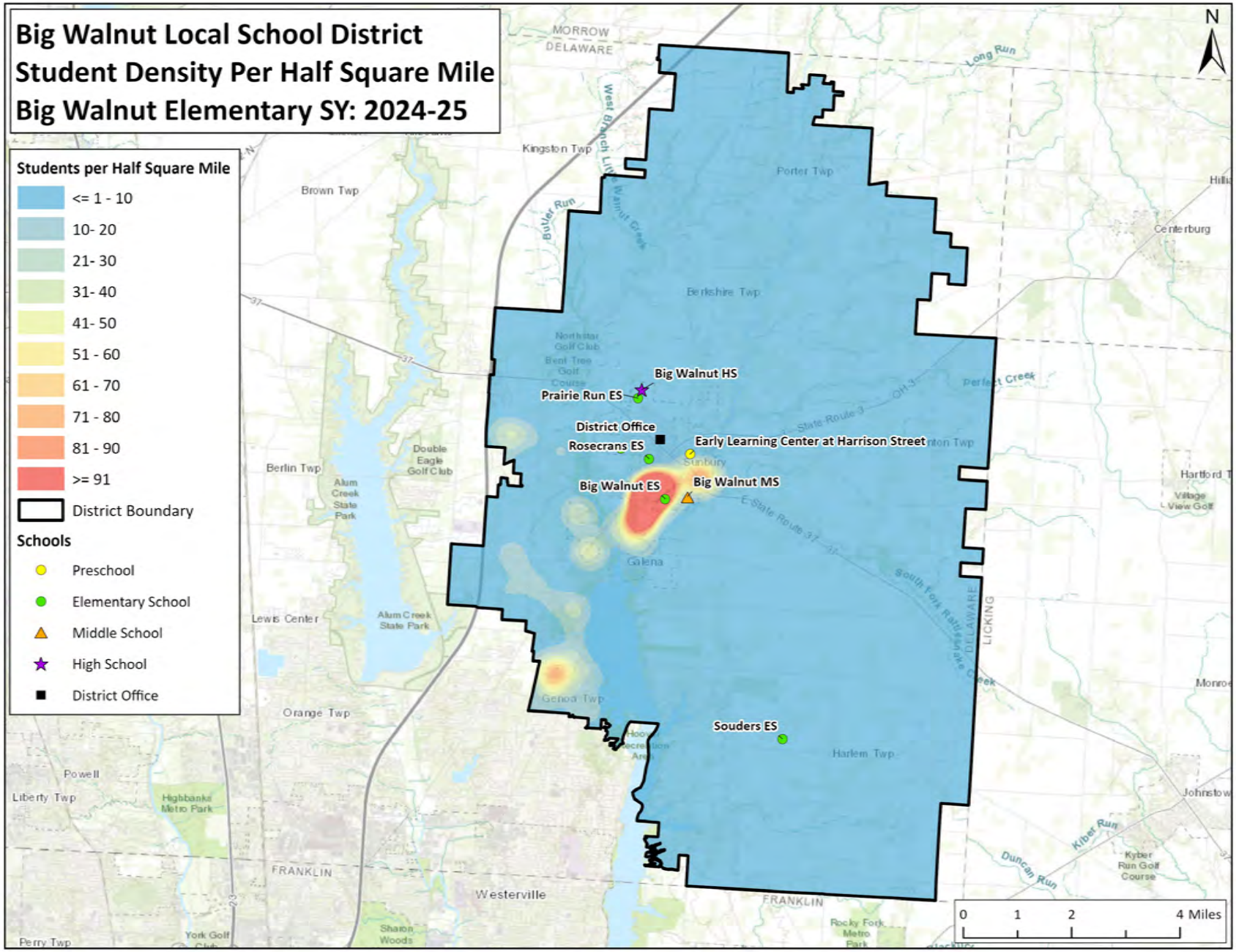
Big Walnut Local School District 2024-25 Live/Attend Analysis 6th-12th & Grade 23 Students		School of Attendance					
		Big Walnut Intermediate	Big Walnut Middle	Big Walnut High School	Grand Total	Transfer-out	Transfer-out %
Boundary of Residence	Big Walnut ES Boundary	160	247	317	**724**	-	-
	General Rosecrans ES Boundary	160	226	277	**663**	-	-
	Hylen Souders ES Boundary	176	253	302	**731**	-	-
	Prairie Run ES Boundary	202	311	437	**950**	-	-
	Out of District	8	12	22	**42**	-	-
	Unmatched	1	-	1	**2**	-	-
	Grand Total	**707**	**1,049**	**1,356**			
	Live & Attend	-	-	-	**Total 6th-12th & Grade 23 Students: 3,112**		
	Transfer-in	-	-	-			
	Transfer-in %	-	-	-			

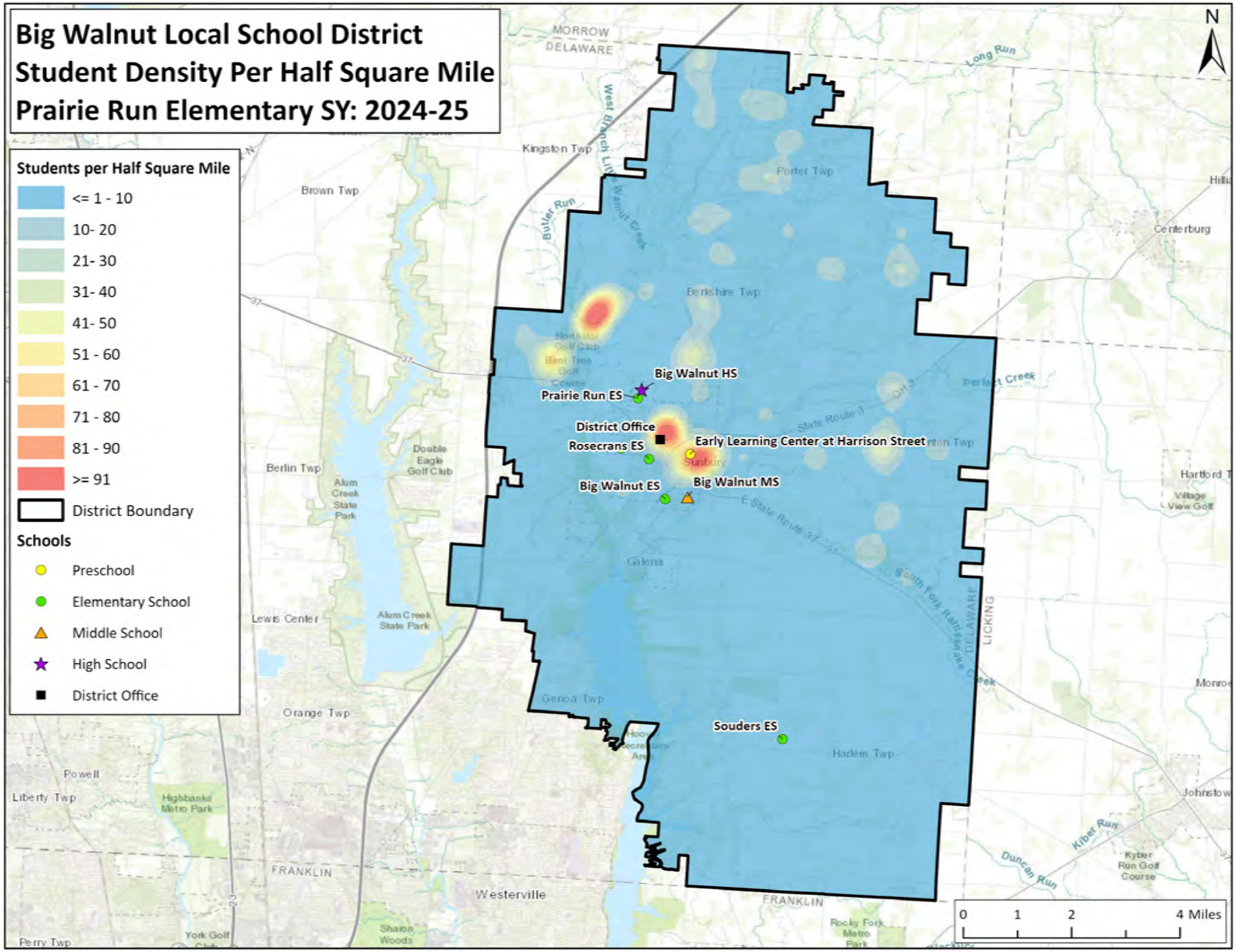
Source: Big Walnut Local School District, Student Data

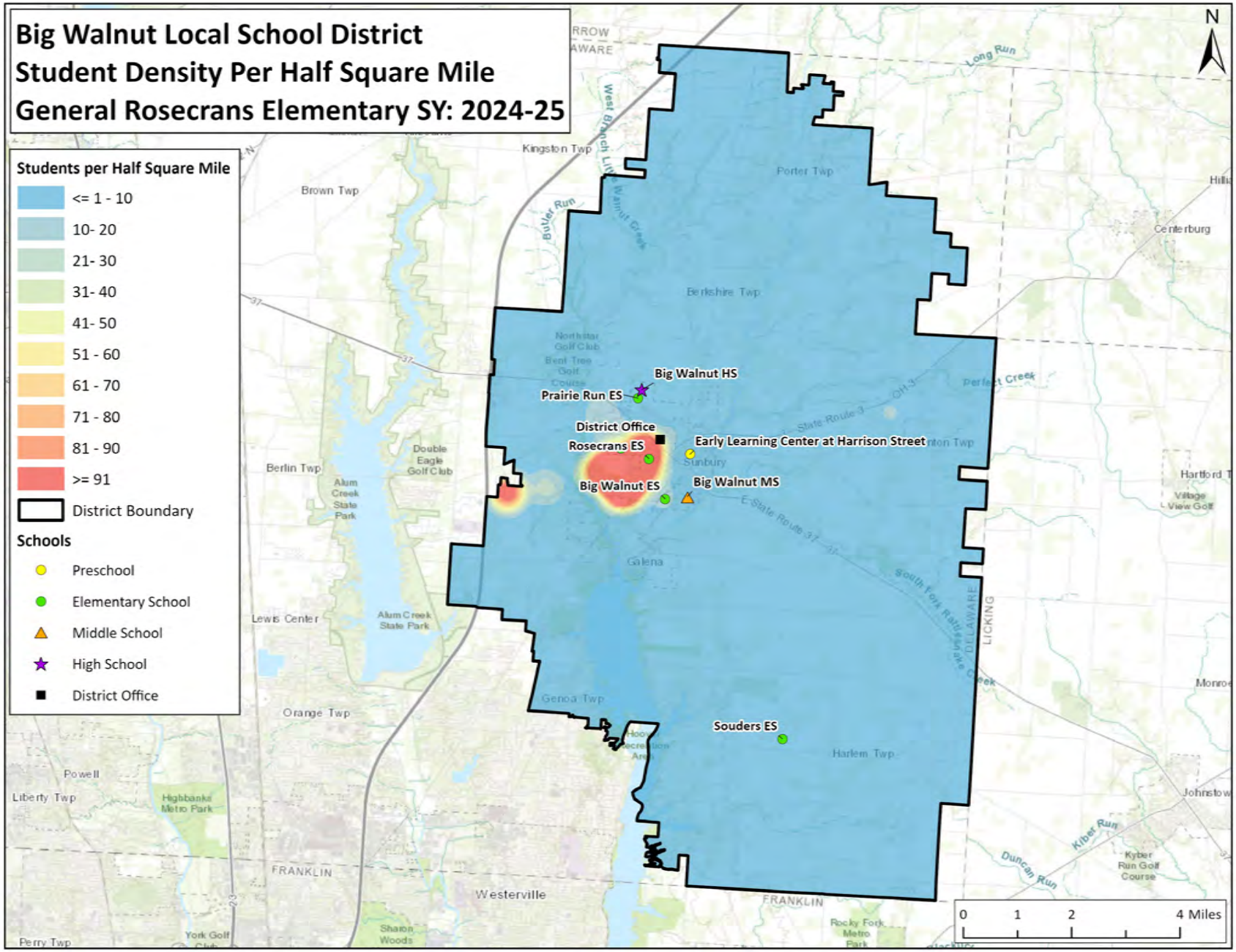
Appendix C
Student Density

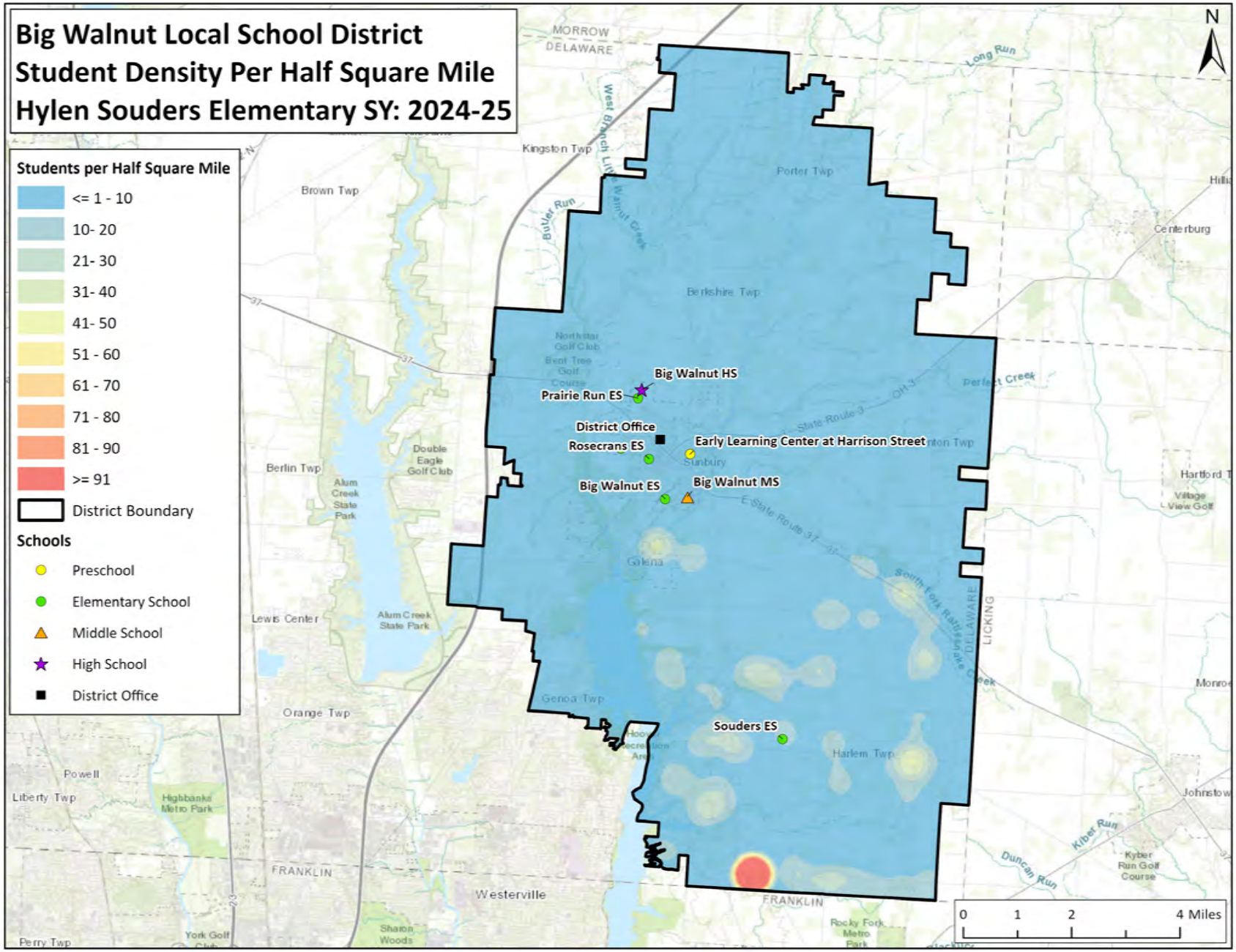
The maps below and on the following pages show student density in the Big Walnut Local School District. The darker blue areas indicate lower student density while the darker red areas indicate higher student density.




Big Walnut Local School District
Student Density Per Half Square Mile
Big Walnut Elementary SY: 2024-25
Students per Half Square Mile
<= 1 - 10
10- 20
21- 30
31- 40
41- 50
51 - 60
61 - 70
71 - 80
81 - 90
>= 91
District Boundary
Schools
Preschool
Elementary School
Middle School
High School
District Office
Big Walnut HS
Prairie Run ES
District Office
Rosecrans ES
Early Learning Center at Harrison Street
Big Walnut ES
Big Walnut MS
Souders ES
N
0 1 2 4 Miles
MORROW
DELAWARE
Kingston Twp
Brown Twp
Porter Twp
Berkshire Twp
Centerburg
Berlin Twp
Galena
Lewis Center
Orange Twp
Genoa Twp
Harlem Twp
Powell
Liberty Twp
FRANKLIN
Westerville
Perry Twp
LICKING
Long Run
Alum Creek State Park
Double Eagle Golf Club
Highbanks Metro Park
Sharon Woods
York Golf Club
Kyber Run Golf Course
Rocky Fork Metro Park


Big Walnut Local School District
Student Density Per Half Square Mile
Prairie Run Elementary SY: 2024-25
Students per Half Square Mile
<= 1 - 10
10- 20
21- 30
31- 40
41- 50
51 - 60
61 - 70
71 - 80
81 - 90
>= 91
District Boundary
Schools
Preschool
Elementary School
Middle School
High School
District Office
Big Walnut HS
Prairie Run ES
District Office
Rosecrans ES
Early Learning Center at Harrison Street
Big Walnut ES
Big Walnut MS
Souders ES
Kingston Twp
Porter Twp
Berlshire Twp
Brown Twp
Berlin Twp
Genoa Twp
Orange Twp
Harlem Twp
Galena
Lewis Center
Westerville
Powell
Liberty Twp
Perry Twp
Centerburg
Sunbury
Alum Creek State Park
Double Eagle Golf Club
Highbanks Metro Park
Sharon Woods
Rocky Fork Metro Park
Kyber Run Golf Course
Long Run
Butler Run
Duncan Run
Kibet Run
FRANKLIN
LICKING
DELAWARE
MORROW
N
0 1 2 4 Miles


Big Walnut Local School District
Student Density Per Half Square Mile
General Rosecrans Elementary SY: 2024-25
Students per Half Square Mile
<= 1 - 10
10- 20
21- 30
31- 40
41- 50
51 - 60
61 - 70
71 - 80
81 - 90
>= 91
District Boundary
Schools
Preschool
Elementary School
Middle School
High School
District Office
Big Walnut HS
Prairie Run ES
District Office
Rosecrans ES
Early Learning Center at Harrison Street
Big Walnut ES
Big Walnut MS
Souders ES
Kingston Twp
Brown Twp
Porter Twp
Berkshire Twp
Berlin Twp
Galena
Genoa Twp
Orange Twp
Harlem Twp
Liberty Twp
Powell
Lewis Center
Westerville
Centerburg
Sunbury
Long Run
Butler Run
West Branch Little Walnut Creek
Alum Creek State Park
Double Eagle Golf Club
Northstar Golf Club
Bent Tree Golf Course
Highbanks Metro Park
Sharon Woods
York Golf Club
Kyber Run Golf Course
Rocky Fork Metro Park
Village View Golf
Kibet Run
Duncan Run
Perfect Creek
South Fork Raccoon Creek
FRANKLIN
DELAWARE
LICKING
N
0 1 2 4 Miles


Big Walnut Local School District
Student Density Per Half Square Mile
Hylen Souders Elementary SY: 2024-25
Students per Half Square Mile
<= 1 - 10
10- 20
21- 30
31- 40
41- 50
51 - 60
61 - 70
71 - 80
81 - 90
>= 91
District Boundary
Schools
Preschool
Elementary School
Middle School
High School
District Office
Big Walnut HS
Prairie Run ES
District Office
Rosecrans ES
Early Learning Center at Harrison Street
Big Walnut ES
Big Walnut MS
Souders ES
N
0 1 2 4 Miles
MORROW
DELAWARE
LICKING
FRANKLIN
Kingston Twp
Brown Twp
Porter Twp
Berkshire Twp
Berlin Twp
Orange Twp
Genoa Twp
Harlem Twp
Westerville
Lewis Center
Galena
Sunbury
Centerburg
Powell
Liberty Twp
Perry Twp
Long Run
Butler Run
Alum Creek State Park
Double Eagle Golf Club
Highbanks Metro Park
Sharon Woods
York Golf
Kyber Run Golf Course
Rocky Fork Metro Park
Duncan Run
Kibet Run
Perfect Creek
South Fork Raccoon Creek

APPENDIX 4D

Student Potential Analysis Report 2024–25



2024-25 STUDENT POTENTIAL ANALYSIS REPORT

Big Walnut Local School District

JULY 17, 2025

WOOLPERT

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Existing Land Use	7
Yield Model	9
Housing	10
Student Potential	30
Conclusion	49

ACKNOWLEDGMENTS

On behalf of Woolpert, we would like to extend our appreciation to the Big Walnut Local School District for the opportunity to assist them in developing this Student Potential Analysis Report. As a planning team, we hope that this document will serve the Big Walnut Local School District for years to come.

WOOLPERT

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EXECUTIVE SUMMARY

Introduction

Woolpert was contracted to study student demographics and develop a student potential analysis of the Big Walnut Local School District ("District"). This summary is the result of collection, review, and analysis of student demographics and housing information for the Big Walnut Local School District.

The purpose of this analysis is to determine the potential growth and/or decline for existing subdivisions, planned housing developments, and undeveloped land, and the impact it has on the Big Walnut Local School District's K-12 student population. By providing this student potential analysis to the District, it will be better equipped to make decisions regarding future enrollment. It is important to note that this report uses a different methodology than the enrollment projection study, therefore the forecasts will not match.

Methodology

To identify areas of the District that are decreasing and increasing in student population, a student yield (ratio = # of students / # of housing units) analysis was completed based on the age of subdivided single-family homes within the District at the time of this report. These yields were calculated using student data for the 2024-25 school year, provided by the Big Walnut Local School District, as well as parcel and address point data provided by the Delaware County auditor. The table on the following page illustrates and cross-references the yield data. These yields were then applied to a timeline based on the current housing stock data. This yield timeline, or yield model, was then used to "age-out" any existing, planned, and future housing.

Findings

It is clear that the student yields fluctuate in a predicable pattern. This trend has been observed as a 35-year cycle of first increasing and then decreasing K-12 student output by housing unit. Based on current land classifications within the District, there are 29,226 acres of land that can be developed into residential housing. 3,410 acres of this land is considered to have a higher potential for development. The vacant developable land includes tracts greater than 10 acres that are zoned for residential or agricultural use, as this is typically the land that is sold for the purpose of housing development. When the yield model was applied to this as well as all existing and planned housing, the result is an initial increase in K-12 enrollment, followed by either decreasing or flat enrollment, depending on the amount of development that is assumed to continue.

K-12 Single-Family Yields by Age of Home

The table below shows the K-12 yields by age of home within the District. This data was used as a starting point when creating the yield model. The column on the far right of the table shows the overall yield for each age of home up to 35 years. After age 35, these homes become much less volatile in student yield. Therefore, for the purposes of this study, it can be assumed that homes reach student yield maturity at age 35 and then remain at a constant 0.26 student yield beyond that point. This mature yield is based on the average yield of homes older than 35. All subdivided single-family and single-family townsite homes, regardless of age or location, were analyzed for this study.

K-12 Student Yields		Assessed Value of Home															TOTAL
		No Data	< 50K	50K - 100K	100K - 150K	150K - 200K	200K - 250K	250K - 300K	300K - 350K	350K - 400K	400K - 450K	450K - 500K	500K - 550K	550K - 600K	600K - 650K	> 650K	
Age of Home	> 35	0.00	0.00	0.07	0.17	0.28	0.31	0.30	0.36	0.37	0.59	0.77	0.22	0.23	0.72	0.07	**0.26**
	35	-	-	-	-	-	0.00	2.00	0.00	0.33	0.00	0.50	0.57	0.40	0.00	1.33	**0.47**
	34	-	-	-	-	-	0.00	0.75	0.00	0.60	0.14	0.00	0.20	1.00	1.50	0.00	**0.34**
	33	-	-	-	-	0.00	0.00	0.67	0.00	0.00	0.00	0.50	0.00	0.00	0.50	0.00	**0.14**
	32	-	-	-	-	-	-	0.33	0.50	0.00	0.67	0.33	0.00	0.78	0.43	0.25	**0.37**
	31	-	-	-	-	-	-	0.33	0.50	-	0.00	0.43	0.00	0.00	0.00	0.25	**0.23**
	30	-	-	-	-	-	1.50	1.33	0.20	0.00	1.00	1.00	0.00	1.00	-	0.14	**0.49**
	29	-	-	-	-	-	-	0.47	0.58	0.71	0.30	0.40	0.00	2.00	0.33	0.00	**0.45**
	28	-	-	-	-	-	0.00	1.00	1.17	0.25	1.00	0.33	0.00	0.43	0.00	0.25	**0.62**
	27	-	-	-	-	-	-	0.00	0.42	0.42	0.00	0.00	0.00	0.00	0.00	0.46	**0.26**
	26	-	-	-	-	-	-	0.00	0.43	0.14	0.00	0.25	0.11	0.85	0.14	0.08	**0.29**
	25	-	-	-	-	-	-	0.29	0.52	0.75	1.13	0.25	0.71	0.54	0.17	0.36	**0.53**
	24	-	-	-	-	-	1.00	0.67	0.70	0.78	0.17	0.00	0.25	0.00	0.00	0.05	**0.40**
	23	-	-	-	-	-	0.00	0.46	0.90	0.75	0.50	0.50	0.50	0.00	0.00	0.29	**0.65**
	22	-	-	-	-	0.00	-	0.29	0.46	0.61	0.00	0.00	0.50	0.00	0.20	0.33	**0.40**
	21	-	-	-	-	-	-	-	0.00	0.90	0.20	0.00	0.00	0.00	0.00	0.42	**0.34**
	20	-	-	-	-	-	-	0.00	0.69	0.56	0.86	0.94	0.67	0.29	0.00	0.17	**0.63**
	19	-	-	-	-	-	-	-	0.67	0.73	1.35	0.57	1.25	0.00	0.00	0.78	**0.85**
	18	-	-	-	-	-	0.00	-	0.00	0.56	0.86	0.67	0.67	0.00	0.71	0.35	**0.52**
	17	-	-	-	-	-	-	0.00	0.67	0.59	0.77	1.40	0.33	1.00	0.00	0.27	**0.63**
	16	-	-	-	-	1.00	-	-	0.00	1.25	1.00	1.00	0.43	0.00	2.00	0.50	**0.94**
	15	-	-	-	-	-	-	-	0.50	0.53	1.33	1.00	1.80	1.00	1.00	0.25	**0.83**
	14	-	-	-	-	-	-	-	0.00	1.00	0.75	2.14	1.00	0.00	1.33	0.50	**1.06**
	13	-	-	-	-	-	-	-	0.50	0.56	0.71	0.43	1.83	1.60	0.75	0.25	**0.71**
	12	-	-	-	-	-	-	-	0.40	1.20	1.13	1.75	1.25	2.00	0.25	0.56	**1.08**
	11	-	-	-	-	-	-	-	1.00	0.83	0.91	1.22	1.60	1.38	2.50	0.45	**0.97**
	10	-	-	-	-	-	-	-	0.50	1.22	1.32	0.78	1.73	1.81	0.75	0.55	**1.17**
	9	-	-	-	-	-	-	-	-	0.86	0.85	0.44	0.57	0.58	2.00	0.71	**0.81**
	8	-	-	-	-	-	-	-	0.11	0.10	0.93	0.74	0.80	0.82	0.87	1.04	**0.79**
	7	-	-	-	-	-	-	-	0.00	0.31	0.86	0.75	0.65	0.78	0.62	1.00	**0.69**
	6	-	-	-	-	-	-	0.00	0.29	0.25	0.72	0.69	0.65	0.38	1.00	0.55	**0.58**
	5	-	-	-	-	-	-	-	0.00	0.22	0.71	0.25	1.36	1.50	1.40	0.82	**0.80**
	4	-	-	-	-	-	-	0.00	0.00	0.19	0.45	0.91	1.14	0.75	0.50	0.14	**0.50**
	3	-	-	-	0.00	0.00	-	-	0.00	0.00	0.44	0.06	0.67	0.50	0.00	0.25	**0.28**
	2	-	-	-	0.00	-	0.00	-	-	0.00	3.00	-	0.00	-	0.00	0.22	**0.26**
	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
TOTAL		**0.00**	**0.00**	**0.07**	**0.17**	**0.28**	**0.31**	**0.33**	**0.46**	**0.53**	**0.75**	**0.72**	**0.72**	**0.67**	**0.66**	**0.37**	**0.47**

Source: Delaware County Auditor, Big Walnut Local Schools

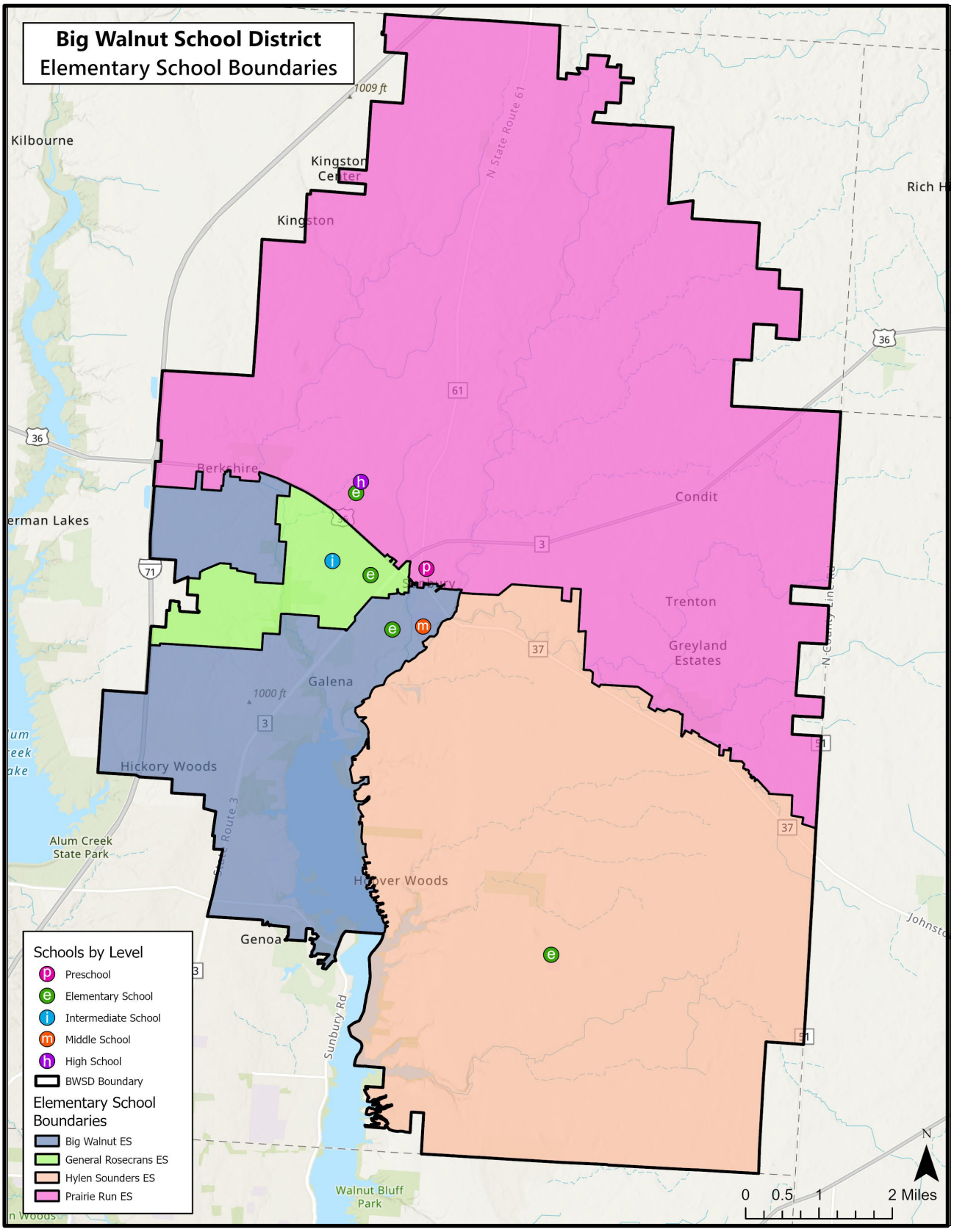
Single-Family Units by Age of Home

The table below shows the number of housing units within each category. This information can be used to identify any outliers in the dataset. For example, in the table on the previous page, units that are 12 years of age and assessed between $550,000 and $600,000 are showing a student yield of 2.00 students per unit. In the table below, you can see that there are two units in this category, so each unit happens to yield 2 students.

S-F Homes by Year Built		Assessed Value															TOTAL
		No Data	< 50K	50K - 100K	100K - 150K	150K - 200K	200K - 250K	250K - 300K	300K - 350K	350K - 400K	400K - 450K	450K - 500K	500K - 550K	550K - 600K	600K - 650K	> 650K	
Age of Home	> 35	14	340	72	111	234	402	326	203	132	64	43	18	39	18	94	2,110
	35	0	0	0	0	0	1	1	3	3	3	4	7	5	2	3	32
	34	0	0	0	0	0	1	4	5	5	7	3	5	2	2	4	38
	33	0	0	0	0	1	2	3	8	6	2	4	1	3	2	3	35
	32	0	0	0	0	0	0	9	8	7	3	6	4	9	7	12	65
	31	0	0	0	0	0	0	3	6	0	6	7	4	3	3	8	40
	30	0	0	0	0	0	2	3	5	4	5	1	6	2	0	7	35
	29	0	0	0	0	0	0	15	26	7	10	5	5	1	3	6	78
	28	0	0	0	0	0	1	3	23	8	3	3	6	7	4	8	66
	27	0	0	0	0	0	0	5	12	12	3	6	2	4	4	13	61
	26	0	0	0	0	0	0	3	23	7	3	4	9	13	7	24	93
	25	0	0	0	0	0	0	7	29	12	8	8	7	13	6	14	104
	24	0	0	0	0	0	1	6	37	9	6	2	8	5	10	21	105
	23	0	0	0	0	0	2	13	52	16	2	8	6	2	2	17	120
	22	0	0	0	0	1	0	7	37	18	1	4	4	3	5	21	101
	21	0	0	0	0	0	0	0	3	10	15	2	3	4	4	26	67
	20	0	0	0	0	0	0	1	13	25	28	31	6	7	2	24	137
	19	0	0	0	0	0	0	0	3	11	20	21	4	3	1	9	72
	18	0	0	0	0	0	1	0	4	9	7	6	6	1	7	17	58
	17	0	0	0	0	0	0	2	3	17	13	5	3	4	1	11	59
	16	0	0	0	0	1	0	0	2	20	17	11	7	2	1	4	65
	15	0	0	0	0	0	0	0	6	17	6	4	5	2	2	4	46
	14	0	0	0	0	0	0	0	1	6	4	7	4	1	3	8	34
	13	0	0	0	0	0	0	0	4	18	17	7	6	5	4	12	73
	12	0	0	0	0	0	0	0	5	25	15	12	8	2	4	16	87
	11	0	0	0	0	0	0	0	2	23	23	9	5	8	4	20	94
	10	0	0	0	0	0	0	0	2	9	19	9	15	16	8	22	100
	9	0	0	0	0	0	0	0	0	7	20	9	14	12	8	14	84
	8	0	0	0	0	0	0	0	9	10	40	34	35	17	15	27	187
	7	0	0	0	0	0	0	0	15	16	42	36	20	23	13	20	185
	6	0	0	0	0	0	0	1	7	12	32	13	17	8	5	20	115
	5	0	0	0	0	0	0	0	10	9	31	12	22	6	10	22	122
	4	0	0	0	0	0	0	2	11	27	47	33	7	8	2	7	144
	3	0	0	0	1	1	0	0	3	12	16	17	15	8	3	16	92
	2	0	0	0	1	0	2	0	0	1	1	0	3	0	2	9	19
	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		14	340	72	113	238	415	414	580	530	539	386	297	248	174	563	4,923

Source: *Delaware County Auditor*

2025-26 ATTENDANCE BOUNDARY MAP

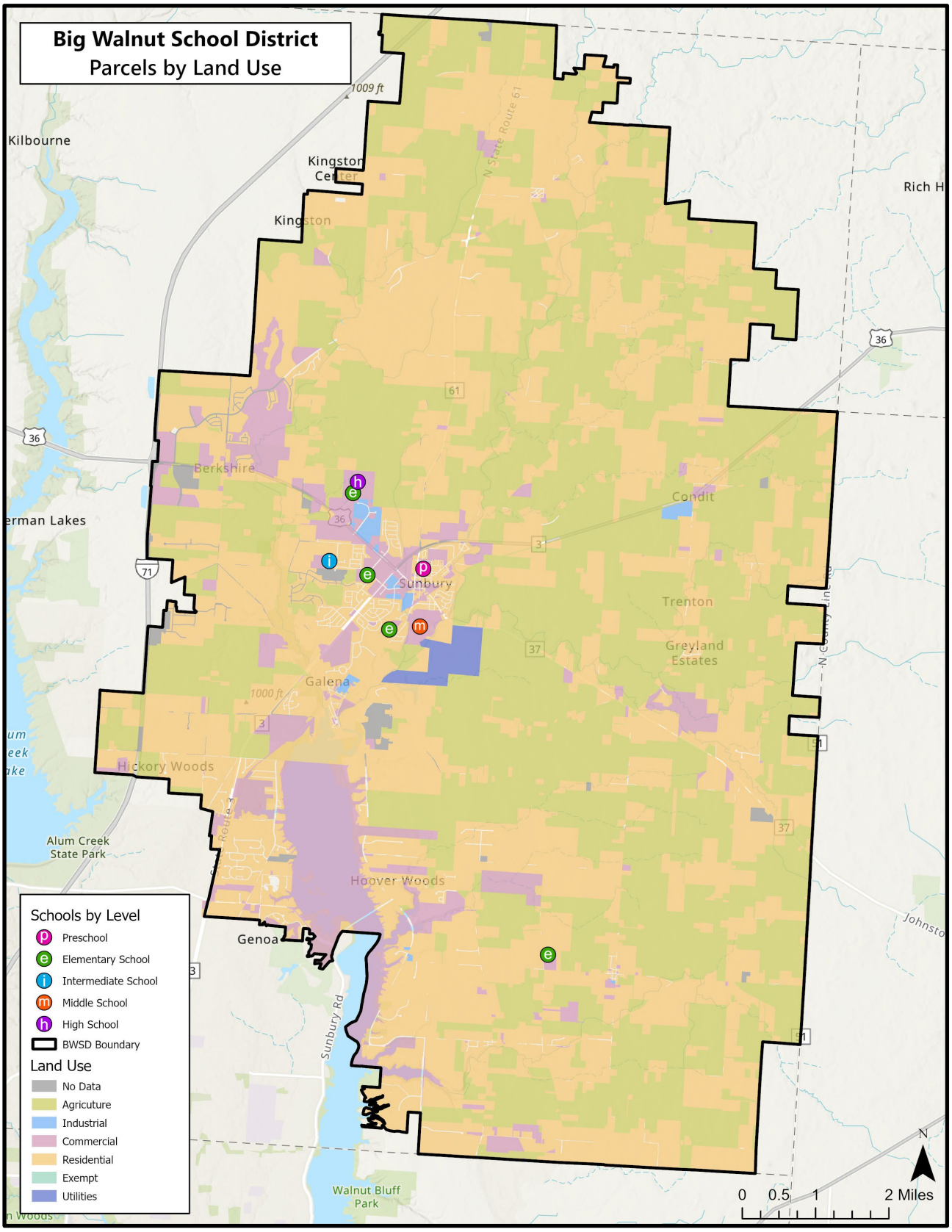


EXISTING LAND USE

Based on analysis of the zoning information provided by the Delaware County Auditor, the largest percentage of land use in the District falls in the residential category, followed closely by the agriculture category. Land Use was analyzed to determine the tracts of land that could be developed in the future. This includes land greater than 10 acres that is already zoned for residential or agriculture. The table below lists the acreage of the land use categories in the District. The map on the following page illustrates the land use within the District.

Acreage by Land Use	Delaware Co.	Percentage
Agriculture	29,370	42%
Commercial	7,029	10%
Exempt	1	0%
Industrial	394	1%
Residential	32,761	47%
Utilities	335	0%
TOTAL	69,890	100%

Source: *Delaware County Auditor*



Source: *Delaware County Auditor*

YIELD MODEL

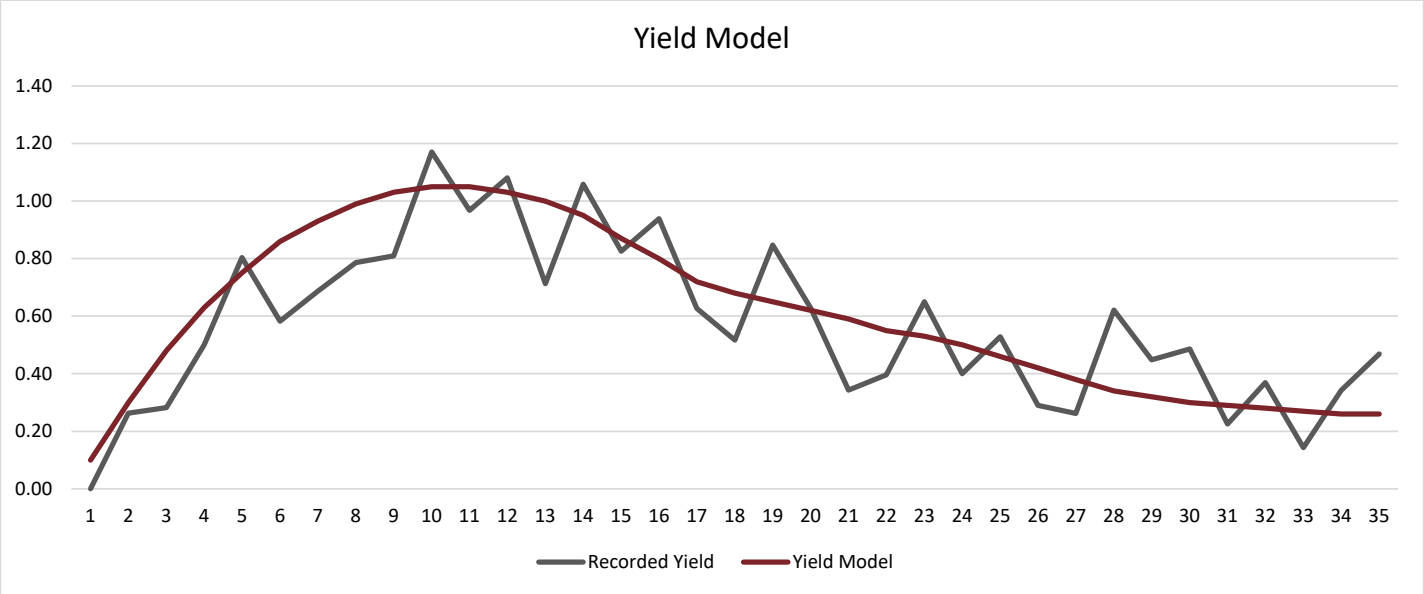
Thirty-Five Year Life-Cycle

Based on the 35-year cycle findings, a student yield model was developed to "age out" existing and future subdivisions. To forecast enrollment from existing, subdivided single-family homes and existing, single-family townsite homes, the yield model was applied to each unit based on the current age of the home, and then continued through the life-cycle from that point on. The yield model was also applied to all planned development and future subdivisions from vacant developable land to forecast the number of students per unit by year as they move through the life- cycle. The graph below illustrates the yield model, as compared with the actual recorded yields.

According to the yield model, the Big Walnut Local School District realizes the highest K-12 student yield from single- family homes that are 10 years of age. Although there are slight variations over the next 25 years, the general trend is a decrease in student yield beyond the peak yield.

In this model, a consistent yield of 0.26 students per housing unit is used beyond year 35 when a home matures. This mature yield is based on the average yield of homes older than 35.

There are currently 2,293 K-12 students residing in existing, subdivided single-family and single-family townsite homes within the District. Based on their current positions in the 35-year life-cycle, these homes would mature, and that number would drop to 1,126 by the 2055-56 school year.



HOUSING

Housing Stock Types

For this analysis, housing stock and land were divided into the categories below. The corresponding table on the following page shows the overall yields for each grade configuration, separated by housing type.

Existing Apartment Units: These are the existing apartment units within the District. There are currently 116 K-12 students living within these units. Due to the transiency associated with multi- family units, these units are expected to remain at their overall yield of 0.37 students per unit.

Existing Condominium Units: These are the existing condominium units within the District. This category includes both attached and detached condominium units. There are currently 65 K-12 students living within these units. Due to the transiency associated with multi-family units, these units are expected to remain at their overall yield of 0.13 students per unit.

Existing Manufactured Home Park Units: These are the existing manufactured (or mobile) home park units within the District. There are currently 194 students living within these units. For purposes of this study, the current yield of 0.33 students per unit was used due to the transiency associated with manufactured home park units.

Existing Subdivided Single-Family Units: These are the existing, subdivided single-family homes within the District. There are currently a total of 2,129 K-12 students living within these units. All growth models assume that these units will maintain their current pace to maturity. The table on page 4 details the observed yields. The district-wide yield for subdivided single-family homes is 0.52 students per housing unit.

Existing Single-Family Townsite Units: These are the existing single-family townsite homes within the District. There are currently a total of 164 K-12 students living within these units. The district-wide yield for single-family townsite homes is 0.19 students per housing unit.

Non-Subdivided Single-Family Units: These are the existing single-family homes that are not located within an established subdivision or neighborhood. These units often have larger lots, and are sometimes zoned for agriculture. There are currently a total of 1,453 students living within these units.

Developing Subdivided Single-Family: These are planned single-family subdivisions that are in different phases of development. There are currently 236 K-12 students living within partially completed single-family developments. These units will be released into the yield model based on the timelines provided by housing developers and/or their associated municipalities. The timelines for developments that are still in early planning phases are based on District-wide development trends.

Developing Multi-Family: These are planned apartments, condominiums, and townhomes that are in different phases of development. There are currently 7 K-12 students living within partially completed multi-family developments. The housing type-specific yields (seen in the table on the following page) are applied to these units based on the timelines provided by housing developers and/or their associated municipalities. The timelines for developments that are still in early planning phases are based on District-wide development trends.

Vacant Developable Land: These are currently undeveloped parcels that are larger than 10 acres that are zoned for either agriculture or residential use, do not present any major topographical barriers, and do not exist within a flood plain. These are typically the tracts of land that can be expected to be developed in the future. There are currently 29,226 acres of this type of land within the District. 3,410 acres of this is considered to have a **higher potential** for development because they are either owned by a developer or investment company, it is adjacent to existing water/sewer infrastructure, or the surrounding neighborhoods have roads that dead-end into the tract of land. The number of units for these tracts of land was calculated by applying a density of 0.8 housing units to each acre. The low density of this category is to allow for roads, parks, greenspace, and utilities to be present within these future neighborhoods, and is also consistent with the density of the existing single-family homes within the District. These units are released into the yield model at rates of 50, 100, 150, 200, and 250 units per year, and will follow the yield model through maturity.

Housing Type	Units	2024-25 Students	2024-25 Yield
Apartments	314	116	0.37
Condominiums	493	65	0.13
MULTI-FAMILY SUBTOTAL	**807**	**181**	**0.22**
Manufactured Home Park	596	194	0.33
MANUFACTURED HOME PARK SUBTOTAL	**596**	**194**	**0.33**
Subdivided Single-Family	4,063	2,129	0.52
Single-Family Townsite	860	164	0.19
Non-Subdivided Single-Family	3,493	1,453	0.42
SINGLE-FAMILY SUBTOTAL	**8,416**	**3,746**	**0.45**
ESTABLISHED HOUSING TOTAL	**9,819**	**4,121**	**0.42**
Out of District	-	61	-
Single- & Multi-Family Housing Developments	-	243	-
2024-25 K-12 STUDENT TOTAL		**4,425**	

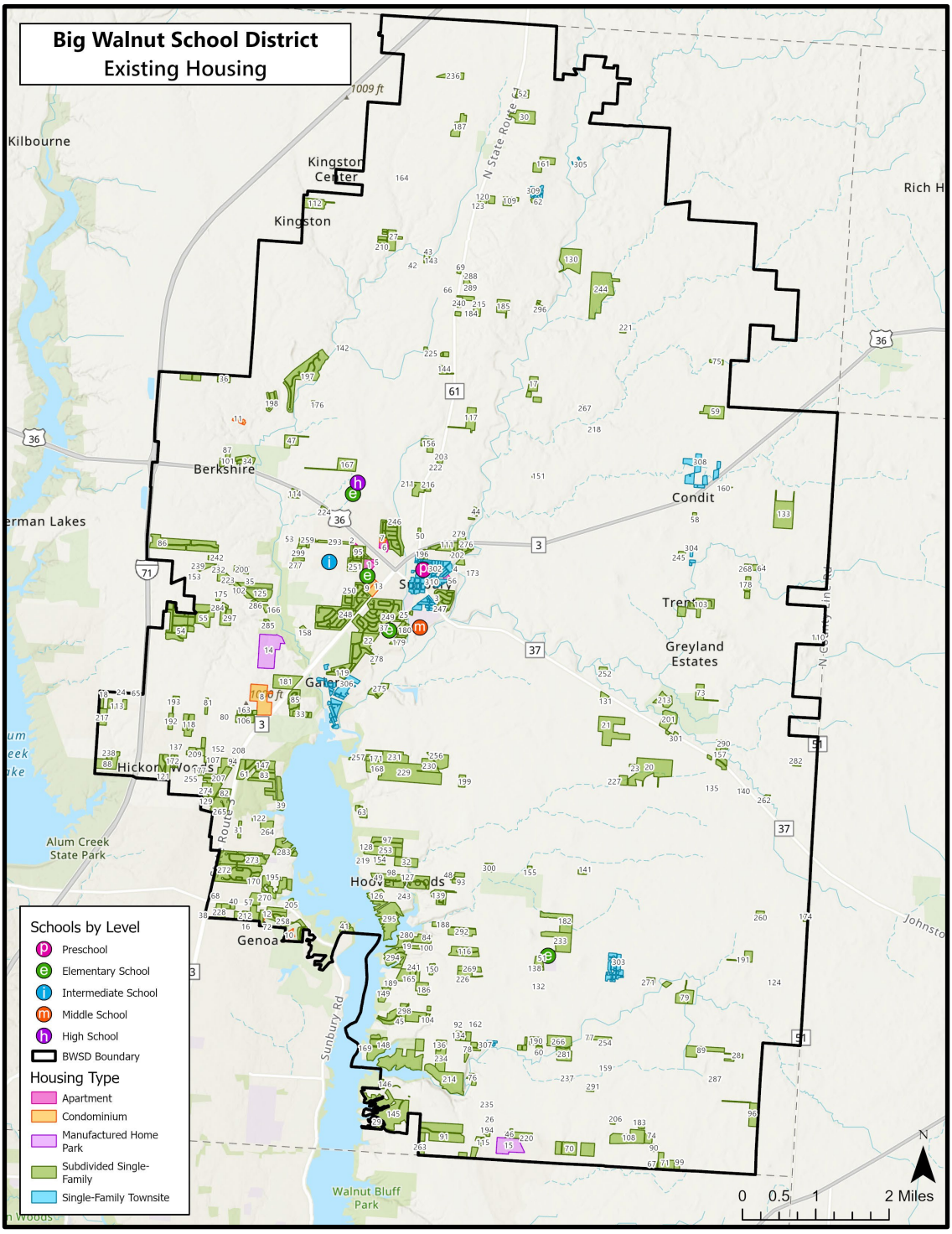
Student Yields By Boundary

The table below details the student yields by housing type by boundary. Please note that this table is grade configuration specific, meaning that the student yields shown for the elementary boundaries represent grades K-3, the student yields shown for the intermediate school represents grades 4-5, the student yields shown for the middle school represents grades 6-8, and the yields shown for the high school represents grades 9-12.

Student Yields by Boundary	Apartment	Condominium	Manufactured Home Park	Single-Family	Single-Family Townsite
General Rosecrans ES	0.13	0.05	-	0.19	-
Big Walnut ES	0.00	0.00	0.02	0.16	0.01
Prairie Run ES	0.17	0.00	-	0.16	0.08
Hylen Sounders ES	-	-	0.20	0.09	0.04
ELEMENTARY SUBTOTAL	**0.14**	**0.02**	**0.11**	**0.15**	**0.06**
Big Walnut IS	0.04	0.02	0.06	0.09	0.03
INTERMEDIATE SUBTOTAL	**0.04**	**0.02**	**0.06**	**0.09**	**0.03**
Big Walnut MS	0.06	0.03	0.06	0.13	0.04
MIDDLE SUBTOTAL	**0.06**	**0.03**	**0.06**	**0.13**	**0.04**
Big Walnut HS	0.13	0.05	0.09	0.16	0.07
HIGH SUBTOTAL	**0.13**	**0.05**	**0.09**	**0.16**	**0.07**
TOTAL	**0.37**	**0.13**	**0.33**	**0.52**	**0.19**

Existing Housing

The map below shows the locations of the existing dwelling types, including apartment (pink), condominium (orange), manufactured home park (purple), subdivided single-family (green), and single-family townsite (blue) subdivisions and complexes within the District.



The tables below and on the following pages detail the existing **subdivided single-family** subdivisions/neighborhoods within the District.

Subdivision/Complex Information			Elementary Boundary	Average		Units	K-12 Yield
Map ID	Name	Housing Type		Year Built	Assessed Value		
16	3-C Sub	Single-Family	Big Walnut ES	1997	$435,433	3	0.00
17	Allen Estates	Single-Family	Prairie Run ES	1976	$277,456	6	0.33
18	Alum Plains Sub	Single-Family	Big Walnut ES	1992	$562,850	2	0.00
19	Amberley Meadows	Single-Family	Hylen Sounders ES	1988	$448,050	2	0.00
20	Angel Falls	Single-Family	Hylen Sounders ES	1998	$513,064	13	0.00
21	Anthony Cad	Single-Family	Hylen Sounders ES	2009	$491,060	4	0.75
22	Arrowhead Lake Estates	Single-Family	Big Walnut ES	2021	$401,329	157	0.51
23	Bailey	Single-Family	Hylen Sounders ES	1973	$277,420	5	0.20
24	Ball	Single-Family	Big Walnut ES	1996	$635,300	2	1.00
25	Barleycorn	Single-Family	Big Walnut ES	1999	$355,458	30	0.53
26	Barrows	Single-Family	Hylen Sounders ES	1971	$265,600	2	0.00
27	Bartok	Single-Family	Prairie Run ES	1984	$360,063	5	0.80
28	Batey	Single-Family	Hylen Sounders ES	1979	$370,350	2	0.00
29	Bay Ridge	Single-Family	Hylen Sounders ES	2004	$2,082,867	3	0.00
30	Beacom	Single-Family	Prairie Run ES	1995	$482,500	4	0.00
31	Beadle	Single-Family	Big Walnut ES	1949	$349,200	2	0.00
32	Beechwood Acres	Single-Family	Hylen Sounders ES	1989	$465,736	5	1.40
33	Bennett'S Knob	Single-Family	Big Walnut ES	1974	$221,508	5	0.60
34	Bent Tree	Single-Family	Prairie Run ES	2000	$664,508	11	0.73
35	Berkshire Meadows	Single-Family	General Rosecrans ES	1963	$310,183	6	0.00
36	Berkshire North	Single-Family	Prairie Run ES	1990	$350,969	14	0.43
37	Big Walnut Ridge	Single-Family	Big Walnut ES	1970	$287,364	11	0.18
38	Blackhawk Forest	Single-Family	Big Walnut ES	1997	$582,000	1	3.00
39	Bon Air	Single-Family	Big Walnut ES	1969	$488,650	10	0.00
40	Booth'S	Single-Family	Big Walnut ES	1957	$186,900	3	0.00
41	Bowser	Single-Family	Big Walnut ES	1976	$762,950	7	0.14
42	Boyd Acres	Single-Family	Prairie Run ES	1976	$178,733	3	0.00
43	Bradford	Single-Family	Prairie Run ES	1956	$285,567	3	0.33
44	Bridgeview	Single-Family	Prairie Run ES	1968	$261,280	5	0.60
45	Britonwoods	Single-Family	Hylen Sounders ES	2020	$1,065,673	15	0.20
46	Bruce	Single-Family	Hylen Sounders ES	1968	$226,680	5	0.00
47	Buckeye Acres	Single-Family	Prairie Run ES	2014	$395,333	3	0.00

Subdivision/Complex Information			Elementary Boundary	Average		Units	K-12 Yield
Map ID	Name	Housing Type		Year Built	Assessed Value		
48	Bungalow Orchard	Single-Family	Hylen Sounders ES	1984	$290,417	3	0.00
49	Bunion Acres	Single-Family	Hylen Sounders ES	1985	$616,850	2	1.00
50	Burr Edwards	Single-Family	Prairie Run ES	1971	$254,267	2	0.00
51	Buxton	Single-Family	Hylen Sounders ES	1988	$412,625	3	0.67
52	Carr	Single-Family	Prairie Run ES	2005	$452,775	3	0.67
53	Cheshire Domigan Acres	Single-Family	General Rosecrans ES	1999	$525,825	4	0.00
54	Cheshire Woods	Single-Family	General Rosecrans ES	2016	$454,489	119	0.88
55	Cheshire Woods Estates	Single-Family	General Rosecrans ES	2014	$794,171	20	1.20
56	Clifford E. & Vivian Lee Hill	Single-Family	Prairie Run ES	1975	$163,717	4	0.50
57	Cole Corner	Single-Family	Big Walnut ES	1988	$354,008	12	0.17
58	Condit Acres	Single-Family	Prairie Run ES	1983	$284,775	4	1.00
59	Condit Estates	Single-Family	Prairie Run ES	1997	$612,440	5	0.40
60	Cook Blamer Meadows	Single-Family	Hylen Sounders ES	1991	$414,575	8	0.00
61	Copthorne Woods	Single-Family	Big Walnut ES	1994	$559,914	21	0.43
62	Crowl	Single-Family	Prairie Run ES	1976	$378,650	2	2.00
63	Cupstone	Single-Family	Hylen Sounders ES	1986	$491,227	10	0.40
64	Curry	Single-Family	Prairie Run ES	1990	$340,825	3	1.67
65	Danmar	Single-Family	Big Walnut ES	1996	$594,550	2	0.00
66	Davis Acres	Single-Family	Prairie Run ES	1992	$562,350	2	0.00
67	Dawsons	Single-Family	Hylen Sounders ES	1976	$325,175	4	0.25
68	De Matteis	Single-Family	Big Walnut ES	1974	$250,967	6	0.17
69	Decker	Single-Family	Prairie Run ES	1991	$282,375	4	0.25
70	Del-Edge	Single-Family	Hylen Sounders ES	1962	$279,389	16	0.81
71	Del-Woods	Single-Family	Hylen Sounders ES	1972	$270,868	13	0.38
72	Delwest	Single-Family	Big Walnut ES	1988	$372,043	6	0.00
73	Dent Woods	Single-Family	Prairie Run ES	2005	$567,400	3	0.67
74	Dottie G.	Single-Family	Hylen Sounders ES	1987	$403,025	3	0.00
75	Dream Farm	Single-Family	Prairie Run ES	1973	$327,567	3	0.00
76	Dun-Ridge	Single-Family	Hylen Sounders ES	1976	$667,150	4	0.75
77	Duncan Estates	Single-Family	Hylen Sounders ES	1995	$426,840	10	0.20
78	Duncan Glen	Single-Family	Hylen Sounders ES	1969	$280,548	20	0.20
79	Duncan Run	Single-Family	Hylen Sounders ES	2020	$982,800	3	0.00
80	Dustin Acres	Single-Family	Big Walnut ES	1974	$347,833	3	0.00

Subdivision/Complex Information			Elementary Boundary	Average		Units	K-12 Yield
Map ID	Name	Housing Type		Year Built	Assessed Value		
81	Dustin Corners	Single-Family	Big Walnut ES	1994	$447,825	4	0.25
82	Dusty Pines	Single-Family	Big Walnut ES	1988	$306,180	10	0.30
83	Elbe Heights	Single-Family	Big Walnut ES	1973	$333,036	75	0.24
84	Emler Estates	Single-Family	Hylen Sounders ES	1982	$359,980	4	0.00
85	Estates At Blackhawk	Single-Family	Big Walnut ES	2013	$536,635	45	0.76
86	Estates At Cheshire	Single-Family	Big Walnut ES	2013	$565,095	39	1.56
87	Evans	Single-Family	Prairie Run ES	1957	$426,550	8	0.75
88	Evans Estate	Single-Family	Big Walnut ES	2012	$873,117	4	0.25
89	Fair Haven	Single-Family	Hylen Sounders ES	2016	$1,041,900	4	0.75
90	Fancher Road	Single-Family	Hylen Sounders ES	1970	$331,550	4	0.00
91	Farm Estates	Single-Family	Hylen Sounders ES	1986	$557,725	40	0.08
92	Fitak Acres	Single-Family	Hylen Sounders ES	1995	$542,350	2	0.00
93	Forest Trail	Single-Family	Hylen Sounders ES	2005	$640,950	2	0.00
94	Fox Run	Single-Family	Big Walnut ES	1969	$399,075	4	0.00
95	Foxboro	Single-Family	General Rosecrans ES	1988	$290,031	72	0.47
96	Frog Hollow	Single-Family	Hylen Sounders ES	2011	$981,767	2	1.50
97	Galena Pointe	Single-Family	Hylen Sounders ES	2000	$552,665	20	0.55
98	Gaston	Single-Family	Hylen Sounders ES	1988	$565,850	2	0.00
99	Gatchell	Single-Family	Hylen Sounders ES	1972	$430,833	2	0.00
100	Genoa View	Single-Family	Hylen Sounders ES	2000	$575,250	4	0.50
101	Gibmoor	Single-Family	Prairie Run ES	1972	$243,275	4	0.00
102	Gilbert	Single-Family	General Rosecrans ES	1989	$516,300	2	0.00
103	Glaze Run	Single-Family	Prairie Run ES	1999	$557,689	9	0.89
104	Good Acres	Single-Family	Hylen Sounders ES	1979	$331,300	4	0.50
105	Grace Chapel	Single-Family	Big Walnut ES	1971	$277,119	14	0.50
106	Grandominico	Single-Family	Big Walnut ES	1993	$662,313	8	0.50
107	Green'S Pond	Single-Family	Big Walnut ES	1987	$456,100	2	0.00
108	Green Acres	Single-Family	Hylen Sounders ES	1973	$320,837	17	0.06
109	Green Joy Acres	Single-Family	Prairie Run ES	1984	$177,214	4	0.25
110	Green Plains	Single-Family	Prairie Run ES	1988	$329,525	4	0.00
111	Greenbrier	Single-Family	Prairie Run ES	1975	$320,598	40	0.28
112	Grove	Single-Family	Prairie Run ES	1989	$416,700	3	0.00
113	Grover Acres	Single-Family	Big Walnut ES	1991	$437,043	7	0.29

Subdivision/Complex Information			Elementary Boundary	Average		Units	K-12 Yield
Map ID	Name	Housing Type		Year Built	Assessed Value		
114	Guidotti	Single-Family	General Rosecrans ES	1993	$342,475	4	0.00
115	Harlem Acres	Single-Family	Hylen Sounders ES	1972	$286,600	2	0.50
116	Harlem Estates	Single-Family	Hylen Sounders ES	2023	$1,029,245	11	0.36
117	Hastilow	Single-Family	Prairie Run ES	2019	$790,550	3	1.67
118	Heather Glen	Single-Family	Big Walnut ES	1999	$629,344	16	0.44
119	Heathermere	Single-Family	Big Walnut ES	2005	$383,609	51	0.75
120	Hickory Hollow	Single-Family	Prairie Run ES	1978	$220,150	4	0.00
121	Hickory Woods	Single-Family	Big Walnut ES	2006	$592,643	14	0.29
122	Higgins	Single-Family	Big Walnut ES	1943	$233,843	6	0.00
123	Hills Acres	Single-Family	Prairie Run ES	1956	$223,175	4	0.00
124	Holobaugh	Single-Family	Hylen Sounders ES	2000	$338,950	4	0.25
125	Hoover Dam	Single-Family	General Rosecrans ES	1966	$395,969	3	0.67
126	Hoover View	Single-Family	Hylen Sounders ES	2012	$1,292,840	4	0.00
127	Hoover Woods	Single-Family	Hylen Sounders ES	1994	$599,686	26	0.46
128	Hoppes	Single-Family	Hylen Sounders ES	1967	$398,636	10	0.30
129	Hunn	Single-Family	Big Walnut ES	1994	$441,500	5	0.00
130	Hunters Ridge Estates	Single-Family	Prairie Run ES	1999	$893,167	3	0.00
131	Jacobus	Single-Family	Hylen Sounders ES	1982	$254,967	6	0.50
132	Jeffer'S	Single-Family	Hylen Sounders ES	1976	$425,800	2	0.00
133	Carraige Trail	Single-Family	Prairie Run ES	2005	$409,350	4	0.00
134	Jodi Dawn Acres	Single-Family	Hylen Sounders ES	1989	$488,200	2	0.00
135	Joe-Claire	Single-Family	Hylen Sounders ES	1979	$207,875	3	0.00
136	Joseph	Single-Family	Hylen Sounders ES	1960	$369,200	4	0.25
137	Karis Woods	Single-Family	Big Walnut ES	1996	$629,500	2	0.00
138	Kauderer	Single-Family	Hylen Sounders ES	1965	$259,920	5	0.20
139	Keller Pines	Single-Family	Hylen Sounders ES	2012	$605,813	31	0.03
140	Kelly Forman	Single-Family	Hylen Sounders ES	1996	$267,375	4	0.00
141	Kimberly Colony	Single-Family	Hylen Sounders ES	1977	$332,825	4	0.50
142	Kingston Ridge	Single-Family	Prairie Run ES	1977	$398,200	2	1.50
143	Knolls	Single-Family	Prairie Run ES	1980	$253,400	4	0.25
144	La Forza Del Destino	Single-Family	Prairie Run ES	2000	$425,167	3	0.33
145	Lake Of The Woods	Single-Family	Hylen Sounders ES	1977	$584,090	127	0.17
146	Lake Of The Woods Estates	Single-Family	Hylen Sounders ES	2002	$530,160	3	0.00

Subdivision/Complex Information			Elementary Boundary	Average		Units	K-12 Yield
Map ID	Name	Housing Type		Year Built	Assessed Value		
147	Lake Point	Single-Family	Big Walnut ES	1972	$225,313	4	0.75
148	Lake View Knolls	Single-Family	Hylen Sounders ES	1977	$275,553	16	0.06
149	Lakeland	Single-Family	Hylen Sounders ES	1978	$665,063	6	0.00
150	Lakeview Acerage	Single-Family	Hylen Sounders ES	2000	$401,120	3	0.67
151	Layton	Single-Family	Prairie Run ES	1973	$330,900	2	0.00
152	Les-View	Single-Family	Big Walnut ES	1969	$238,817	5	0.00
153	Les-View 2	Single-Family	Big Walnut ES	1959	$278,800	2	0.00
154	Lewis Hideway	Single-Family	Hylen Sounders ES	1986	$396,500	2	1.00
155	Lilac Hill Farm	Single-Family	Hylen Sounders ES	1971	$268,750	2	2.00
156	Liming Estates	Single-Family	Prairie Run ES	2008	$697,925	2	0.50
157	Lindale	Single-Family	Prairie Run ES	1972	$226,461	18	0.94
158	Little Walnut	Single-Family	Big Walnut ES	1979	$290,525	4	0.75
159	Lloyd T. West Jr	Single-Family	Hylen Sounders ES	1984	$496,350	2	0.00
160	Longshore	Single-Family	Prairie Run ES	1984	$284,633	3	0.33
161	Lott Road Acres	Single-Family	Prairie Run ES	1997	$555,475	4	0.00
162	Lucas	Single-Family	Hylen Sounders ES	1989	$528,250	2	1.00
163	Lyonswood Acres	Single-Family	Big Walnut ES	1994	$549,813	8	0.13
164	Main Estates	Single-Family	Prairie Run ES	2002	$454,950	2	0.50
165	Maple Heights	Single-Family	Hylen Sounders ES	1968	$320,560	3	0.67
166	Maplehurst	Single-Family	General Rosecrans ES	1985	$367,000	2	0.00
167	Maplewood Farms	Single-Family	Prairie Run ES	2002	$759,400	3	0.00
168	Mark Manor	Single-Family	Hylen Sounders ES	1989	$443,350	2	0.50
169	Mark S & Leanore V Scofield	Single-Family	Hylen Sounders ES	1999	$955,567	3	0.00
170	Mason'S	Single-Family	Big Walnut ES	1987	$502,400	2	0.00
171	Mathews	Single-Family	Hylen Sounders ES	1988	$452,700	3	0.00
172	Maxwell Acres	Single-Family	Big Walnut ES	1984	$505,450	2	0.50
173	Mayo	Single-Family	Prairie Run ES	1987	$522,350	2	0.50
174	Mccaughey	Single-Family	Hylen Sounders ES	1975	$225,567	2	1.50
175	Mccomas	Single-Family	General Rosecrans ES	1998	$495,700	2	0.00
176	Mckibben	Single-Family	Prairie Run ES	2017	$461,550	2	2.00
177	Mcquillan Acres	Single-Family	Big Walnut ES	1962	$175,600	4	0.00
178	Merry Meadows	Single-Family	Prairie Run ES	1997	$407,567	3	0.00
179	Middleview	Single-Family	Big Walnut ES	1978	$223,385	41	0.34

Subdivision/Complex Information			Elementary Boundary	Average		Units	K-12 Yield
Map ID	Name	Housing Type		Year Built	Assessed Value		
180	Middleview North	Single-Family	Big Walnut ES	1979	$260,800	9	0.78
181	Miller	Single-Family	Big Walnut ES	1976	$437,033	5	0.00
182	Miller'S Brook	Single-Family	Hylen Sounders ES	2023	$789,225	4	0.00
183	Modacres	Single-Family	Hylen Sounders ES	1972	$328,075	3	0.33
184	Monkey Hollow	Single-Family	Prairie Run ES	1981	$273,017	4	0.00
185	Monkey Hollow Estates	Single-Family	Prairie Run ES	1995	$568,950	2	0.50
186	Moynan Glen	Single-Family	Hylen Sounders ES	1996	$408,580	3	0.33
187	Murphland	Single-Family	Prairie Run ES	2010	$606,300	3	1.00
188	Nance Family	Single-Family	Hylen Sounders ES	2001	$551,000	2	1.50
189	Nauman	Single-Family	Hylen Sounders ES	2009	$775,600	2	0.50
190	Neitzel	Single-Family	Hylen Sounders ES	1994	$418,386	7	0.29
191	Netzorg	Single-Family	Hylen Sounders ES	2004	$452,000	2	1.00
192	Neverman	Single-Family	Big Walnut ES	2022	$291,033	3	0.00
193	Newland Woods	Single-Family	Big Walnut ES	1996	$500,700	2	1.00
194	Nichol'S	Single-Family	Hylen Sounders ES	1975	$366,950	2	0.00
195	North Shores	Single-Family	Big Walnut ES	1972	$535,040	9	0.44
196	Northern Heights	Single-Family	Prairie Run ES	1960	$158,046	35	0.14
197	Northstar	Single-Family	Prairie Run ES	2018	$602,867	120	0.95
198	Northstar	Single-Family	Prairie Run ES	2018	$607,284	43	0.23
199	Odette	Single-Family	Hylen Sounders ES	1994	$345,100	4	0.00
200	Owl Acres	Single-Family	Big Walnut ES	1967	$326,814	7	0.43
201	Pagliacci	Single-Family	Hylen Sounders ES	2010	$450,360	3	1.33
202	Paul Henry	Single-Family	Prairie Run ES	1946	$237,767	3	0.67
203	Payne	Single-Family	Prairie Run ES	1945	$364,800	2	0.00
204	Perfect Acres	Single-Family	Prairie Run ES	1965	$222,800	13	0.54
205	Pinehaven	Single-Family	Big Walnut ES	1967	$825,575	4	0.00
206	Plesia	Single-Family	Hylen Sounders ES	1948	$380,300	2	0.00
207	Plum Estates Sec 1	Single-Family	Big Walnut ES	2002	$508,354	22	0.32
208	Plum Estates Sec 2	Single-Family	Big Walnut ES	2001	$539,857	6	0.33
209	Plum Heights	Single-Family	Big Walnut ES	1989	$412,481	14	0.50
210	Poderys	Single-Family	Prairie Run ES	1997	$363,610	8	0.50
211	Prairie Run	Single-Family	Prairie Run ES	2004	$599,260	3	0.67
212	Rammelsburg	Single-Family	Big Walnut ES	1983	$431,375	4	0.25

Subdivision/Complex Information			Elementary Boundary	Average		Units	K-12 Yield
Map ID	Name	Housing Type		Year Built	Assessed Value		
213	Rattlesnake Ridge	Single-Family	Prairie Run ES	2010	$917,975	3	1.67
214	Red Bank Woods	Single-Family	Hylen Sounders ES	2012	$1,382,400	5	0.20
215	Reese	Single-Family	Prairie Run ES	1992	$525,350	2	1.50
216	Reese No 2	Single-Family	Prairie Run ES	1992	$498,950	2	0.00
217	Refiled Lake Alum Estates	Single-Family	Big Walnut ES	1989	$372,989	6	1.00
218	Reppart	Single-Family	Prairie Run ES	1986	$250,000	2	0.00
219	Reservoir Acres	Single-Family	Hylen Sounders ES	1985	$668,500	2	0.00
220	Richardson Acres	Single-Family	Hylen Sounders ES	1966	$291,533	8	0.13
221	Rick'S	Single-Family	Prairie Run ES	1979	$223,225	3	0.33
222	Robert T. Hetrick	Single-Family	Prairie Run ES	1965	$170,825	2	0.50
223	Rogers	Single-Family	General Rosecrans ES	1999	$413,475	6	0.33
224	Rollins	Single-Family	General Rosecrans ES	1983	$350,167	3	1.00
225	Rosecrans	Single-Family	Prairie Run ES	1978	$264,825	6	0.00
226	Roswell Ellis	Single-Family	Hylen Sounders ES	2002	$709,433	3	1.00
227	Roy Kirk	Single-Family	Hylen Sounders ES	1972	$181,467	4	0.00
228	Running Fox Estates	Single-Family	Big Walnut ES	1990	$472,400	3	0.67
229	Sage Creek Sec 1-3	Single-Family	Hylen Sounders ES	2005	$770,550	66	0.21
230	Sage Creek Sec 4	Single-Family	Hylen Sounders ES	2010	$841,808	13	0.08
231	Sage Creek Sec 5	Single-Family	Hylen Sounders ES	2015	$1,060,457	7	0.14
232	Santuomo	Single-Family	General Rosecrans ES	1952	$319,933	3	0.00
233	Schybal	Single-Family	Hylen Sounders ES	2002	$462,788	8	1.13
234	Shady Lane Farm	Single-Family	Hylen Sounders ES	2013	$884,367	2	1.00
235	Shepherd	Single-Family	Hylen Sounders ES	1981	$331,600	3	0.00
236	Sigler	Single-Family	Prairie Run ES	1991	$278,740	10	0.30
237	Songbird Acres	Single-Family	Hylen Sounders ES	1977	$424,000	2	0.00
238	Staffan Estates	Single-Family	Big Walnut ES	1996	$467,627	3	1.00
239	Starkey	Single-Family	Big Walnut ES	1983	$318,020	4	0.25
240	State Route 61	Single-Family	Prairie Run ES	1978	$299,050	3	0.67
241	Stone'S Throw	Single-Family	Hylen Sounders ES	2011	$510,033	7	0.43
242	Stoney Creek	Single-Family	Big Walnut ES	1987	$249,450	2	0.00
243	Storts	Single-Family	Hylen Sounders ES	1998	$223,325	2	0.50
244	Sugar Creek	Single-Family	Prairie Run ES	2002	$840,620	2	0.00
245	Sun Hart	Single-Family	Prairie Run ES	1991	$246,200	2	0.00

Subdivision/Complex Information			Elementary Boundary	Average		Units	K-12 Yield
Map ID	Name	Housing Type		Year Built	Assessed Value		
246	Sunbury Estates	Single-Family	Prairie Run ES	1999	$329,612	186	0.70
247	Sunbury Gardens	Single-Family	Big Walnut ES	1963	$206,508	133	0.34
248	Sunbury Meadows Sec 1-7	Single-Family	General Rosecrans ES	2012	$398,555	288	1.02
249	Sunbury Meadows Sec 8-16	Single-Family	Big Walnut ES	2019	$409,653	372	0.64
250	Sunbury Mills Sec 3-5	Single-Family	General Rosecrans ES	2002	$316,952	142	0.61
251	Sunbury Mills Sec 6	Single-Family	General Rosecrans ES	2008	$359,260	86	0.58
252	Sunrise Knolls	Single-Family	Prairie Run ES	1999	$475,275	4	0.50
253	T.C. Estates	Single-Family	Hylen Sounders ES	2004	$577,950	3	1.00
254	Tall Timbers No 1	Single-Family	Hylen Sounders ES	1979	$341,825	2	0.00
255	Tarantelli Estates	Single-Family	Big Walnut ES	1983	$406,200	3	0.33
256	Tarragon Estates	Single-Family	Hylen Sounders ES	2007	$710,460	3	0.00
257	The Cove At Stonegate	Single-Family	Hylen Sounders ES	1993	$682,350	4	0.50
258	The Medallion Estates	Single-Family	Big Walnut ES	2000	$618,326	61	0.20
259	The O K Baker	Single-Family	General Rosecrans ES	1967	$209,900	7	0.86
260	The Pearl Fishers	Single-Family	Hylen Sounders ES	2002	$448,700	4	0.50
262	Thomas E. Akers Sub	Single-Family	Hylen Sounders ES	1976	$327,950	2	1.00
263	Thousand Pines At Red Bank	Single-Family	Hylen Sounders ES	2000	$551,871	4	0.00
264	Tradewinds	Single-Family	Big Walnut ES	1981	$383,313	6	0.67
265	Treeline Acres	Single-Family	Big Walnut ES	1986	$358,443	18	0.28
266	Treemonisha	Single-Family	Hylen Sounders ES	2005	$700,200	13	0.54
267	Trenton Lane	Single-Family	Prairie Run ES	1989	$313,650	4	0.25
268	Trenton Tara	Single-Family	Prairie Run ES	1974	$262,020	10	0.40
269	Turandot	Single-Family	Hylen Sounders ES	1998	$491,638	8	0.00
270	Tussic Acres	Single-Family	Big Walnut ES	1986	$391,900	2	0.50
271	Vanishing Pines	Single-Family	Hylen Sounders ES	1985	$311,214	5	0.00
272	Vinmar Farms	Single-Family	Big Walnut ES	2007	$429,705	123	0.80
273	Vinmar Village	Single-Family	Big Walnut ES	2017	$463,693	89	0.37
274	Walko	Single-Family	Big Walnut ES	1994	$516,500	2	0.00
275	Walnut Creek	Single-Family	Hylen Sounders ES	2010	$441,121	33	1.30
276	Walnut Estates	Single-Family	Prairie Run ES	1974	$247,268	31	0.16
277	Walnut Hill Sub	Single-Family	General Rosecrans ES	1992	$470,150	3	0.67
278	Walnut View 1	Single-Family	Big Walnut ES	1959	$106,629	3	0.67
279	Walnut View 2	Single-Family	Prairie Run ES	1955	$215,717	6	0.33

Subdivision/Complex Information			Elementary Boundary	Average		Units	K-12 Yield
Map ID	Name	Housing Type		Year Built	Assessed Value		
280	Waters Edge	Single-Family	Hylen Sounders ES	1984	$927,875	4	0.00
281	Watts	Single-Family	Hylen Sounders ES	2003	$490,400	8	0.63
282	Webb	Single-Family	Prairie Run ES	1997	$460,967	3	0.33
283	West Shore	Single-Family	Big Walnut ES	1993	$942,769	13	0.15
284	Wilcox Estates 1	Single-Family	General Rosecrans ES	1986	$429,900	2	0.50
285	Wilcox Estates 2	Single-Family	General Rosecrans ES	1987	$320,133	3	0.00
286	Wilcox Estates 3	Single-Family	General Rosecrans ES	1993	$409,333	3	0.00
287	Wild Cherry Acres	Single-Family	Hylen Sounders ES	1990	$394,250	2	0.00
288	Wildwood Estates	Single-Family	Prairie Run ES	1984	$285,200	3	0.33
289	Wildwood Lane Acres	Single-Family	Prairie Run ES	1998	$402,767	3	0.00
290	Williams	Single-Family	Prairie Run ES	2000	$382,950	2	0.50
291	Willin Acres	Single-Family	Hylen Sounders ES	1980	$323,165	2	0.00
292	Willow Creek	Single-Family	Hylen Sounders ES	2000	$942,863	8	0.88
293	Willowick	Single-Family	General Rosecrans ES	1988	$272,859	31	0.42
294	Windale Farms	Single-Family	Hylen Sounders ES	1987	$928,230	7	0.29
295	Woodhaven Estates	Single-Family	Hylen Sounders ES	1980	$665,278	36	0.17
296	Woodland Acres	Single-Family	Prairie Run ES	1980	$252,600	3	0.00
297	Woods Of Rome Corners	Single-Family	General Rosecrans ES	1992	$574,970	16	0.38
298	Wyndfield Meadows	Single-Family	Hylen Sounders ES	1995	$605,367	3	0.67
299	Yinger	Single-Family	General Rosecrans ES	1989	$366,050	4	0.00
300	Young Trees	Single-Family	Hylen Sounders ES	1992	$594,150	4	0.00
301	Zieschang	Single-Family	Hylen Sounders ES	1966	$187,780	9	0.44

The table below details the existing **single-family townsite** neighborhoods within the District.

Subdivision/Complex Information			Elementary Boundary	Average		Units	K-12 Yield
Map ID	Name	Housing Type		Year Built	Assessed Value		
302	Blakely Heights	Single-Family Townsite	Prairie Run ES	1943	$150,827	95	0.14
303	Center Village	Single-Family Townsite	Hylen Sounders ES	1950	$143,955	84	0.15
304	Condit	Single-Family Townsite	Prairie Run ES	1907	$89,100	21	0.10
305	East Liberty	Single-Family Townsite	Prairie Run ES	1930	$80,990	10	0.00
306	Galena	Single-Family Townsite	Big Walnut ES	1935	$203,741	156	0.12
307	Harlem	Single-Family Townsite	Hylen Sounders ES	1924	$141,063	24	0.00
308	North Condit	Single-Family Townsite	Prairie Run ES	1953	$165,480	42	0.31
309	Olive Green	Single-Family Townsite	Prairie Run ES	1934	$107,280	35	0.20
310	Sunbury	Single-Family Townsite	Prairie Run ES	1934	$225,453	393	0.25

The table below details the existing **apartment** complexes within the District.

Subdivision/Complex Information			Elementary Boundary	Units	K-12 Yield
Map ID	Name	Housing Type			
1	Cortland Sunbury	Apartment	General Rosecrans ES	146	0.36
2	E-Stella	Apartment	General Rosecrans ES	4	0.50
3	Noah'S Landing	Apartment	Big Walnut ES	8	0.00
4	Sunbury Heights	Apartment	Prairie Run ES	40	0.75
5	Sunbury Mills Park	Apartment	General Rosecrans ES	24	0.00
6	Sunbury Square	Apartment	Prairie Run ES	92	0.35

The table below details the existing **condominium** complexes within the District.

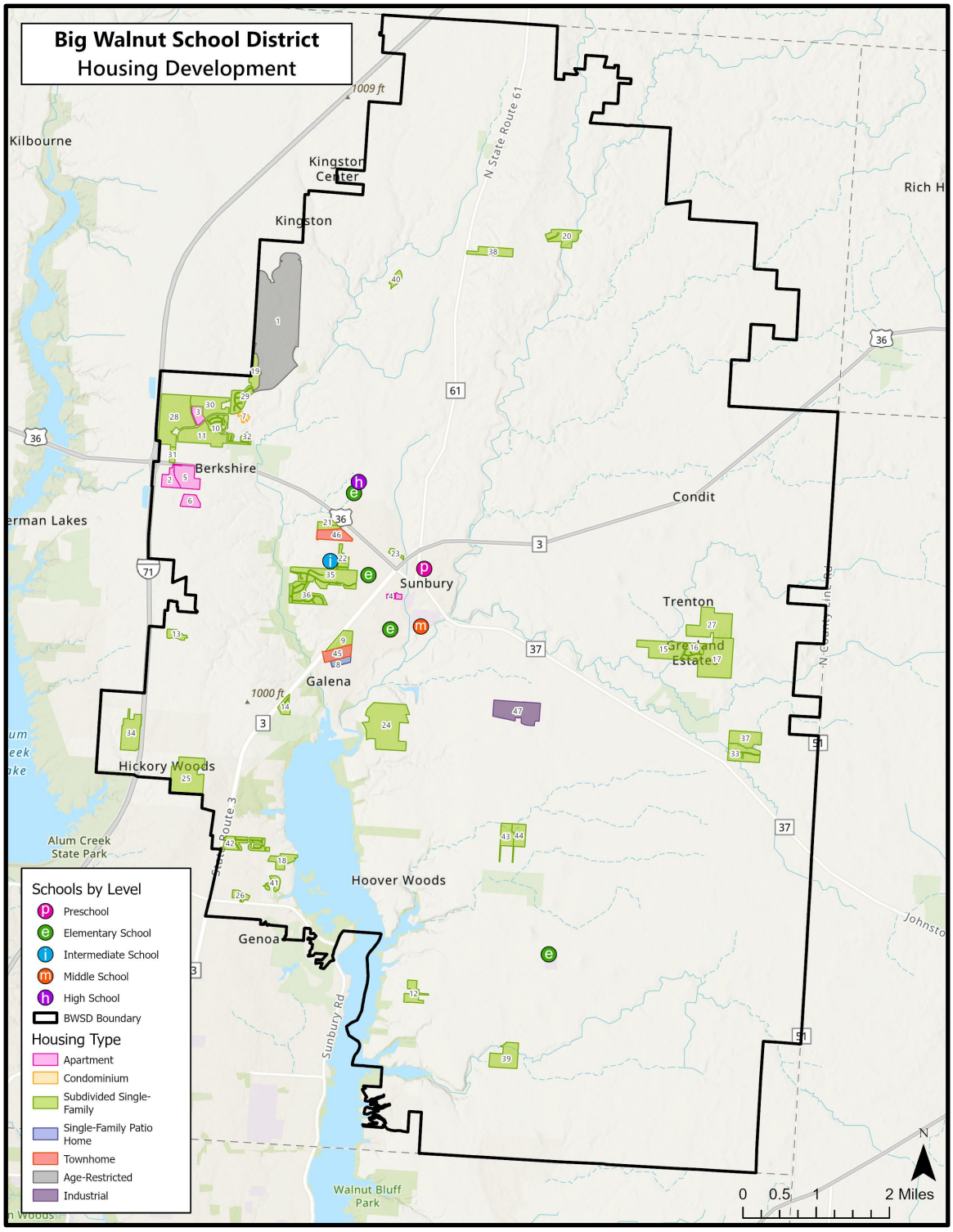
Subdivision/Complex Information			Elementary Boundary	Units	K-12 Yield
Map ID	Name	Housing Type			
7	Cobblestone	Condominium	Prairie Run ES	24	0.00
8	Retreat At Dustin Condo	Condominium	Big Walnut ES	124	0.00
9	Sunbury Mills Condo	Condominium	General Rosecrans ES	98	0.41
10	The Condo At The Woods At Medallion	Condominium	Big Walnut ES	36	0.00
11	The Greens At Northstar Condo	Condominium	Prairie Run ES	22	0.00
12	The Links	Condominium	Big Walnut ES	36	0.00
13	Village At Sunbury Mills Condos	Condominium	General Rosecrans ES	153	0.16

The table below details the existing **manufactured home parks** within the District.

Subdivision/Complex Information			Elementary Boundary	Units	K-12 Yield
Map ID	Name	Housing Type			
14	Berkshire Campground	Manufactured Home Park	Big Walnut ES	300	0.04
15	Westerville Estates	Manufactured Home Park	Hylen Sounders ES	296	0.61

Developing Single– and Multi-Family Areas

The map below illustrates the housing developments currently planned, proposed, approved, and under construction within the District. A listing of each development can be found on page 27.



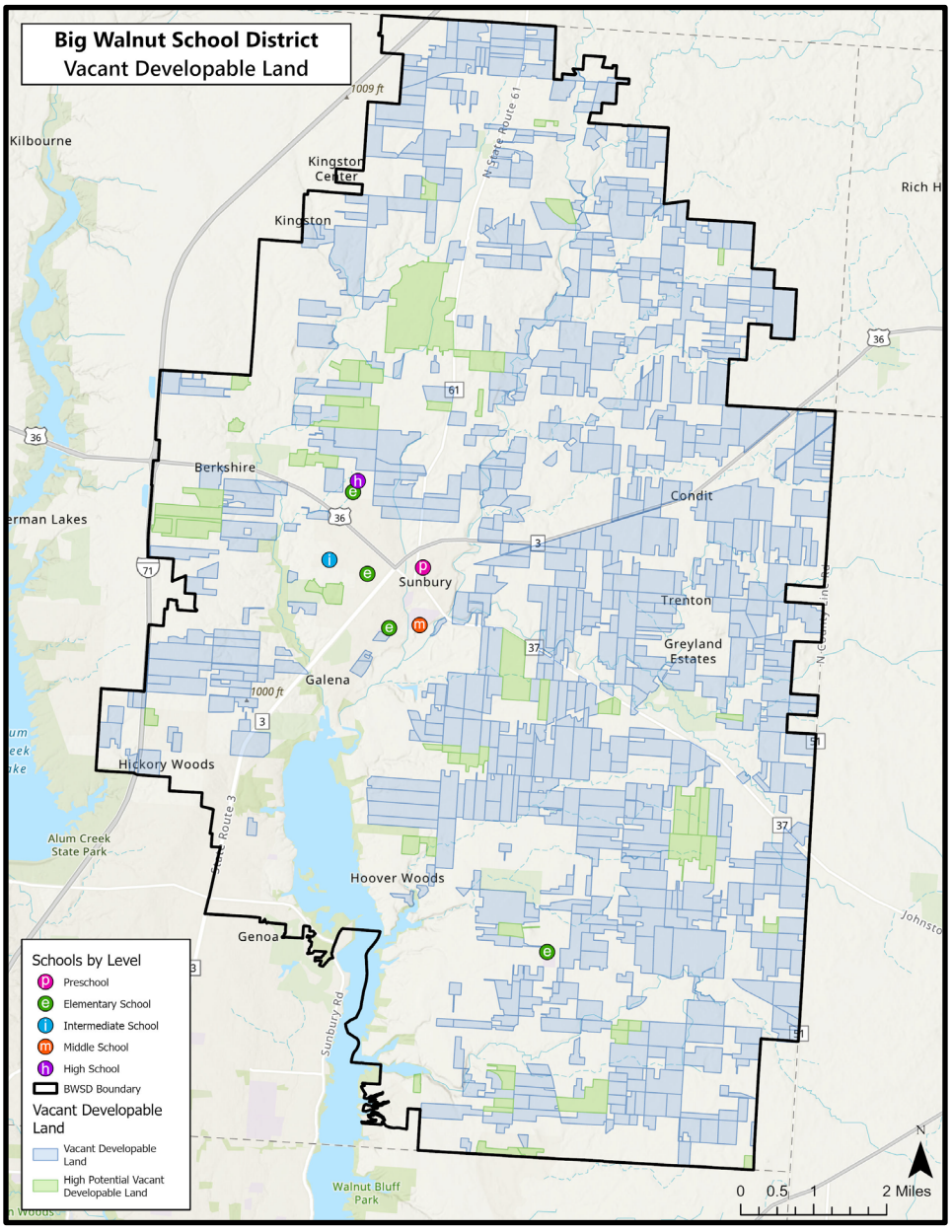
The table on the following page, along with the map on the previous page, show the areas of active and planned housing development within the District. The developments shown are in different stages of development. The maximum and mature student potential values for any subdivided single-family development are based on the maximum and mature points within the yield model. For multi-family developments, the student potential values seen in the table on the following page are based on the specific housing type yields which can be found on page 11. Due to the transiency of multi-family living (includes apartments, condominiums, and townhomes), the maximum and mature values remain consistent throughout the model. The average multi-family yield (0.22) was applied to the townhome units due to the lack of existing units within the District.

Development Information					Elementary Boundary	Units at Build Out	Maximum Enrollment	Mature Enrollment
Map ID	Name	Housing Type	Status	Approximate Timeline				
1	Honey Grove	Age-Restricted	Approved	Estimated Completion: 2028	Prairie Run ES	570	0	0
2	Berkshire Commons	Apartment	Proposed	Timeline Unavailable	Prairie Run ES	58	21	21
3	Northstar	Apartment	Approved	Timeline Unavailable	Prairie Run ES	240	89	89
4	Sunbury Commerce Park	Apartment	Proposed	Timeline Unavailable	Big Walnut ES	120	44	44
5	The Calrton	Apartment	Proposed	Timeline Unavailable	Prairie Run ES	312	115	115
6	The District at Berkshire	Apartment	Under Construction	Estimated Completion: 2027	Big Walnut ES	300	111	111
7	The Greens at Northstar	Condominium	Under Construction	Estimated Completion: 2028	Prairie Run ES	104	14	14
8	Arrowhead Golf Course	Patio Home	Proposed	Estimated Completion: 2029	Big Walnut ES	48	11	11
9	Arrowhead Golf Course	Single-Family	Proposed	Estimated Completion: 2029	Big Walnut ES	97	102	25
10	Berkshire Crossing (AMH Community)	Single-Family	Under Construction	Estimated Completion: 2026	Prairie Run ES	100	105	26
11	Berkshire Crossing	Single-Family	Approved	Timeline Unavailable	Prairie Run ES	100	105	26
12	Brittonwoods Reserve	Single-Family	Approved	Timeline Unavailable	Hylen Sounders ES	11	12	3
13	Cheshire Woods Sec 4 Phase A	Single-Family	Under Construction	Estimated Completion: 2026	General Rosecrans ES	30	32	8
14	Estates at Blackhawk Phase D	Single-Family	Under Construction	Estimated Completion: 2026	Big Walnut ES	27	28	7
15	Future	Single-Family	Approved	Timeline Unavailable	Prairie Run ES	20	21	5
16	Greyland Estates PH1	Single-Family	Under Construction	Estimated Completion: 2027	Prairie Run ES	26	27	7
17	Greyland Estates PH2	Single-Family	Approved	Estimated Completion: 2030	Prairie Run ES	65	68	17
18	Hawks Nest At Hoover	Single-Family	Proposed	Timeline Unavailable	Big Walnut ES	29	30	7
19	Honey Grove	Single-Family	Under Construction	Estimated Completion: 2028	Prairie Run ES	59	62	15
20	Ironwood	Single-Family	Under Construction	Estimated Completion: 2027	Prairie Run ES	7	7	2
21	Kinter Crossing	Single-Family	Approved	Timeline Unavailable	General Rosecrans ES	87	91	22
22	Magnolia Park	Single-Family	Approved	Timeline Unavailable	General Rosecrans ES	39	41	10
23	Miller's Cove	Single-Family	Under Construction	Estimated Completion: 2028	Prairie Run ES	37	39	9
24	Miller Farm	Single-Family	Approved	Estimated Completion: 2028	Hylen Sounders ES	385	404	99
25	Miraluna	Single-Family	Proposed	Timeline Unavailable	Big Walnut ES	150	158	38
26	Mulberry Estates	Single-Family	Under Construction	Estimated Completion: 2027	Big Walnut ES	6	6	2
27	Murphy Rd & SR 605	Single-Family	Under Construction	Timeline Unavailable	Prairie Run ES	65	68	17
28	Northstar	Single-Family	Proposed	Timeline Unavailable	Prairie Run ES	239	251	61
29	Northstar-Goldwell	Single-Family	Under Construction	Estimated Completion: 2029	Prairie Run ES	123	129	31
30	Northstar Ivy Wood	Single-Family	Under Construction	Timeline Unavailable	Prairie Run ES	160	168	41
31	Northstar Sec 1 Ph A	Single-Family	Proposed	Timeline Unavailable	Prairie Run ES	19	20	5
32	Northstar Sec 1 Ph B (Wiltshire)	Single-Family	Under Construction	Estimated Completion: 2026	Prairie Run ES	53	56	14
33	Oaks at Big Walnut	Single-Family	Under Construction	Estimated Completion: 2028	Prairie Run ES	14	15	4
34	Plumb Creek	Single-Family	Proposed	Timeline Unavailable	Big Walnut ES	91	96	23
35	Price Ponds	Single-Family	Under Construction	Estimated Completion: 2031	General Rosecrans ES	336	353	86
36	Rolling Hills	Single-Family	Under Construction	Estimated Completion: 2027	General Rosecrans ES	150	158	38
37	Ross Road Estates	Single-Family	Approved	Timeline Unavailable	Prairie Run ES	15	16	4
38	SR 61 CAD	Single-Family	Approved	Timeline Unavailable	Prairie Run ES	5	5	1
39	The Conservancy at Duncan	Single-Family	On Hold	Timeline Unavailable	Hylen Sounders ES	26	27	7
40	The Fairways at Blue Church	Single-Family	Approved	Timeline Unavailable	Prairie Run ES	5	5	1
41	The Ravines at Hoover	Single-Family	Under Construction	Estimated Completion: 2029	Big Walnut ES	56	59	14
42	The Reserve at Vinmar	Single-Family	Under Construction	Estimated Completion: 2027	Big Walnut ES	71	75	18
43	Woodtown Estates	Single-Family	Status Unavailable	Timeline Unavailable	Hylen Sounders ES	3	3	1
44	Woodtown Farms	Single-Family	Status Unavailable	Timeline Unavailable	Hylen Sounders ES	3	3	1
45	Arrowhead Golf Course	Townhome	Proposed	Estimated Completion: 2029	Big Walnut ES	80	18	18
46	Kinter Crossing	Townhome	Proposed	Timeline Unavailable	General Rosecrans ES	107	24	24

Note: The number of units for the Northstar and Northstar Sec 1 Ph A developments have yet to be determined. Unit counts were estimated by using the total acreage of each site and average density from the other Northstar-area developments (1.9 units per acre).

Building Pace for Undeveloped Land

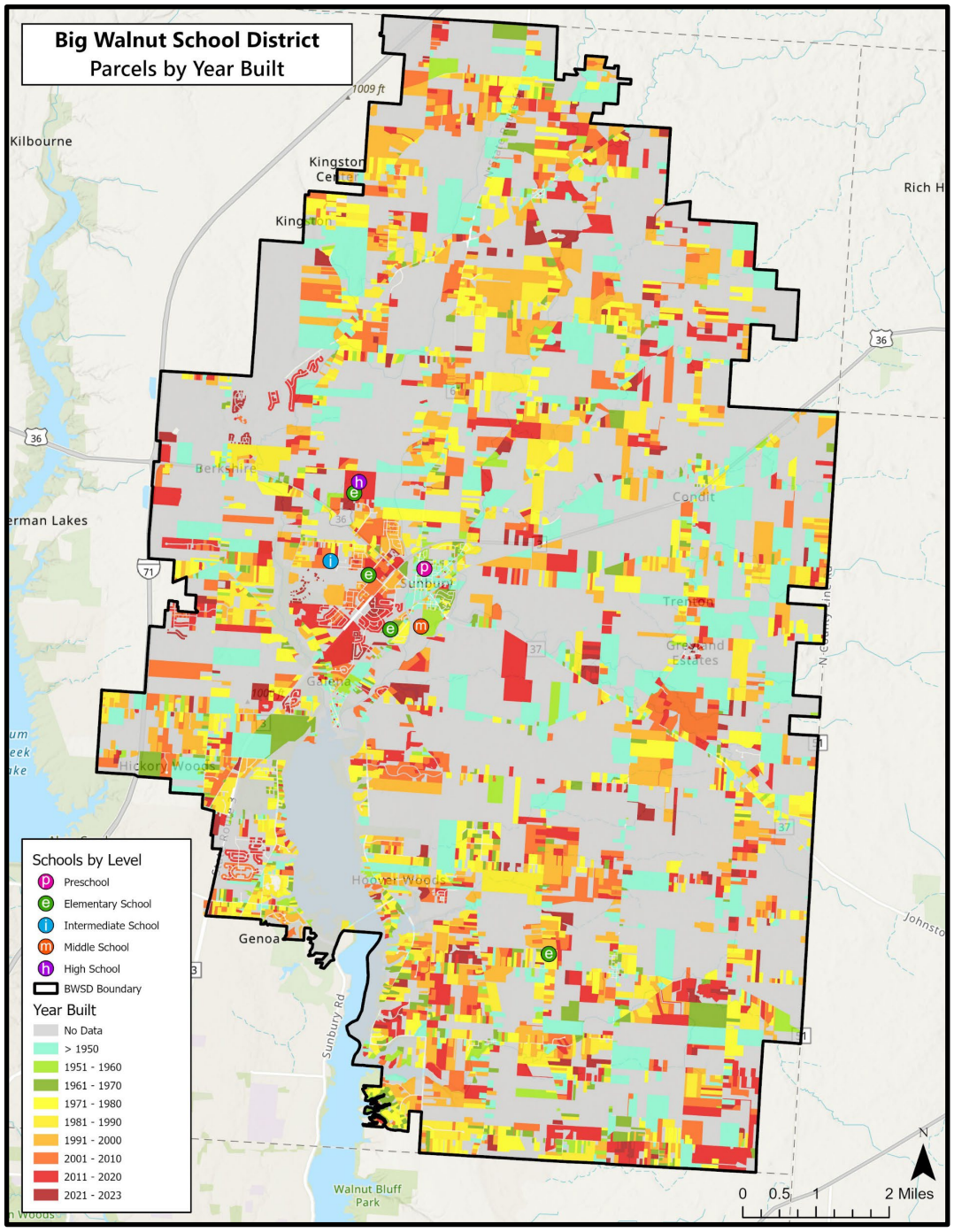
Currently, there are 29,226 acres of undeveloped land within the District. 3,410 acres of this is considered to have a higher potential for development because it is either owned by a developer or investment company, it is adjacent to existing water/sewer infrastructure, or the surrounding neighborhoods have roads that dead-end into the tract of land. The map shows locations of the high potential vacant developable land (green) and the other vacant developable land (blue). Five different models were created to build-out the vacant developable land parcels, 50 units/year, 100 units/year, 150 units/year, 200 units/year, and 250 units/year. These values are based on historic number of homes built each year, obtained from the Delaware County Auditor, which can be found on the following page.



It is important to note that the vacant land (build-out) portion of this study is hypothetical and assumes that all developable land (shown in the map above) is developed into housing.

Housing by Year Built

The map below shows the year that homes were built within the District. The color of each parcel shows the year that the home was built. Turquoise to yellow colors show older homes and orange to red colors show newer homes, as illustrated in the legend below. The corresponding table shows the number of single-family units built each year, ranging back to 1990. This data was analyzed to determine the building paces for undeveloped land.



S-F Homes by Year Built	Units Built
1990	32
1991	38
1992	35
1993	65
1994	40
1995	35
1996	78
1997	66
1998	61
1999	93
2000	104
2001	105
2002	120
2003	101
2004	67
2005	137
2006	72
2007	58
2008	59
2009	65
2010	46
2011	34
2012	73
2013	87
2014	94
2015	100
2016	84
2017	187
2018	185
2019	115
2020	122
2021	144
2022	92
2023	19
2024*	0
2025*	0

Source: *Delaware County Auditor*

*Data is considered preliminary

Maximum Enrollment
Mature Enrollment

STUDENT POTENTIAL

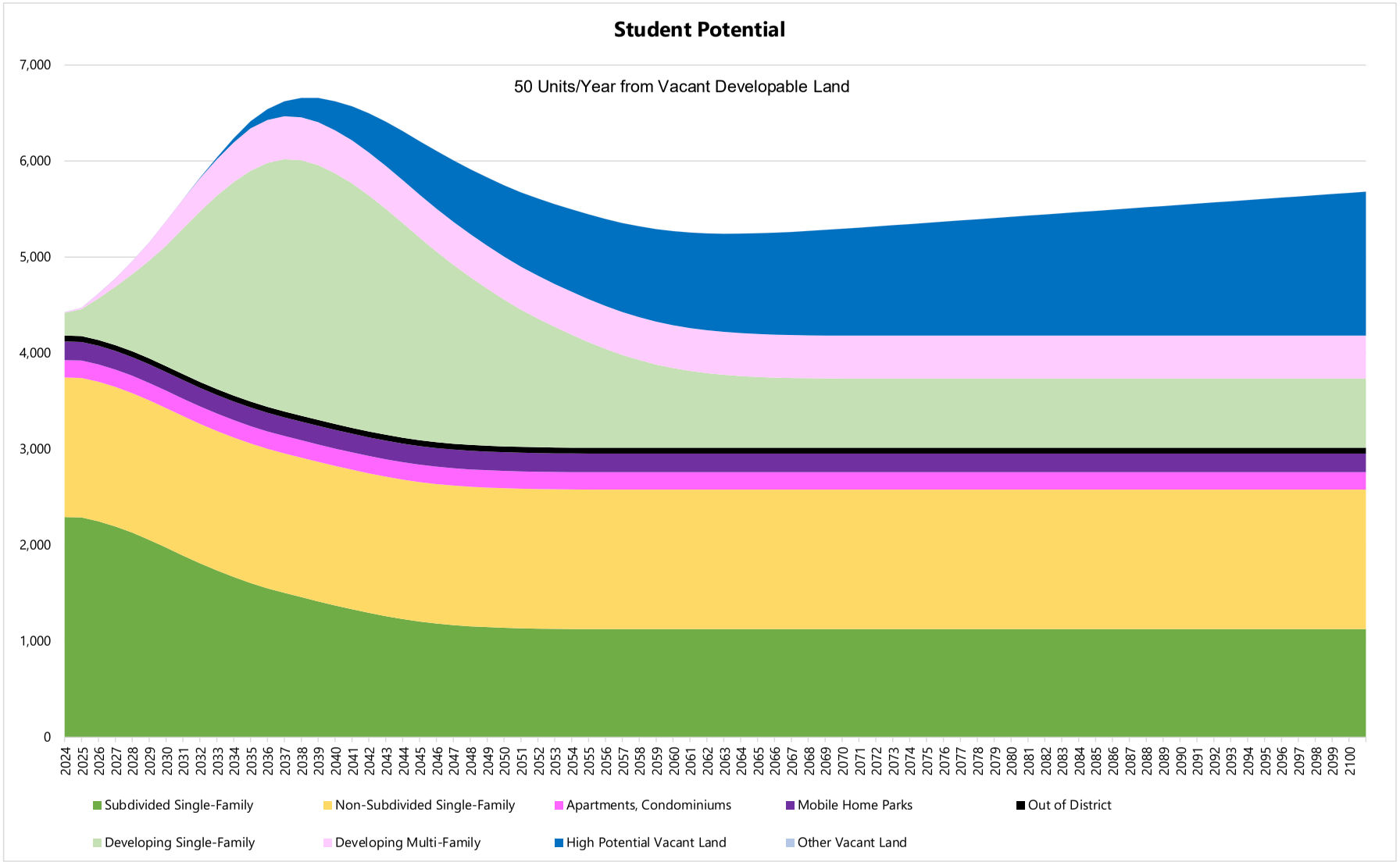
50 Units per Year from Vacant Developable Land

The tables below and on the following page illustrate the complete student potential for the **50 units / year** building pace based on the yield model. The maximum and mature enrollments do not occur in this model until beyond 2100. All values assume that 50 single-family homes will be built each year until the District is completely built-out, starting first with the land identified as having a higher potential for development, followed by the other vacant developable land once the higher potential land has been built-out. The graph on page 32 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

School Year	Subdivided & Townsite Single-Family	Non-Subdivided Single-Family	Multi-Family (Apartments & Condominiums)	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	High Potential Vacant Land	Other Vacant Land	K-12 Total
2024-25	2,293	1,453	181	194	236	7	61	-	-	4,425
2025-26	2,288	1,453	181	194	281	15	61	-	-	4,473
2026-27	2,248	1,453	181	194	433	51	61	-	-	4,621
2027-28	2,194	1,453	181	194	608	86	61	-	-	4,778
2028-29	2,130	1,453	181	194	802	137	61	-	-	4,958
2029-30	2,055	1,453	181	194	1,018	190	61	-	-	5,152
2030-31	1,975	1,453	181	194	1,256	255	61	-	-	5,374
2031-32	1,892	1,453	181	194	1,515	304	61	-	-	5,600
2032-33	1,812	1,453	181	194	1,773	345	61	5	-	5,823
2033-34	1,737	1,453	181	194	2,013	378	61	20	-	6,037
2034-35	1,668	1,453	181	194	2,225	411	61	44	-	6,238
2035-36	1,606	1,453	181	194	2,404	441	61	76	-	6,415
2036-37	1,551	1,453	181	194	2,541	447	61	113	-	6,540
2037-38	1,503	1,453	181	194	2,627	447	61	156	-	6,622
2038-39	1,459	1,453	181	194	2,661	447	61	203	-	6,658
2039-40	1,415	1,453	181	194	2,655	447	61	252	-	6,658
2040-41	1,372	1,453	181	194	2,612	447	61	304	-	6,623
2041-42	1,333	1,453	181	194	2,546	447	61	356	-	6,571
2042-43	1,295	1,453	181	194	2,459	447	61	409	-	6,498
2043-44	1,261	1,453	181	194	2,354	447	61	460	-	6,411
2044-45	1,230	1,453	181	194	2,236	447	61	510	-	6,312
2045-46	1,204	1,453	181	194	2,109	447	61	558	-	6,207
2046-47	1,184	1,453	181	194	1,985	447	61	601	-	6,106
2047-48	1,168	1,453	181	194	1,864	447	61	641	-	6,008
2048-49	1,155	1,453	181	194	1,748	447	61	677	-	5,916
2049-50	1,147	1,453	181	194	1,636	447	61	711	-	5,829
2050-51	1,140	1,453	181	194	1,529	447	61	744	-	5,748
2051-52	1,134	1,453	181	194	1,429	447	61	775	-	5,674
2052-53	1,131	1,453	181	194	1,339	447	61	804	-	5,610
2053-54	1,128	1,453	181	194	1,256	447	61	832	-	5,551
2054-55	1,127	1,453	181	194	1,176	447	61	858	-	5,497
2055-56	1,126	1,453	181	194	1,100	447	61	883	-	5,445
2056-57	1,126	1,453	181	194	1,030	447	61	906	-	5,397
2057-58	1,126	1,453	181	194	966	447	61	927	-	5,355
2058-59	1,126	1,453	181	194	913	447	61	946	-	5,321
2059-60	1,126	1,453	181	194	866	447	61	963	-	5,291
2060-61	1,126	1,453	181	194	829	447	61	979	-	5,270

School Year	Subdivided & Townsite Single-Family	Non-Subdivided Single-Family	Multi-Family (Apartments & Condominiums)	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	High Potential Vacant Land	Other Vacant Land	K-12 Total
2061-62	1,126	1,453	181	194	800	447	61	994	-	5,255
2062-63	1,126	1,453	181	194	777	447	61	1,009	-	5,247
2063-64	1,126	1,453	181	194	759	447	61	1,023	-	5,243
2064-65	1,126	1,453	181	194	747	447	61	1,036	-	5,244
2065-66	1,126	1,453	181	194	737	447	61	1,049	-	5,248
2066-67	1,126	1,453	181	194	731	447	61	1,062	-	5,254
2067-68	1,126	1,453	181	194	726	447	61	1,075	-	5,263
2068-69	1,126	1,453	181	194	724	447	61	1,087	-	5,272
2069-70	1,126	1,453	181	194	722	447	61	1,100	-	5,283
2070-71	1,126	1,453	181	194	721	447	61	1,112	-	5,295
2071-72	1,126	1,453	181	194	721	447	61	1,125	-	5,307
2072-73	1,126	1,453	181	194	721	447	61	1,137	-	5,319
2073-74	1,126	1,453	181	194	721	447	61	1,150	-	5,332
2074-75	1,126	1,453	181	194	721	447	61	1,162	-	5,344
2075-76	1,126	1,453	181	194	721	447	61	1,175	-	5,357
2076-77	1,126	1,453	181	194	721	447	61	1,187	-	5,369
2077-78	1,126	1,453	181	194	721	447	61	1,200	-	5,382
2078-79	1,126	1,453	181	194	721	447	61	1,212	-	5,394
2079-80	1,126	1,453	181	194	721	447	61	1,225	-	5,407
2080-81	1,126	1,453	181	194	721	447	61	1,237	-	5,419
2081-82	1,126	1,453	181	194	721	447	61	1,250	-	5,432
2082-83	1,126	1,453	181	194	721	447	61	1,262	-	5,444
2083-84	1,126	1,453	181	194	721	447	61	1,275	-	5,457
2084-85	1,126	1,453	181	194	721	447	61	1,287	-	5,469
2085-86	1,126	1,453	181	194	721	447	61	1,300	-	5,482
2086-87	1,126	1,453	181	194	721	447	61	1,312	-	5,494
2087-88	1,126	1,453	181	194	721	447	61	1,325	-	5,507
2088-89	1,126	1,453	181	194	721	447	61	1,337	-	5,519
2089-90	1,126	1,453	181	194	721	447	61	1,350	-	5,532
2090-91	1,126	1,453	181	194	721	447	61	1,362	-	5,544
2091-92	1,126	1,453	181	194	721	447	61	1,375	-	5,557
2092-93	1,126	1,453	181	194	721	447	61	1,387	-	5,569
2093-94	1,126	1,453	181	194	721	447	61	1,400	-	5,582
2094-95	1,126	1,453	181	194	721	447	61	1,412	-	5,594
2095-96	1,126	1,453	181	194	721	447	61	1,425	-	5,607
2096-97	1,126	1,453	181	194	721	447	61	1,437	-	5,619
2097-98	1,126	1,453	181	194	721	447	61	1,450	-	5,632
2098-99	1,126	1,453	181	194	721	447	61	1,462	-	5,644
2099-100	1,126	1,453	181	194	721	447	61	1,475	-	5,657
2100-101	1,126	1,453	181	194	721	447	61	1,487	-	5,669

In this scenario, the higher potential vacant land would not be built out until beyond 2100, and therefore only high potential vacant land is shown in this chart.



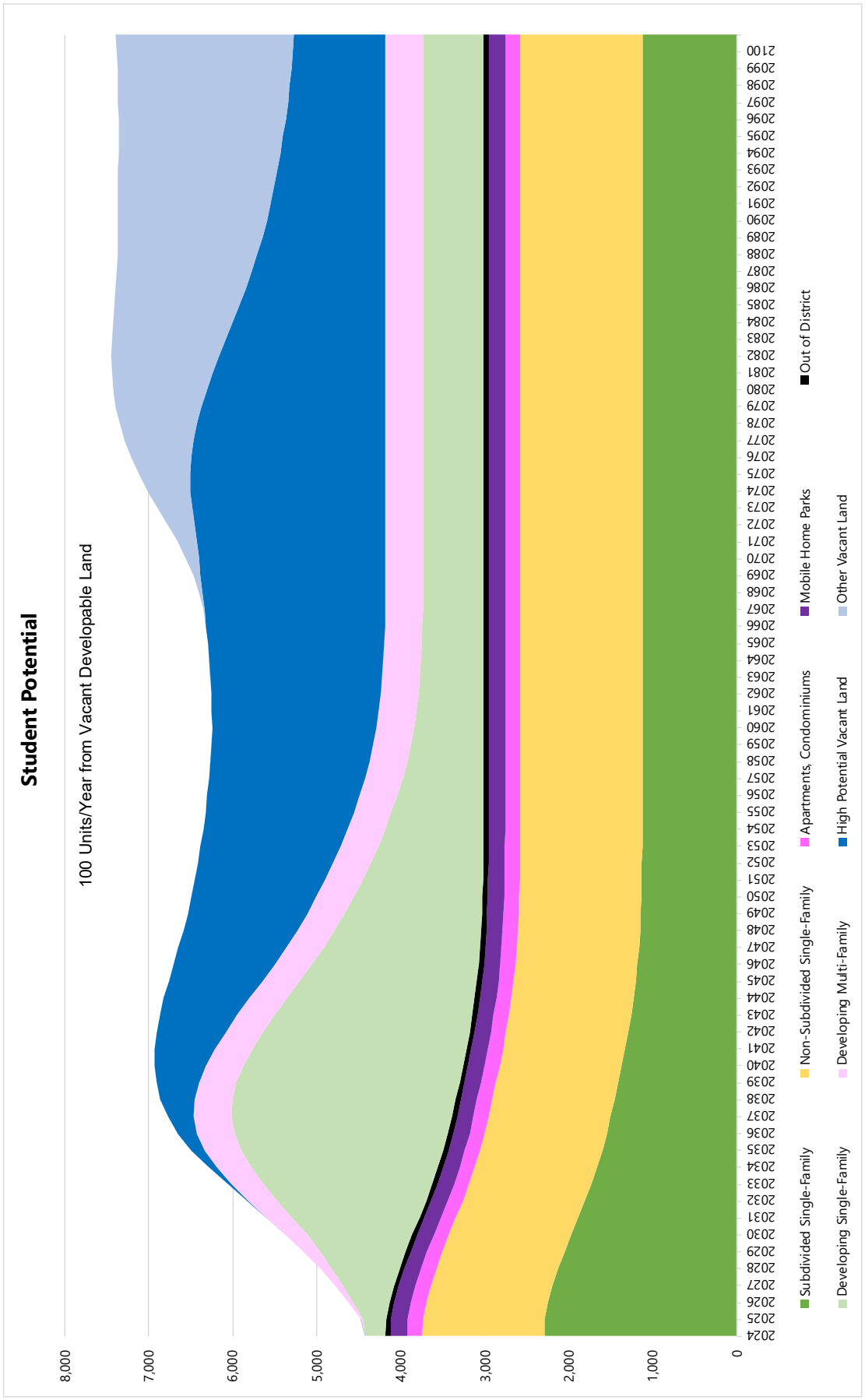
Maximum Enrollment
Mature Enrollment

100 Units per Year from Vacant Developable Land

The tables below and on the following page illustrate the complete student potential for the **100 units / year** building pace based on the yield model. The maximum and mature enrollments do not occur in this model until beyond 2100. All values assume that 100 single-family homes will be built each year until the District is completely built-out, starting first with the land identified as having a higher potential for development, followed by the other vacant developable land once the higher potential land has been built-out. The graph on page 35 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

School Year	Subdivided & Townsite Single-Family	Non-Subdivided Single-Family	Multi-Family (Apartments & Condominiums)	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	High Potential Vacant Land	Other Vacant Land	K-12 Total
2024-25	2,293	1,453	181	194	236	7	61	-	-	4,425
2025-26	2,288	1,453	181	194	281	15	61	-	-	4,473
2026-27	2,248	1,453	181	194	433	51	61	-	-	4,621
2027-28	2,194	1,453	181	194	608	86	61	-	-	4,778
2028-29	2,130	1,453	181	194	802	137	61	-	-	4,958
2029-30	2,055	1,453	181	194	1,018	190	61	-	-	5,152
2030-31	1,975	1,453	181	194	1,256	255	61	-	-	5,374
2031-32	1,892	1,453	181	194	1,515	304	61	-	-	5,600
2032-33	1,812	1,453	181	194	1,773	345	61	10	-	5,828
2033-34	1,737	1,453	181	194	2,013	378	61	40	-	6,057
2034-35	1,668	1,453	181	194	2,225	411	61	88	-	6,282
2035-36	1,606	1,453	181	194	2,404	441	61	151	-	6,491
2036-37	1,551	1,453	181	194	2,541	447	61	226	-	6,653
2037-38	1,503	1,453	181	194	2,627	447	61	312	-	6,778
2038-39	1,459	1,453	181	194	2,661	447	61	405	-	6,861
2039-40	1,415	1,453	181	194	2,655	447	61	504	-	6,910
2040-41	1,372	1,453	181	194	2,612	447	61	607	-	6,927
2041-42	1,333	1,453	181	194	2,546	447	61	712	-	6,927
2042-43	1,295	1,453	181	194	2,459	447	61	817	-	6,907
2043-44	1,261	1,453	181	194	2,354	447	61	920	-	6,871
2044-45	1,230	1,453	181	194	2,236	447	61	1,020	-	6,822
2045-46	1,204	1,453	181	194	2,109	447	61	1,115	-	6,765
2046-47	1,184	1,453	181	194	1,985	447	61	1,202	-	6,707
2047-48	1,168	1,453	181	194	1,864	447	61	1,282	-	6,649
2048-49	1,155	1,453	181	194	1,748	447	61	1,354	-	6,593
2049-50	1,147	1,453	181	194	1,636	447	61	1,422	-	6,540
2050-51	1,140	1,453	181	194	1,529	447	61	1,487	-	6,492
2051-52	1,134	1,453	181	194	1,429	447	61	1,549	-	6,448
2052-53	1,131	1,453	181	194	1,339	447	61	1,608	-	6,414
2053-54	1,128	1,453	181	194	1,256	447	61	1,663	-	6,383
2054-55	1,127	1,453	181	194	1,176	447	61	1,716	-	6,355
2055-56	1,126	1,453	181	194	1,100	447	61	1,766	-	6,328
2056-57	1,126	1,453	181	194	1,030	447	61	1,812	-	6,303
2057-58	1,126	1,453	181	194	966	447	61	1,854	-	6,282
2058-59	1,126	1,453	181	194	913	447	61	1,892	-	6,267
2059-60	1,126	1,453	181	194	866	447	61	1,926	-	6,254
2060-61	1,126	1,453	181	194	829	447	61	1,958	-	6,249

School Year	Subdivided & Townsite Single-Family	Non-Subdivided Single-Family	Multi-Family (Apartments & Condominiums)	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	High Potential Vacant Land	Other Vacant Land	K-12 Total
2061-62	1,126	1,453	181	194	800	447	61	1,988	-	6,249
2062-63	1,126	1,453	181	194	777	447	61	2,017	-	6,255
2063-64	1,126	1,453	181	194	759	447	61	2,045	-	6,266
2064-65	1,126	1,453	181	194	747	447	61	2,072	-	6,280
2065-66	1,126	1,453	181	194	737	447	61	2,098	-	6,297
2066-67	1,126	1,453	181	194	731	447	61	2,124	-	6,316
2067-68	1,126	1,453	181	194	726	447	61	2,149	10	6,347
2068-69	1,126	1,453	181	194	724	447	61	2,174	40	6,399
2069-70	1,126	1,453	181	194	722	447	61	2,199	88	6,471
2070-71	1,126	1,453	181	194	721	447	61	2,224	151	6,558
2071-72	1,126	1,453	181	194	721	447	61	2,249	226	6,657
2072-73	1,126	1,453	181	194	721	447	61	2,274	312	6,768
2073-74	1,126	1,453	181	194	721	447	61	2,299	405	6,886
2074-75	1,126	1,453	181	194	721	447	61	2,320	504	7,006
2075-76	1,126	1,453	181	194	721	447	61	2,328	607	7,117
2076-77	1,126	1,453	181	194	721	447	61	2,316	712	7,210
2077-78	1,126	1,453	181	194	721	447	61	2,288	817	7,287
2078-79	1,126	1,453	181	194	721	447	61	2,245	920	7,347
2079-80	1,126	1,453	181	194	721	447	61	2,191	1,020	7,393
2080-81	1,126	1,453	181	194	721	447	61	2,128	1,115	7,425
2081-82	1,126	1,453	181	194	721	447	61	2,057	1,202	7,442
2082-83	1,126	1,453	181	194	721	447	61	1,982	1,282	7,446
2083-84	1,126	1,453	181	194	721	447	61	1,903	1,354	7,439
2084-85	1,126	1,453	181	194	721	447	61	1,823	1,422	7,427
2085-86	1,126	1,453	181	194	721	447	61	1,744	1,487	7,413
2086-87	1,126	1,453	181	194	721	447	61	1,667	1,549	7,398
2087-88	1,126	1,453	181	194	721	447	61	1,594	1,608	7,384
2088-89	1,126	1,453	181	194	721	447	61	1,527	1,663	7,372
2089-90	1,126	1,453	181	194	721	447	61	1,467	1,716	7,366
2090-91	1,126	1,453	181	194	721	447	61	1,415	1,766	7,364
2091-92	1,126	1,453	181	194	721	447	61	1,370	1,812	7,364
2092-93	1,126	1,453	181	194	721	447	61	1,328	1,854	7,364
2093-94	1,126	1,453	181	194	721	447	61	1,289	1,892	7,363
2094-95	1,126	1,453	181	194	721	447	61	1,253	1,926	7,361
2095-96	1,126	1,453	181	194	721	447	61	1,221	1,958	7,361
2096-97	1,126	1,453	181	194	721	447	61	1,191	1,988	7,362
2097-98	1,126	1,453	181	194	721	447	61	1,165	2,017	7,364
2098-99	1,126	1,453	181	194	721	447	61	1,141	2,045	7,368
2099-100	1,126	1,453	181	194	721	447	61	1,121	2,072	7,376
2100-101	1,126	1,453	181	194	721	447	61	1,106	2,098	7,386


Student Potential
100 Units/Year from Vacant Developable Land
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2100
Subdivided Single-Family
Developing Single-Family
Non-Subdivided Single-Family
Developing Multi-Family
Apartments, Condominiums
High Potential Vacant Land
Mobile Home Parks
Other Vacant Land
Out of District

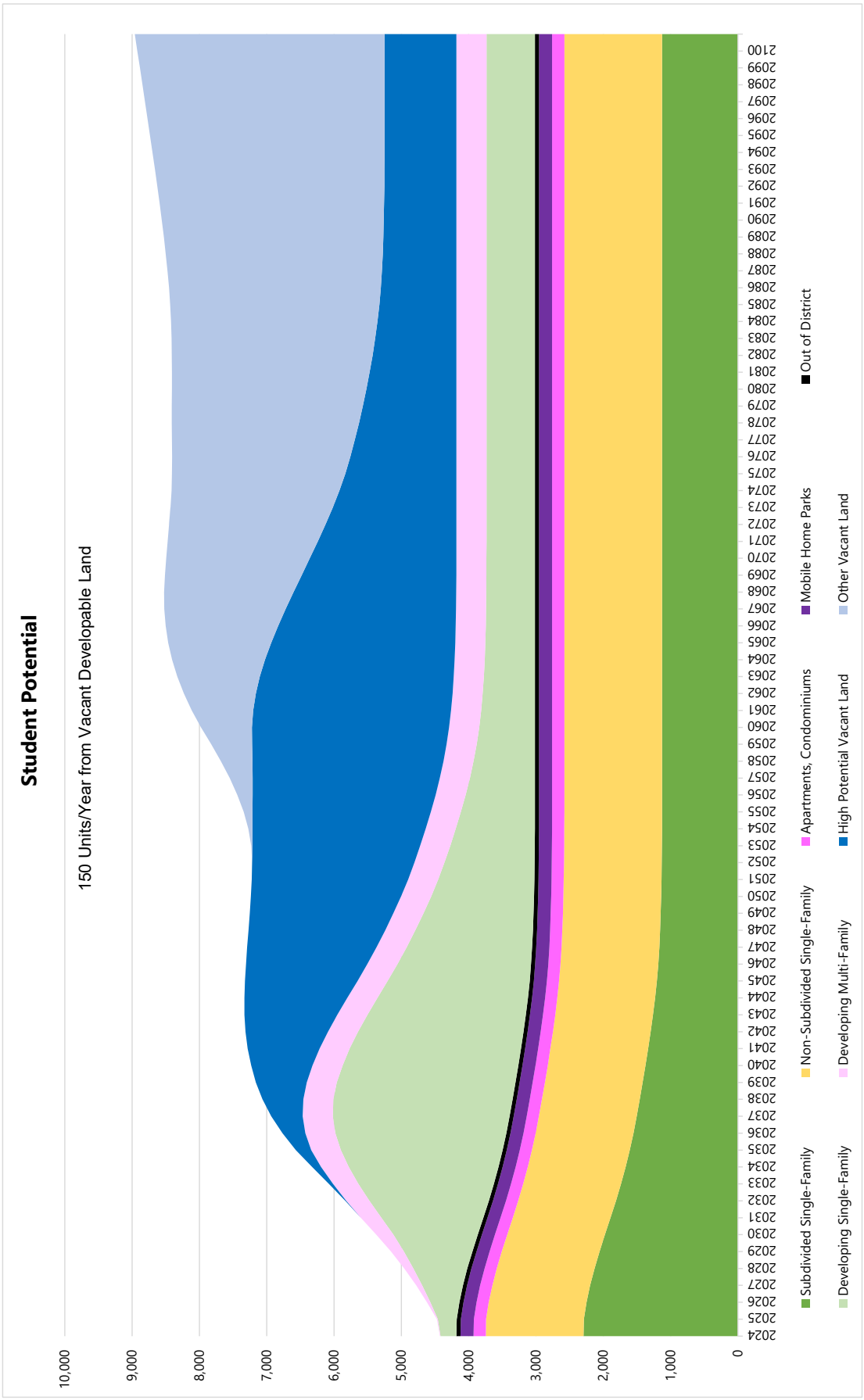
Maximum Enrollment
Mature Enrollment

150 Units per Year from Vacant Developable Land

The tables below and on the following page illustrate the complete student potential for the **150 units / year** building pace based on the yield model. The maximum and mature enrollments do not occur in this model until beyond 2100. All values assume that 150 single-family homes will be built each year until the District is completely built-out, starting first with the land identified as having a higher potential for development, followed by the other vacant developable land once the higher potential land has been built-out. The graph on page 38 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

School Year	Subdivided & Townsite Single-Family	Non-Subdivided Single-Family	Multi-Family (Apartments & Condominiums)	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	High Potential Vacant Land	Other Vacant Land	K-12 Total
2024-25	2,293	1,453	181	194	236	7	61	-	-	4,425
2025-26	2,288	1,453	181	194	281	15	61	-	-	4,473
2026-27	2,248	1,453	181	194	433	51	61	-	-	4,621
2027-28	2,194	1,453	181	194	608	86	61	-	-	4,778
2028-29	2,130	1,453	181	194	802	137	61	-	-	4,958
2029-30	2,055	1,453	181	194	1,018	190	61	-	-	5,152
2030-31	1,975	1,453	181	194	1,256	255	61	-	-	5,374
2031-32	1,892	1,453	181	194	1,515	304	61	-	-	5,600
2032-33	1,812	1,453	181	194	1,773	345	61	15	-	5,833
2033-34	1,737	1,453	181	194	2,013	378	61	60	-	6,077
2034-35	1,668	1,453	181	194	2,225	411	61	132	-	6,326
2035-36	1,606	1,453	181	194	2,404	441	61	227	-	6,566
2036-37	1,551	1,453	181	194	2,541	447	61	339	-	6,766
2037-38	1,503	1,453	181	194	2,627	447	61	468	-	6,934
2038-39	1,459	1,453	181	194	2,661	447	61	608	-	7,063
2039-40	1,415	1,453	181	194	2,655	447	61	756	-	7,162
2040-41	1,372	1,453	181	194	2,612	447	61	911	-	7,230
2041-42	1,333	1,453	181	194	2,546	447	61	1,068	-	7,283
2042-43	1,295	1,453	181	194	2,459	447	61	1,226	-	7,315
2043-44	1,261	1,453	181	194	2,354	447	61	1,380	-	7,331
2044-45	1,230	1,453	181	194	2,236	447	61	1,530	-	7,332
2045-46	1,204	1,453	181	194	2,109	447	61	1,673	-	7,322
2046-47	1,184	1,453	181	194	1,985	447	61	1,803	-	7,308
2047-48	1,168	1,453	181	194	1,864	447	61	1,923	-	7,290
2048-49	1,155	1,453	181	194	1,748	447	61	2,031	-	7,270
2049-50	1,147	1,453	181	194	1,636	447	61	2,133	-	7,251
2050-51	1,140	1,453	181	194	1,529	447	61	2,231	-	7,235
2051-52	1,134	1,453	181	194	1,429	447	61	2,324	-	7,223
2052-53	1,131	1,453	181	194	1,339	447	61	2,412	-	7,218
2053-54	1,128	1,453	181	194	1,256	447	61	2,495	15	7,229
2054-55	1,127	1,453	181	194	1,176	447	61	2,574	60	7,273
2055-56	1,126	1,453	181	194	1,100	447	61	2,649	132	7,343
2056-57	1,126	1,453	181	194	1,030	447	61	2,718	227	7,436
2057-58	1,126	1,453	181	194	966	447	61	2,781	339	7,548
2058-59	1,126	1,453	181	194	913	447	61	2,838	468	7,681
2059-60	1,126	1,453	181	194	866	447	61	2,889	608	7,825
2060-61	1,126	1,453	181	194	829	447	61	2,928	756	7,975

School Year	Subdivided & Townsite Single-Family	Non-Subdivided Single-Family	Multi-Family (Apartments & Condominiums)	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	High Potential Vacant Land	Other Vacant Land	K-12 Total
2061-62	1,126	1,453	181	194	800	447	61	2,941	911	8,113
2062-63	1,126	1,453	181	194	777	447	61	2,924	1,068	8,230
2063-64	1,126	1,453	181	194	759	447	61	2,881	1,226	8,327
2064-65	1,126	1,453	181	194	747	447	61	2,816	1,380	8,405
2065-66	1,126	1,453	181	194	737	447	61	2,733	1,530	8,462
2066-67	1,126	1,453	181	194	731	447	61	2,637	1,673	8,502
2067-68	1,126	1,453	181	194	726	447	61	2,530	1,803	8,521
2068-69	1,126	1,453	181	194	724	447	61	2,415	1,923	8,524
2069-70	1,126	1,453	181	194	722	447	61	2,297	2,031	8,511
2070-71	1,126	1,453	181	194	721	447	61	2,177	2,133	8,492
2071-72	1,126	1,453	181	194	721	447	61	2,058	2,231	8,471
2072-73	1,126	1,453	181	194	721	447	61	1,944	2,324	8,450
2073-74	1,126	1,453	181	194	721	447	61	1,836	2,412	8,430
2074-75	1,126	1,453	181	194	721	447	61	1,738	2,495	8,415
2075-76	1,126	1,453	181	194	721	447	61	1,651	2,574	8,407
2076-77	1,126	1,453	181	194	721	447	61	1,575	2,649	8,407
2077-78	1,126	1,453	181	194	721	447	61	1,508	2,718	8,409
2078-79	1,126	1,453	181	194	721	447	61	1,446	2,781	8,410
2079-80	1,126	1,453	181	194	721	447	61	1,389	2,838	8,409
2080-81	1,126	1,453	181	194	721	447	61	1,336	2,889	8,407
2081-82	1,126	1,453	181	194	721	447	61	1,289	2,937	8,408
2082-83	1,126	1,453	181	194	721	447	61	1,245	2,982	8,410
2083-84	1,126	1,453	181	194	721	447	61	1,206	3,026	8,414
2084-85	1,126	1,453	181	194	721	447	61	1,172	3,068	8,422
2085-86	1,126	1,453	181	194	721	447	61	1,144	3,108	8,434
2086-87	1,126	1,453	181	194	721	447	61	1,122	3,147	8,451
2087-88	1,126	1,453	181	194	721	447	61	1,106	3,186	8,474
2088-89	1,126	1,453	181	194	721	447	61	1,094	3,224	8,500
2089-90	1,126	1,453	181	194	721	447	61	1,085	3,261	8,529
2090-91	1,126	1,453	181	194	721	447	61	1,079	3,299	8,559
2091-92	1,126	1,453	181	194	721	447	61	1,074	3,336	8,592
2092-93	1,126	1,453	181	194	721	447	61	1,070	3,374	8,626
2093-94	1,126	1,453	181	194	721	447	61	1,068	3,411	8,661
2094-95	1,126	1,453	181	194	721	447	61	1,066	3,449	8,697
2095-96	1,126	1,453	181	194	721	447	61	1,066	3,486	8,734
2096-97	1,126	1,453	181	194	721	447	61	1,066	3,524	8,771
2097-98	1,126	1,453	181	194	721	447	61	1,066	3,561	8,809
2098-99	1,126	1,453	181	194	721	447	61	1,066	3,599	8,846
2099-100	1,126	1,453	181	194	721	447	61	1,066	3,636	8,884
2100-101	1,126	1,453	181	194	721	447	61	1,066	3,674	8,921


Student Potential
150 Units/Year from Vacant Developable Land
10,000
9,000
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
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2099
2100
Out of District
Mobile Home Parks
Other Vacant Land
Apartments, Condominiums
High Potential Vacant Land
Non-Subdivided Single-Family
Developing Multi-Family
Subdivided Single-Family
Developing Single-Family

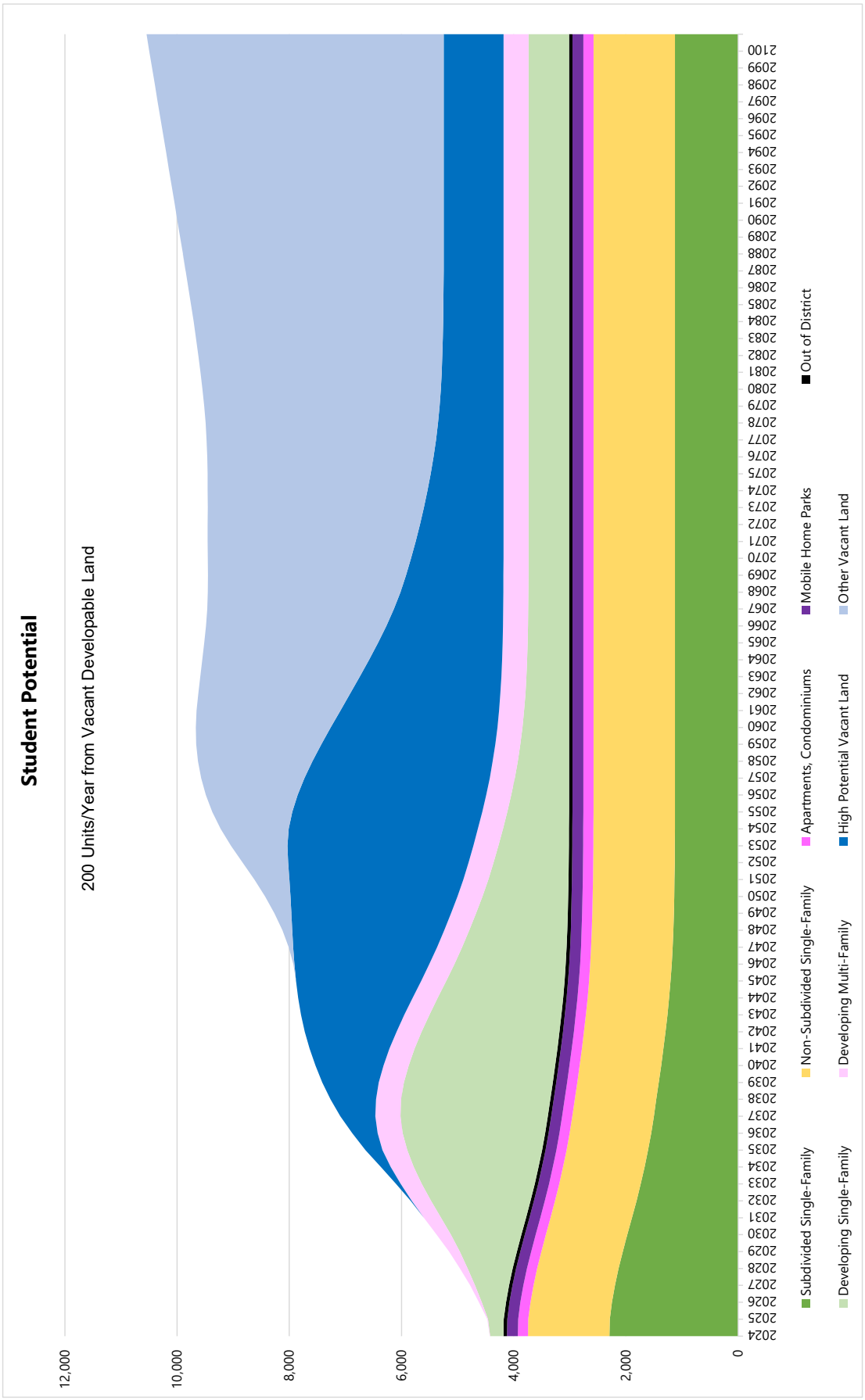
Maximum Enrollment
Mature Enrollment

200 Units per Year from Vacant Developable Land

The tables below and on the following page illustrate the complete student potential for the **200 units / year** building pace based on the yield model. The maximum and mature enrollments do not occur in this model until beyond 2100. All values assume that 200 single-family homes will be built each year until the District is completely built-out, starting first with the land identified as having a higher potential for development, followed by the other vacant developable land once the higher potential land has been built-out. The graph on page 41 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

School Year	Subdivided & Townsite Single-Family	Non-Subdivided Single-Family	Multi-Family (Apartments & Condominiums)	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	High Potential Vacant Land	Other Vacant Land	K-12 Total
2024-25	2,293	1,453	181	194	236	7	61	-	-	4,425
2025-26	2,288	1,453	181	194	281	15	61	-	-	4,473
2026-27	2,248	1,453	181	194	433	51	61	-	-	4,621
2027-28	2,194	1,453	181	194	608	86	61	-	-	4,778
2028-29	2,130	1,453	181	194	802	137	61	-	-	4,958
2029-30	2,055	1,453	181	194	1,018	190	61	-	-	5,152
2030-31	1,975	1,453	181	194	1,256	255	61	-	-	5,374
2031-32	1,892	1,453	181	194	1,515	304	61	-	-	5,600
2032-33	1,812	1,453	181	194	1,773	345	61	20	-	5,838
2033-34	1,737	1,453	181	194	2,013	378	61	80	-	6,097
2034-35	1,668	1,453	181	194	2,225	411	61	176	-	6,370
2035-36	1,606	1,453	181	194	2,404	441	61	302	-	6,642
2036-37	1,551	1,453	181	194	2,541	447	61	452	-	6,879
2037-38	1,503	1,453	181	194	2,627	447	61	624	-	7,090
2038-39	1,459	1,453	181	194	2,661	447	61	810	-	7,266
2039-40	1,415	1,453	181	194	2,655	447	61	1,008	-	7,414
2040-41	1,372	1,453	181	194	2,612	447	61	1,214	-	7,534
2041-42	1,333	1,453	181	194	2,546	447	61	1,424	-	7,639
2042-43	1,295	1,453	181	194	2,459	447	61	1,634	-	7,724
2043-44	1,261	1,453	181	194	2,354	447	61	1,840	-	7,791
2044-45	1,230	1,453	181	194	2,236	447	61	2,040	-	7,842
2045-46	1,204	1,453	181	194	2,109	447	61	2,230	-	7,880
2046-47	1,184	1,453	181	194	1,985	447	61	2,404	20	7,929
2047-48	1,168	1,453	181	194	1,864	447	61	2,564	80	8,011
2048-49	1,155	1,453	181	194	1,748	447	61	2,708	176	8,123
2049-50	1,147	1,453	181	194	1,636	447	61	2,844	302	8,264
2050-51	1,140	1,453	181	194	1,529	447	61	2,974	452	8,431
2051-52	1,134	1,453	181	194	1,429	447	61	3,098	624	8,621
2052-53	1,131	1,453	181	194	1,339	447	61	3,216	810	8,832
2053-54	1,128	1,453	181	194	1,256	447	61	3,312	1,008	9,040
2054-55	1,127	1,453	181	194	1,176	447	61	3,371	1,214	9,224
2055-56	1,126	1,453	181	194	1,100	447	61	3,386	1,424	9,372
2056-57	1,126	1,453	181	194	1,030	447	61	3,362	1,634	9,487
2057-58	1,126	1,453	181	194	966	447	61	3,303	1,840	9,571
2058-59	1,126	1,453	181	194	913	447	61	3,214	2,040	9,629
2059-60	1,126	1,453	181	194	866	447	61	3,101	2,230	9,659
2060-61	1,126	1,453	181	194	829	447	61	2,970	2,404	9,666

School Year	Subdivided & Townsite Single-Family	Non-Subdivided Single-Family	Multi-Family (Apartments & Condominiums)	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	High Potential Vacant Land	Other Vacant Land	K-12 Total
2061-62	1,126	1,453	181	194	800	447	61	2,827	2,564	9,652
2062-63	1,126	1,453	181	194	777	447	61	2,676	2,708	9,623
2063-64	1,126	1,453	181	194	759	447	61	2,522	2,844	9,587
2064-65	1,126	1,453	181	194	747	447	61	2,369	2,974	9,551
2065-66	1,126	1,453	181	194	737	447	61	2,219	3,098	9,516
2066-67	1,126	1,453	181	194	731	447	61	2,078	3,216	9,486
2067-68	1,126	1,453	181	194	726	447	61	1,949	3,326	9,463
2068-69	1,126	1,453	181	194	724	447	61	1,834	3,432	9,452
2069-70	1,126	1,453	181	194	722	447	61	1,735	3,532	9,451
2070-71	1,126	1,453	181	194	721	447	61	1,647	3,624	9,454
2071-72	1,126	1,453	181	194	721	447	61	1,565	3,708	9,455
2072-73	1,126	1,453	181	194	721	447	61	1,489	3,784	9,455
2073-74	1,126	1,453	181	194	721	447	61	1,419	3,852	9,453
2074-75	1,126	1,453	181	194	721	447	61	1,357	3,916	9,455
2075-76	1,126	1,453	181	194	721	447	61	1,299	3,976	9,458
2076-77	1,126	1,453	181	194	721	447	61	1,248	4,034	9,464
2077-78	1,126	1,453	181	194	721	447	61	1,203	4,090	9,475
2078-79	1,126	1,453	181	194	721	447	61	1,166	4,144	9,493
2079-80	1,126	1,453	181	194	721	447	61	1,138	4,196	9,516
2080-81	1,126	1,453	181	194	721	447	61	1,117	4,248	9,548
2081-82	1,126	1,453	181	194	721	447	61	1,102	4,298	9,582
2082-83	1,126	1,453	181	194	721	447	61	1,091	4,348	9,621
2083-84	1,126	1,453	181	194	721	447	61	1,082	4,398	9,662
2084-85	1,126	1,453	181	194	721	447	61	1,076	4,448	9,706
2085-86	1,126	1,453	181	194	721	447	61	1,071	4,498	9,751
2086-87	1,126	1,453	181	194	721	447	61	1,068	4,548	9,799
2087-88	1,126	1,453	181	194	721	447	61	1,066	4,598	9,847
2088-89	1,126	1,453	181	194	721	447	61	1,066	4,648	9,896
2089-90	1,126	1,453	181	194	721	447	61	1,066	4,698	9,946
2090-91	1,126	1,453	181	194	721	447	61	1,066	4,748	9,996
2091-92	1,126	1,453	181	194	721	447	61	1,066	4,798	10,046
2092-93	1,126	1,453	181	194	721	447	61	1,066	4,848	10,096
2093-94	1,126	1,453	181	194	721	447	61	1,066	4,898	10,146
2094-95	1,126	1,453	181	194	721	447	61	1,066	4,948	10,196
2095-96	1,126	1,453	181	194	721	447	61	1,066	4,998	10,246
2096-97	1,126	1,453	181	194	721	447	61	1,066	5,048	10,296
2097-98	1,126	1,453	181	194	721	447	61	1,066	5,098	10,346
2098-99	1,126	1,453	181	194	721	447	61	1,066	5,148	10,396
2099-100	1,126	1,453	181	194	721	447	61	1,066	5,198	10,446
2100-101	1,126	1,453	181	194	721	447	61	1,066	5,248	10,496


Student Potential
200 Units/Year from Vacant Developable Land
12,000
10,000
8,000
6,000
4,000
2,000
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2024
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2097
2098
2099
2100
Out of District
Mobile Home Parks
Other Vacant Land
Apartments, Condominiums
High Potential Vacant Land
Non-Subdivided Single-Family
Developing Multi-Family
Subdivided Single-Family
Developing Single-Family

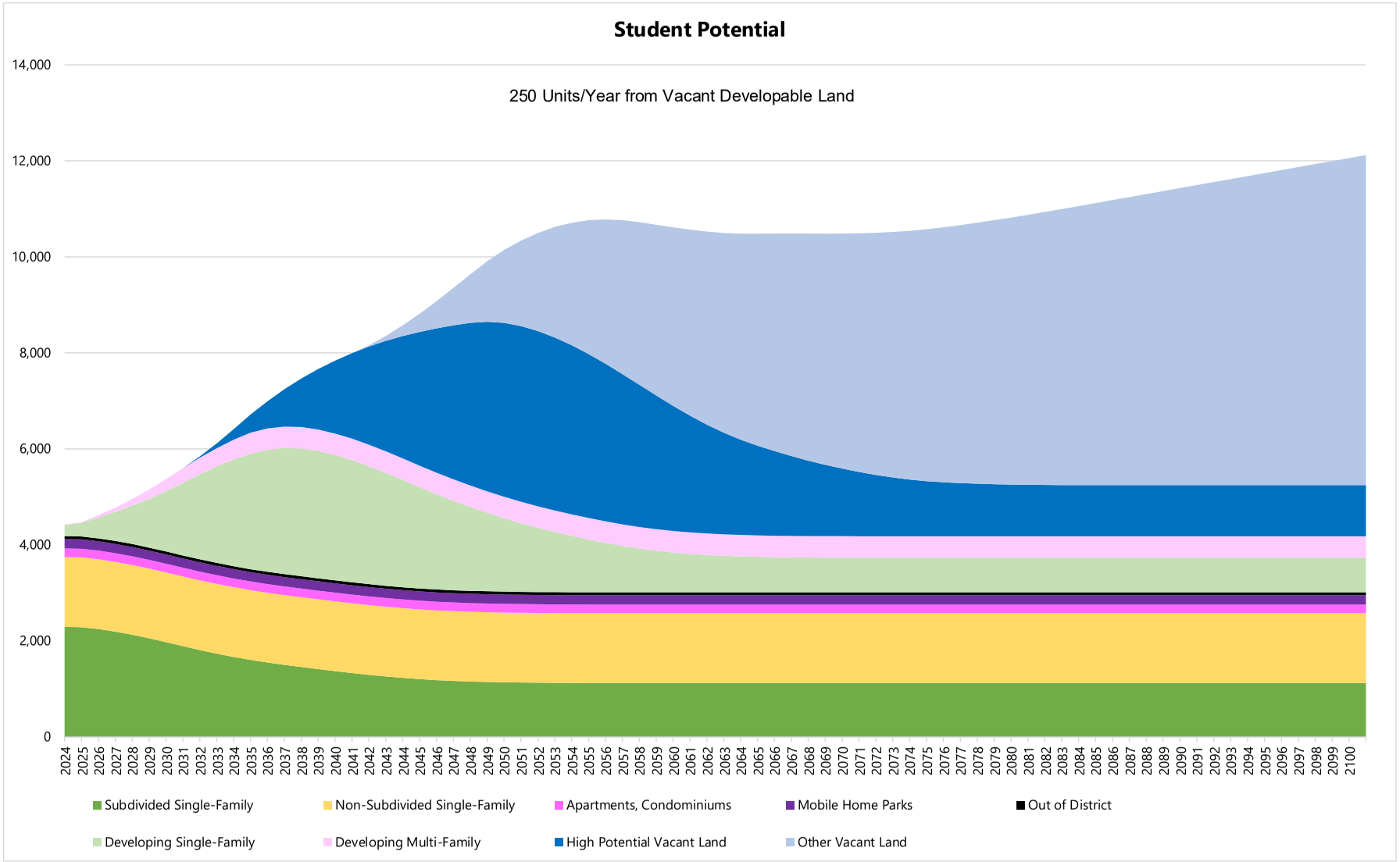
Maximum Enrollment
Mature Enrollment

250 Units per Year from Vacant Developable Land

The tables below and on the following page illustrate the complete student potential for the **250 units / year** building pace based on the yield model. The maximum and mature enrollments do not occur in this model until beyond 2100. All values assume that 250 single-family homes will be built each year until the District is completely built-out, starting first with the land identified as having a higher potential for development, followed by the other vacant developable land once the higher potential land has been built-out. The graph on page 44 illustrates the student potential to the year 2100. Each color in the graph corresponds to a different housing type seen in the table below.

School Year	Subdivided & Townsite Single-Family	Non-Subdivided Single-Family	Multi-Family (Apartments & Condominiums)	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	High Potential Vacant Land	Other Vacant Land	K-12 Total
2024-25	2,293	1,453	181	194	236	7	61	-	-	4,425
2025-26	2,288	1,453	181	194	281	15	61	-	-	4,473
2026-27	2,248	1,453	181	194	433	51	61	-	-	4,621
2027-28	2,194	1,453	181	194	608	86	61	-	-	4,778
2028-29	2,130	1,453	181	194	802	137	61	-	-	4,958
2029-30	2,055	1,453	181	194	1,018	190	61	-	-	5,152
2030-31	1,975	1,453	181	194	1,256	255	61	-	-	5,374
2031-32	1,892	1,453	181	194	1,515	304	61	-	-	5,600
2032-33	1,812	1,453	181	194	1,773	345	61	25	-	5,843
2033-34	1,737	1,453	181	194	2,013	378	61	100	-	6,117
2034-35	1,668	1,453	181	194	2,225	411	61	220	-	6,414
2035-36	1,606	1,453	181	194	2,404	441	61	378	-	6,717
2036-37	1,551	1,453	181	194	2,541	447	61	565	-	6,992
2037-38	1,503	1,453	181	194	2,627	447	61	780	-	7,246
2038-39	1,459	1,453	181	194	2,661	447	61	1,013	-	7,468
2039-40	1,415	1,453	181	194	2,655	447	61	1,260	-	7,666
2040-41	1,372	1,453	181	194	2,612	447	61	1,518	-	7,837
2041-42	1,333	1,453	181	194	2,546	447	61	1,780	-	7,995
2042-43	1,295	1,453	181	194	2,459	447	61	2,043	25	8,157
2043-44	1,261	1,453	181	194	2,354	447	61	2,300	100	8,351
2044-45	1,230	1,453	181	194	2,236	447	61	2,550	220	8,572
2045-46	1,204	1,453	181	194	2,109	447	61	2,788	378	8,815
2046-47	1,184	1,453	181	194	1,985	447	61	3,005	565	9,075
2047-48	1,168	1,453	181	194	1,864	447	61	3,205	780	9,352
2048-49	1,155	1,453	181	194	1,748	447	61	3,385	1,013	9,636
2049-50	1,147	1,453	181	194	1,636	447	61	3,531	1,260	9,909
2050-51	1,140	1,453	181	194	1,529	447	61	3,621	1,518	10,143
2051-52	1,134	1,453	181	194	1,429	447	61	3,659	1,780	10,338
2052-53	1,131	1,453	181	194	1,339	447	61	3,651	2,043	10,499
2053-54	1,128	1,453	181	194	1,256	447	61	3,602	2,300	10,622
2054-55	1,127	1,453	181	194	1,176	447	61	3,521	2,550	10,710
2055-56	1,126	1,453	181	194	1,100	447	61	3,415	2,788	10,764
2056-57	1,126	1,453	181	194	1,030	447	61	3,283	3,005	10,779
2057-58	1,126	1,453	181	194	966	447	61	3,131	3,205	10,764
2058-59	1,126	1,453	181	194	913	447	61	2,964	3,385	10,723
2059-60	1,126	1,453	181	194	866	447	61	2,786	3,555	10,669
2060-61	1,126	1,453	181	194	829	447	61	2,608	3,718	10,617

School Year	Subdivided & Townsite Single-Family	Non-Subdivided Single-Family	Multi-Family (Apartments & Condominiums)	Mobile Home Parks	Developing Single-Family	Developing Multi-Family	Out of District	High Potential Vacant Land	Other Vacant Land	K-12 Total
2061-62	1,126	1,453	181	194	800	447	61	2,433	3,873	10,567
2062-63	1,126	1,453	181	194	777	447	61	2,267	4,020	10,526
2063-64	1,126	1,453	181	194	759	447	61	2,119	4,158	10,497
2064-65	1,126	1,453	181	194	747	447	61	1,985	4,290	10,484
2065-66	1,126	1,453	181	194	737	447	61	1,869	4,415	10,484
2066-67	1,126	1,453	181	194	731	447	61	1,764	4,530	10,486
2067-68	1,126	1,453	181	194	726	447	61	1,663	4,635	10,487
2068-69	1,126	1,453	181	194	724	447	61	1,571	4,730	10,486
2069-70	1,126	1,453	181	194	722	447	61	1,485	4,815	10,484
2070-71	1,126	1,453	181	194	721	447	61	1,410	4,895	10,487
2071-72	1,126	1,453	181	194	721	447	61	1,339	4,970	10,492
2072-73	1,126	1,453	181	194	721	447	61	1,277	5,043	10,501
2073-74	1,126	1,453	181	194	721	447	61	1,224	5,113	10,518
2074-75	1,126	1,453	181	194	721	447	61	1,180	5,180	10,543
2075-76	1,126	1,453	181	194	721	447	61	1,147	5,245	10,575
2076-77	1,126	1,453	181	194	721	447	61	1,124	5,310	10,617
2077-78	1,126	1,453	181	194	721	447	61	1,107	5,373	10,661
2078-79	1,126	1,453	181	194	721	447	61	1,094	5,435	10,711
2079-80	1,126	1,453	181	194	721	447	61	1,084	5,498	10,763
2080-81	1,126	1,453	181	194	721	447	61	1,076	5,560	10,818
2081-82	1,126	1,453	181	194	721	447	61	1,071	5,623	10,876
2082-83	1,126	1,453	181	194	721	447	61	1,068	5,685	10,936
2083-84	1,126	1,453	181	194	721	447	61	1,066	5,748	10,996
2084-85	1,126	1,453	181	194	721	447	61	1,066	5,810	11,058
2085-86	1,126	1,453	181	194	721	447	61	1,066	5,873	11,120
2086-87	1,126	1,453	181	194	721	447	61	1,066	5,935	11,183
2087-88	1,126	1,453	181	194	721	447	61	1,066	5,998	11,245
2088-89	1,126	1,453	181	194	721	447	61	1,066	6,060	11,308
2089-90	1,126	1,453	181	194	721	447	61	1,066	6,123	11,370
2090-91	1,126	1,453	181	194	721	447	61	1,066	6,185	11,433
2091-92	1,126	1,453	181	194	721	447	61	1,066	6,248	11,495
2092-93	1,126	1,453	181	194	721	447	61	1,066	6,310	11,558
2093-94	1,126	1,453	181	194	721	447	61	1,066	6,373	11,620
2094-95	1,126	1,453	181	194	721	447	61	1,066	6,435	11,683
2095-96	1,126	1,453	181	194	721	447	61	1,066	6,498	11,745
2096-97	1,126	1,453	181	194	721	447	61	1,066	6,560	11,808
2097-98	1,126	1,453	181	194	721	447	61	1,066	6,623	11,870
2098-99	1,126	1,453	181	194	721	447	61	1,066	6,685	11,933
2099-100	1,126	1,453	181	194	721	447	61	1,066	6,748	11,995
2100-101	1,126	1,453	181	194	721	447	61	1,066	6,810	12,058


Student Potential
250 Units/Year from Vacant Developable Land
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100
Subdivided Single-Family
Non-Subdivided Single-Family
Apartments, Condominiums
Mobile Home Parks
Out of District
Developing Single-Family
Developing Multi-Family
High Potential Vacant Land
Other Vacant Land

POTENTIAL ENROLLMENT BY BOUNDARY

The tables on the following pages illustrate the current and potential number of K-12 students, broken down into the maximum number of students and the mature number of students by school, by scenario (50, 100, 150, 200, and 250 units/year from the vacant developable land). These totals do not include the 61 K-12 students that attend the District from outside of the boundaries. Please note that unlike the models shown on the previous pages, the maximum enrollment assumes that all housing units would be at their maximum yield at the same time, which is highly unlikely.

50 Single-Family Units per Year

School Boundary	Existing Housing Stock | Students from:							Maximum Housing Stock | Students from:									Mature Housing Stock | Students from:									
	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single- and Multi-Family	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single-Family	Developing Multi-Family	High Potential Vacant Land	Other Vacant Land	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single-Family	Developing Multi-Family	High Potential Vacant Land	Other Vacant Land
General Rosecrans ES	159	0	14	22	12	0	73	266	0	14	22	12	0	311	7	12	11	63	0	14	22	12	0	57	7	7	28
Big Walnut ES	252	15	43	0	0	7	3	506	82	43	0	0	7	208	57	97	50	120	20	43	0	0	7	42	57	61	128
Prairie Run ES	114	32	182	23	0	0	30	227	107	182	23	0	0	445	74	231	518	54	25	182	23	0	0	90	74	145	1,334
Hylen Sounders ES	84	4	170	0	0	60	1	242	25	170	0	0	60	141	0	183	385	58	6	170	0	0	60	33	0	115	992
ELEMENTARY SUBTOTAL	**609**	**51**	**409**	**45**	**12**	**67**	**107**	Not Applicable										**295**	**51**	**409**	**45**	**12**	**67**	**222**	**138**	**328**	**2,482**
Big Walnut IS	347	22	223	11	12	37	48	620	107	223	11	12	37	552	69	261	482	148	26	223	11	12	37	110	69	164	1,241
INTERMEDIATE SCHOOL SUBTOTAL	**347**	**22**	**223**	**11**	**12**	**37**	**48**	Not Applicable										**148**	**26**	**223**	**11**	**12**	**37**	**110**	**69**	**164**	**1,241**
Big Walnut MS	526	33	363	20	16	38	41	930	161	363	20	16	38	828	103	391	723	222	38	363	20	16	38	166	103	246	1,862
MIDDLE SCHOOL SUBTOTAL	**526**	**33**	**363**	**20**	**16**	**38**	**41**	Not Applicable										**222**	**38**	**363**	**20**	**16**	**38**	**166**	**103**	**246**	**1,862**
Big Walnut HS	647	58	458	40	25	52	47	1,241	214	458	40	25	52	1,105	138	522	964	295	51	458	40	25	52	222	138	328	2,482
HIGH SCHOOL SUBTOTAL	**647**	**58**	**458**	**40**	**25**	**52**	**47**	Not Applicable										**295**	**51**	**458**	**40**	**25**	**52**	**222**	**138**	**328**	**2,482**
TOTAL	**2,129**	**164**	**1,453**	**116**	**65**	**194**	**243**	Not Applicable										**960**	**166**	**1,453**	**116**	**65**	**194**	**721**	**447**	**1,066**	**8,067**

100 Single-Family Units per Year

School Boundary	Existing Housing Stock | Students from:							Maximum Housing Stock | Students from:									Mature Housing Stock | Students from:									
	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single- and Multi-Family	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single-Family	Developing Multi-Family	High Potential Vacant Land	Other Vacant Land	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single-Family	Developing Multi-Family	High Potential Vacant Land	Other Vacant Land
General Rosecrans ES	159	0	14	22	12	0	73	266	0	14	22	12	0	311	7	16	22	63	0	14	22	12	0	57	7	7	28
Big Walnut ES	252	15	43	0	0	7	3	506	82	43	0	0	7	208	57	133	100	120	20	43	0	0	7	42	57	61	128
Prairie Run ES	114	32	182	23	0	0	30	227	107	182	23	0	0	445	74	317	1,036	54	25	182	23	0	0	90	74	145	1,334
Hylen Sounders ES	84	4	170	0	0	60	1	242	25	170	0	0	60	141	0	251	770	58	6	170	0	0	60	33	0	115	992
ELEMENTARY SUBTOTAL	**609**	**51**	**409**	**45**	**12**	**67**	**107**	Not Applicable										**295**	**51**	**409**	**45**	**12**	**67**	**222**	**138**	**328**	**2,482**
Big Walnut IS	347	22	223	11	12	37	48	620	107	223	11	12	37	552	69	358	964	148	26	223	11	12	37	110	69	164	1,241
INTERMEDIATE SCHOOL SUBTOTAL	**347**	**22**	**223**	**11**	**12**	**37**	**48**	Not Applicable										**148**	**26**	**223**	**11**	**12**	**37**	**110**	**69**	**164**	**1,241**
Big Walnut MS	526	33	363	20	16	38	41	930	161	363	20	16	38	828	103	537	1,446	222	38	363	20	16	38	166	103	246	1,862
MIDDLE SCHOOL SUBTOTAL	**526**	**33**	**363**	**20**	**16**	**38**	**41**	Not Applicable										**222**	**38**	**363**	**20**	**16**	**38**	**166**	**103**	**246**	**1,862**
Big Walnut HS	647	58	458	40	25	52	47	1,241	214	458	40	25	52	1,105	138	716	1,927	295	51	458	40	25	52	222	138	328	2,482
HIGH SCHOOL SUBTOTAL	**647**	**58**	**458**	**40**	**25**	**52**	**47**	Not Applicable										**295**	**51**	**458**	**40**	**25**	**52**	**222**	**138**	**328**	**2,482**
TOTAL	**2,129**	**164**	**1,453**	**116**	**65**	**194**	**243**	Not Applicable										**960**	**166**	**1,453**	**116**	**65**	**194**	**721**	**447**	**1,066**	**8,067**

150 Single-Family Units per Year

School Boundary	Existing Housing Stock | Students from:							Maximum Housing Stock | Students from:										Mature Housing Stock | Students from:									
	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single- and Multi-Family	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single-Family	Developing Multi-Family	High Potential Vacant Land	Other Vacant Land	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single-Family	Developing Multi-Family	High Potential Vacant Land	Other Vacant Land
General Rosecrans ES	159	0	14	22	12	0	73	266	0	14	22	12	0	311	7	20	32	63	0	14	22	12	0	57	7	7	28
Big Walnut ES	252	15	43	0	0	7	3	506	82	43	0	0	7	208	57	168	150	120	20	43	0	0	7	42	57	61	128
Prairie Run ES	114	32	182	23	0	0	30	227	107	182	23	0	0	445	74	400	1,554	54	25	182	23	0	0	90	74	145	1,334
Hylen Sounders ES	84	4	170	0	0	60	1	242	25	170	0	0	60	141	0	317	1,155	58	6	170	0	0	60	33	0	115	992
ELEMENTARY SUBTOTAL	**609**	**51**	**409**	**45**	**12**	**67**	**107**	Not Applicable										**295**	**51**	**409**	**45**	**12**	**67**	**222**	**138**	**328**	**2,482**
Big Walnut IS	347	22	223	11	12	37	48	620	107	223	11	12	37	552	69	452	1,446	148	26	223	11	12	37	110	69	164	1,241
INTERMEDIATE SCHOOL SUBTOTAL	**347**	**22**	**223**	**11**	**12**	**37**	**48**	Not Applicable										**148**	**26**	**223**	**11**	**12**	**37**	**110**	**69**	**164**	**1,241**
Big Walnut MS	526	33	363	20	16	38	41	930	161	363	20	16	38	828	103	679	2,168	222	38	363	20	16	38	166	103	246	1,862
MIDDLE SCHOOL SUBTOTAL	**526**	**33**	**363**	**20**	**16**	**38**	**41**	Not Applicable										**222**	**38**	**363**	**20**	**16**	**38**	**166**	**103**	**246**	**1,862**
Big Walnut HS	647	58	458	40	25	52	47	1,241	214	458	40	25	52	1,105	138	905	2,891	295	51	458	40	25	52	222	138	328	2,482
HIGH SCHOOL SUBTOTAL	**647**	**58**	**458**	**40**	**25**	**52**	**47**	Not Applicable										**295**	**51**	**458**	**40**	**25**	**52**	**222**	**138**	**328**	**2,482**
TOTAL	**2,129**	**164**	**1,453**	**116**	**65**	**194**	**243**	Not Applicable										**960**	**166**	**1,453**	**116**	**65**	**194**	**721**	**447**	**1,066**	**8,067**

200 Single-Family Units per Year

School Boundary	Existing Housing Stock | Students from:							Maximum Housing Stock | Students from:										Mature Housing Stock | Students from:									
	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single- and Multi-Family	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single-Family	Developing Multi-Family	High Potential Vacant Land	Other Vacant Land	Subdivided Single-Family	Single-Family Townsite	Non-Subdivided Single-Family	Apartments	Condominiums	Manufactured Home Parks	Developing Single-Family	Developing Multi-Family	High Potential Vacant Land	Other Vacant Land
General Rosecrans ES	159	0	14	22	12	0	73	266	0	14	22	12	0	311	7	23	36	63	0	14	22	12	0	57	7	7	28
Big Walnut ES	252	15	43	0	0	7	3	506	82	43	0	0	7	208	57	194	169	120	20	43	0	0	7	42	57	61	128
Prairie Run ES	114	32	182	23	0	0	30	227	107	182	23	0	0	445	74	460	1,751	54	25	182	23	0	0	90	74	145	1,334
Hylen Sounders ES	84	4	170	0	0	60	1	242	25	170	0	0	60	141	0	365	1,302	58	6	170	0	0	60	33	0	115	992
ELEMENTARY SUBTOTAL	**609**	**51**	**409**	**45**	**12**	**67**	**107**	Not Applicable										**295**	**51**	**409**	**45**	**12**	**67**	**222**	**138**	**328**	**2,482**
Big Walnut IS	347	22	223	11	12	37	48	620	107	223	11	12	37	552	69	521	1,629	148	26	223	11	12	37	110	69	164	1,241
INTERMEDIATE SCHOOL SUBTOTAL	**347**	**22**	**223**	**11**	**12**	**37**	**48**	Not Applicable										**148**	**26**	**223**	**11**	**12**	**37**	**110**	**69**	**164**	**1,241**
Big Walnut MS	526	33	363	20	16	38	41	930	161	363	20	16	38	828	103	781	2,444	222	38	363	20	16	38	166	103	246	1,862
MIDDLE SCHOOL SUBTOTAL	**526**	**33**	**363**	**20**	**16**	**38**	**41**	Not Applicable										**222**	**38**	**363**	**20**	**16**	**38**	**166**	**103**	**246**	**1,862**
Big Walnut HS	647	58	458	40	25	52	47	1,241	214	458	40	25	52	1,105	138	1,042	3,258	295	51	458	40	25	52	222	138	328	2,482
HIGH SCHOOL SUBTOTAL	**647**	**58**	**458**	**40**	**25**	**52**	**47**	Not Applicable										**295**	**51**	**458**	**40**	**25**	**52**	**222**	**138**	**328**	**2,482**
TOTAL	**2,129**	**164**	**1,453**	**116**	**65**	**194**	**243**	Not Applicable										**960**	**166**	**1,453**	**116**	**65**	**194**	**721**	**447**	**1,066**	**8,067**

| 250 Single-Family Units per Year | | |

CONCLUSION

As with any projection, the District should review any updated information including land annexation plans, zoning, planned and active housing development, student enrollment trends, and student location data.

Woolpert is pleased to have had the opportunity to provide the District with this student potential analysis. We hope this document will provide the necessary information to make informed decisions about the future of the Big Walnut Local School District.

APPENDIX 4E.1

Garmann Miller Facility Assessments -
Big Walnut ES Assessment

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item A	Heating System

Existing Conditions:

The existing system for the overall facility is a gas fired, hot water condensing boiler system, installed in 2006, and is in good condition. The heating water system in the overall facility is a 2-pipe system. There is no chilled water system. The two (2) hydronic boilers, manufactured by Aerco, were installed in 2006 and are in fair condition. The boilers and hydronic pumps are 19 years old and are nearing their expected service life of 20-25 years. Heating water is distributed to terminal units consisting of cabinet heaters, unit heaters, fin tubes, and VAV reheat boxes. The VAV terminal equipment was installed in 2006 and is in fair condition. Other terminal equipment, cabinet and unit heaters are older and are in poor condition. The DDC type system temperature controls were updated in 2022 to the Trane Tracer system. The original gym AHU appears to be abandoned in place - replaced by a cooling only RTU (Trane - 10 ton - 2021) with a hydronic heating coil placed in the supply ductwork. Multizone central energy recovery units on the rooftop A.C. units are utilized to pre-condition ventilation air, and are in fair condition. These were installed in 2006 and are near end of life. For return air, the facility utilizes openings in the classroom wall (below ceiling) which allows sound transmission between classrooms. The existing system is ducted, but the ductwork cannot be integrated into a future indoor central system (per OSDM manual) due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe but approaching end of life. The site does not contain underground fuel tanks that are not currently in use.

Rating: Needs Replacement

Recommendations:

Majority of the equipment is approaching end of life. Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code. Consider updating return air pathways to help learning environment - this would involve making a compliant return air plenum or a ducted return.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
HVAC System Replacement	$54.42	SF	37,289	$2,029,267.38
Total Cost				$2,029,267.38

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Most equipment is nearing end of life. A total HVAC system replacement will be needed soon.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
HVAC System Replacement	$54.42	SF	37,289	$2,029,267.38
Total Cost				$2,029,267.38

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Boilers



Hydronic Heating Pumps



Cabinet Heater



Duct Mounted Heating Coil for Gym



Cabinet Heater





VAV box and Associated Thermostat

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item B	Roofing

NON-OFCC

Existing Conditions:

Roof system is a fully-adhered EPDM membrane installed within the past two years. All flashings, boots, drains, and roof edge details appear to have been replaced at the same time and are in good condition. Overflow drainage is provided by scuppers in the roof edge. Ponding is minimal. Access to the roof is by permanent ladder from the building exterior.

Rating: Satisfactory

Recommendations:

Roof system is in good condition - no recommendations for work at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: The roof system and related accessories and equipment have been fully replaced since the OFCC assessment (withing the past two years).

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Deck Replacement	$6.80	sf	25	$170.00
Built-up Asphalt	$17.10	sf	37,521	$641,609.10
Overflow Roof Drains and Piping	$3,886.95	each	10	$38,869.50
Roof Insulation	$4.14	sf	37,496	$155,233.44
Roof Access, Ladder & Fall Protection	$4,988.26	each	1	$4,988.26
				$0.00
Total Cost				$840,870.30



Typical EPDM roof membrane.



Overflow drainage.

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Roof drain, boot flashings.



Termination bar and flashing at roof transition.



Roof drain and overflow scupper.



Roof edge condition.

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item C	Ventilation / Air Conditioning

NON-OFCC

Existing Conditions:

The overall facility is equipped with(6) rooftop cooling only units. Two units (gym and teacher) units were installed in 2021. Three (3) of the rooftop units utilize an energy wheel (Lennox - 2006). The other unit (1995) serve the Library/Office and is close to end of life. The units provide air to VAV boxes with reheat coils which are in fair condition. The ventilation system in the overall facility consists of rooftop units installed in 2006 (near end of life) and two units installed in 2021 in good condition. The units provide fresh air to Classrooms, and fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. Relief air venting is provided by ceiling plenums. It is unclear if the ventilation system meets the Ohio Building Code 15 CFM per occupant fresh air requirement without unit submittal sheets. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements, which call for all air handling equipment to be located indoors. Dust collection systems are not required in this facility and no system is provided). The Art program is equipped with a kiln which has its own exhaust system. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are inadequately placed, and appear orginal to the building (1969) and appear in fair/poor condition.

Rating: Needs Repair

Recommendations:

Refer to Item A.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Kiln Exhaust has been installed.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Kiln Exhaust System	$6,478.25	QTY	1	$6,478.25
Total Cost				$6,478.25

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Rooftop Unit (RTU) for Gym



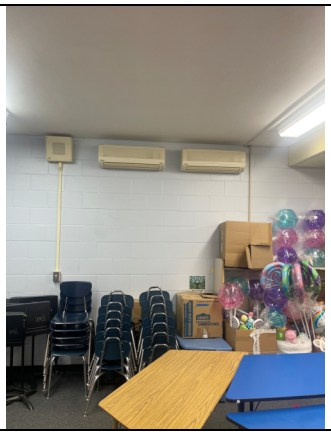
Outdoor Split System Cooling Units



Kiln Ventilation



Assorted HVAC rooftop equipment



Indoor Ductless Cooling Units



Kitchen Exhaust Hood

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item D	Electrical Systems

NON-OFCC

Existing Conditions:

The electrical service is routed underground to a pad-mounted utility transformer located near the main mechanical room. From there, it continues underground to a 1,200-amp, 208/120-volt, 3-phase, 4-wire, fused ITE switchboard. The switchboard, original to the 1969 construction, lacks both ground fault and surge protection. It distributes power to various panelboards and serves large mechanical and kitchen equipment. The switchboard is in poor condition and appears to be a physical capacity. Adequate working space and egress is not provided at the main switchboard. Most of the panelboards are original to the building with the exception of one or two newer panels. The original panelboards are in poor condition, many are at capacity. Surge protection is not provided at any of the panelboards. The facility is not equipped with an emergency generator.
The classrooms are not equipped with an adequate number of receptacles. There is not a dedicated circuit for the teacher station and A/V equipment. The corridors have an adequate number of receptacles. There is not GFCI protected receptacles in the kitchen. On the exterior of the building, there are not an exterior weather-rated GFCI receptacles near every building entrance. Receptacles throughout the building are ivory in color with stainless steel cover plates.

Rating: Needs Replacement

Recommendations:

Replace the entire electrical system with surge protection, include an emergency generator. Provide adequate working space and egress for large electrical equipment.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Electrical System Replacement	$39.10	sf	37,289	$1,457,999.90
Total Cost				$1,457,999.90

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: We agree that the system needs to be fully replaced.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
System replacement	$37.26	sf	37,289	$1,389,388.14
Total Cost				$1,389,388.14

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item




Utility Transformer & Meter




Main Electrical Room & Main Switch




Typical Panelboards




Typical Panelboards



Typical Receptacle



Kitchen Receptacle

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item E	Plumbing and Fixtures

NON-OFCC

Existing Conditions:

The water supply piping in the building is copper and is in fair condition. The building is served by a 3" incoming water main. The incoming water main and accessories are in good condition. No deficiencies or issues were found or expressed by the school. The waste piping in the building was reported as cast iron and has not been replaced since its installation in 1969. No deficiencies or issues were found or expressed by the school. The building is equipped with (2) 100 gallon gas water heaters (2024) in good condition. The building has (1) group restroom for boys and (1) group restroom for girls. There is (1) locker room restroom for boys and (1) locker room restroom for girls. (4) individual restrooms were denoted for staff use. The restrooms contain (15) toilets, (9) urinals, (7) lavatories, and (4) wash fountains which is adequate for the occupancy of the building. The condition of the fixtures is fair. The classroom sinks are not equipped with the drinking fountain accessory though not required. The kitchen is equipped with appropriate fixtures, and the fixtures are in good condition. The kitchen is not equipped with the required grease interceptor if the kitchen is used as a cooking kitchen rather than a warming kitchen. The building contains adequate custodial closets with the required service sinks. Service sinks and floor drains are in fair condition. The building is not equipped with science lab gas connections, compressed air connections, safety showers, emergency eye wash, or acid waste systems though not required by the current grade configuration. The building is served by a 3" natural gas line with regulators (2006) set to a pressure of 12"-23" w.c. Gas piping and accessories are in fair condition. No issues or deficiencies were found or expressed by the school. Adequate roof drains were observed on the flat roof of the building. Roof drains are in fair condition.

Rating: Needs Replacement

Recommendations:

Replace all fixtures throughout building (15 water closets, 9 urinals, 7 lavatories, and 4 wash fountains). Add grease interceptor for kitchen.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace all flush fixtures.	$2,039.68	ea	24	$48,952.32
Replace all lavatories.	$2,039.68	ea	7	$14,277.76
Replace two of four wash fountains.	$5,439.14	ea	2	$10,878.28
Total Cost				$74,108.36

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Add grease interceptor for kitchen	$6,000.00	ea	1	$6,000.00
Total Cost				$6,000.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: New kindergarten restrooms (3 toilets and 3 lavatories) are not needed. Only 2 of the 4 wash fountains were found to be in poor condition. Grease interceptor needed for the kitchen. Existing classroom sinks not needing replacement at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Toilet (New)	$4,923.47	unit	3	$14,770.41
Toilet (Remove / Replace)	$1,943.48	Unit	15	$29,152.20
Urinal (Remove / Replace)	$1,943.48	Unit	9	$17,491.32
Sink (New)	$3,239.12	Unit	3	$9,717.36
Sink (Remove / Replace)	$1,943.48	Unit	11	$21,378.28
Other: New Grease Interceptor	$6,000.00	Unit	1	$6,000.00
Other: Remove and Replace Existing Classroom sinks	$1,500.00	Unit	21	$31,500.00
Total Cost				$130,009.57

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Incoming gas main with two regulators



grease interceptor by code.



Two 100 gallon gas fired water heaters in good condition.



(8) wall mounted urinals in large group restroom.



Wall mounted lavatory and wash fountain in large group restroom.



Wash fountain in boys group restroom leaking from head.

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item F	Windows

NON-OFCC

Existing Conditions:

Overall the building has non-insulated aluminum storefront systems with single pane glazing and are in poor condition. The storefront systems are not equipped with operable windows, but have a combination of surface mounted horizontal louver blinds and roller shades that are in good condition. This facility does not have glass block windows. Glazing at exterior doors is single pane and, there are non-insulated aluminum frame sidelights and transoms with single pane glazing. The school does not have skylights. Window security grilles are not provided for ground floor windows, and there is no greenhouse associated with this building.

Rating: Needs Repair

Recommendations:

Throughout overall facility, replace aluminum storefront systems. Also replace single pane glazing in vision panels of exterior doors and transoms. Exterior door replacement is addressed in Item S.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Aluminum storefront systems	$78.19	sf	1,106	$86,478.14
Insulated glazing in exterior doors and transoms	$60.43	sf	150	$9,064.50
Total Cost				$95,542.64

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: The window blinds appear to be in good condition. Also, costs have been updated to reflect current OFCC 2025 cost sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Insulated Glass/Panels	$131.57	sf	150	$19,735.50
Curtain Wall System	$115.18	sf	1,032	$118,865.76
Other: Replace window blinds	$3,000.00	allow	1	$3,000.00
Total Cost				$141,601.26



Aluminum storefront system



Aluminum storefront system

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item G	Structure: Foundations

NON-OFCC

Existing Conditions:

The overall facility is equipped with concrete foundation walls on concrete footings. There is wall cracking at the north wall of the gymnasium where the the kitchen wall ties in that is indicative of differential settlement. This appears to be contributing to significant cracking inside the gym and cafeteria (see Structure: Walls). No grading or site drainage deficiencies were noted around the perimeter of the building that are contributing or could contribute to foundation wall deterioration.

Rating: Needs Repair

Recommendations:

Area of differential settlement needs to be investigated and repaired.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Allowance to repair and correct area of differential settlement	$100,000.00	allow.	1	$100,000.00
Total Cost				$100,000.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: evidence of differential settlement was observed

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Concrete foundation wall on concrete footing



Cracking indicative of differential settling.

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item H | Structure: Walls and Chimneys

NON-OFCC

Existing Conditions:

The overall facility has a brick veneer on load bearing CMU walls, which displayed locations of deterioration, and is in poor condition. Bulging of masonry is evident in multiple locations. Control joints are provided and appear to be adequately space but are not properly caulked. Exterior brick veneer masonry walls are non-cavity walls. In most of the overall building, weep holes and vents are not provided. The exterior masonry has not been cleaned and sealed in recently and shows evidence of mortar deterioration in several locations. Interior walls are a combination of CMU, brick, full height metal studs with drywall, and partial height metal studs with drywall, which are in fair condition. Interior masonry walls in the gymnasium appear to have inadequately caulked control joints, in poor condition. Cracking due to possible movement or settlement also observed in interior masonry gymnasium walls. The exterior steel lintels are steel are rusting and sagging in several locations. The chimney is in fair condition. The exterior plaster soffit over the main entrance is in fair condition. There is no loading dock associated with this school.

Rating: Needs Repair

Recommendations:

Around overall exterior of facility, provide masonry cleaning and sealing as required. Also provide tuck pointing in all areas of mortar deterioration as required. Re-caulk existing control joints as required. Replace rusted masonry steel lintels as required. Prep and paint exposed steel lintels, as required. Provide allowance to demo and repair bulging masonry above lintels. Provide an allowance to repair masonry walls in gymnasium.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Tuckpointing	$10.20	sf	350	$3,570.00
Exterior masonry cleaning	$2.05	sf	18,515	$37,955.75
Exterior masonry sealing	$1.36	sf	18,515	$25,180.40
Exterior Caulking	$10.20	lf	174	$1,774.80
Lintel Replacement	$339.94	lf	118	$40,112.92
Paint Lintels	$2,500.00	allowance	1	$2,500.00
Repair/rebuild bulging masonry	$50,000.00	allowance	1	$50,000.00
Repair cracking in gymnasium walls	$100,000.00	allowance	1	$100,000.00
Total Cost				$261,093.87

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Some exterior masonry walls have been replaced since the OFCC assessment was completed. Cracking of gymnasium walls was not noted in OFCC assessment. Also, costs have been updated to reflect current OFCC 2025 cost sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Tuckpointing	$9.72	sf	350	$3,402.00
Exterior masonry cleaning	$1.95	sf	18,515	$36,104.25
Exterior masonry sealing	$1.30	sf	18,515	$24,069.50
Exterior Caulking	$9.72	lf	174	$1,691.28
Lintel Replacement	$323.91	lf	118	$38,221.38
Other: Paint Lintels	$2,000.00	allow	1	$2,000.00
Other: Rebuild exterior masonry wall	$70,000.00	allow	1	$70,000.00
Total Cost				$175,488.41

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Bulging of masonry above lintel



Masonry

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item I	Structure: Floors and Roofs

NON-OFCC

Existing Conditions:

The overall facility floor construction is concrete slab on grade, and is in fair condition. There is no crawl space in this building. The overall facility roof construction is metal deck and steel bar joists, and is in fair condition.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Conditions observed appear consistent with OFCC assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Roof structure

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item J	General Finishes

Existing Conditions:

The overall facility features partitioned Classrooms with carpet type flooring. 2' x 4' acoustical lay in type ceilings, as well as painted block and painted gypsum board walls. The carpet flooring, ceilings and drywall partitions were installed in 2006, and are in fair condition. The drywall partitions separating Classrooms from Corridors are partial height. The overall facility has Corridors with carpet and VCT type flooring, 2' X 4' lay-in tile type ceilings, as well as painted gypsum board wall finishes, and they are in fair condition. The carpet flooring in the overall facility needs replacement due to age, with the exception of the administration area, which has carpet installed two years ago. The restrooms have a combination of block, drywall and ceramic tile walls, ceramic tile and VCT floors and plaster ceilings, and the majority is in fair condition. Toilet partitions are plastic, and are in fair condition. Classroom casework in the overall facility is a combination of plastic laminate over particle board type construction installed in 2006, in fair condition, and older metal type construction, in poor condition. Typical classroom contains 6 lineal feet of casework. Classrooms are generally provided with adequate marker and tack boards, and they are in fair condition. A minimal number of old cubbies are located in the corridors, and they are in poor condition. Coat hooks and shelves are provided in classrooms and corridors, which are adequately provided and in fair condition. The art program is equipped with a kiln that is in fair condition, with inadequate ventilation. The facility is equipped with wood non-louvered interior doors that are flush mounted, with proper ADA hardware and clearances, and in good condition. The Gym/ Kitchen wing is equipped with hallow metal interior doors, which vary in condition. 12 hallow metal doors are in poor condition and are not equipped with ADA hardware. The Gymnasium has poured rubber type flooring, metal deck and exposed steel joist ceiling, as well as painted scored block and acoustical block wall finishes, and they range from poor to fair condition. There are no telescoping or fixed stands in the Gymnasium. There are a total of two fixed basketball backboards, in poor condition. Student dining shares the Gymnasium space. The Media Center has carpet type flooring, 2x4 lay-in type ceilings, as well as gypsum wallboard and brick walls, and they are in fair condition. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. The Stage serves as Music room and is separated from Gymnasium space by an accordion folding partition. Media center is not provided with appropriate sound attenuation acoustical surface treatments. The existing kitchen is full service and is slightly oversized based on current enrollment. It has quarry tile flooring, plaster ceilings and painted block walls. Most of the existing kitchen equipment is original, and is generally in fair condition. The kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all exposed sides of the cooking equipment is currently not provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. Walk-in cooler and freezer are located within the Kitchen spaces, and appear to be original to the building.

Rating: Needs Replacement

Recommendations:

Provide complete replacement of finishes in the overall facility due to installation of systems outlined in this report (such as HVAC, electrical and fire suppression). Provide for partial replacement of casework due to age and condition and for additional casework due to lacking required quantities. Provide for replacement of toilet accessory throughout and new toilet accessory for 3 new kindergarten restrooms. Provide for the replacement of complete kitchen equipment due to age. Provide full height drywall corridor walls as required and drywall partitions for 3 new Kindergarten restrooms. Provide for 2 new backstops in the gymnasium. Add additional exterior wall insulation in the overall facility, in order to achieve LEED requirements. Funding for replacement of interior doors is provided in Item O, as required.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Basketball Backboard Replacement	$4,351.31	EA	2	$8,702.62
Toilet Accessory Replacement	$0.27	SF	37,289	$10,068.03
Total Kitchen Equipment Replacement	$258.36	SF	1,404	$362,737.44
Total Cost				$381,508.09

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Additional Wall Insulation	$8.17	SF	18,515	$151,267.55
Install full height GWB partitions	$31,000.00	EA	1	$31,000.00
Complete Replacement of Finishes (exclude casework)	$26.54	SF	37,289	$989,650.06
Partial Casework (base and wall)	$611.91	LF	200	$122,382.00
Total Cost				$1,294,299.61

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reason:

OFCC Cost Assessment

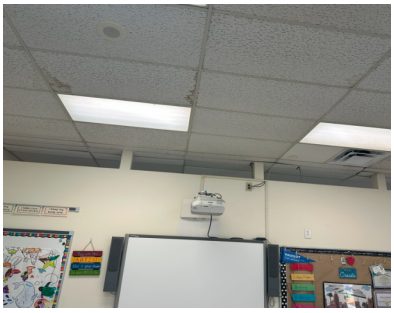
Item Description	Cost	Unit	Quantity	Unit Cost
Complete Replacement of Finishes (exclude casework) Elementary	$25.29	sf	37,289	$943,038.81
Partial Casework (base and wall)	$583.05	lf	200	$116,610.00
Toilet Accessory Replacement	$0.26	sf	37,289	$9,695.14
Basketball Backboard Replacement	$4,146.08	each	2	$8,292.16
Additional Wall Insulation	$7.78	sf	18,515	$144,046.70
Total Kitchen Equipment Replacement	$246.17	sf	1,404	$345,622.68
Other: Install full height GWB partitions	$31,000.00	allow	1	$31,000.00
Total Cost				$1,598,305.49



Gymnasium



Restroom finishes and toilet partitions



Damaged ceiling tile

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item K | Interior Lighting

NON-OFCC

Existing Conditions:

The typical classrooms in the facility are equipped with 2x4 lay-in fixtures that have been retrofitted with LED lamps. The classrooms fixtures provide sufficient lighting. Classrooms are equipped with single level switching. There is not dimming or occupancy sensors in the classrooms. The corridors are equipped with 2x4 lay-in fixtures that have been retrofitted with LED lamps as they need replaced. Fixtures in the corridors are controlled by toggle switches. The gymnasium/student dining area is equipped with LED pendant fixtures. The kitchen is equipped with 1x4 surface mount vapor tight fixtures that have been retrofitted with LED lamps. However, the lighting level is not adequate. Fixtures in the admin area have been upgraded to LED troffers and flat panels. In the admin area that are occupancy sensors and dimming control. Overall, the fixtures in the building are in fair condition. There are minimal occupancy sensors throughout the building, and there is only dimming in a couple of rooms.

Rating: Satisfactory

Recommendations:

Near term: Recommend adding occupancy sensors to all rooms throughout the building.

Long term: Update the lighting system to new LED fixtures, lighting controls, and occupancy sensors to improve lighting distribution, energy efficiency, and occupant comfort. Add dimming control and occupancy sensors to comply with energy codes.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Building Lighting Replacement including controls	$8.84	sf	37,289	$329,634.76
Total Cost				$329,634.76

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Add occupancy sensors to all rooms	$20,000.00	allow	1	$20,000.00
Total Cost				$20,000.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Since the school has retrofitted the light fixtures with LED lamps, a complete lighting replacement is not needed in the near term.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete Building Lighting Replacement	$8.42	sf	37,289	$313,973.38
Total Cost				$313,973.38



Typical Classroom Lighting Layout



Typical Corridor Lighting

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item L	Security Systems

NON-OFCC

Existing Conditions:

The exterior fixtures have all been retrofitted to LED lamps. However, there are areas of the parking and drives that are not illuminated. Security/camera system is outdated and needs replaced.

Rating: Needs Replacement

Recommendations:

Near Term: We recommend providing additional site lighting in areas that are not illuminated well to improve safety. Install updated security/camera system/access control.
Long Term: With the age of the exterior fixtures, upgrading the fixtures to LED is recommended to improve lighting distribution and energy efficiency.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete Exterior Site Lighting Replacement	$1.36	sf	37,289	$50,713.04
Total Cost				$50,713.04

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Additional Exterior Site Lighting	$0.68	sf	37,289	$25,356.52
New Security/Camera System/Access Ctrl	$3.87	sf	37,289	$144,308.43
Total Cost				$169,664.95

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Since some areas have been upgraded to LED, a full exterior site lighting replacement is not needed in the near future.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Security System	$1.50	sf	37,289	$55,933.50
Exterior Site Lighting	$1.30	sf	37,289	$48,475.70
Total Cost				$104,409.20



Typical Pole Light



Typical Exterior Wall Pack

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item M	Emergency / Egress Lighting

NON-OFCC

Existing Conditions:

The facility is equipped with white thermoplastic exit signs with red lettering. The facility does not have a generator and utilizes battery back-up fixtures to power exit signs and emergency lights. While some exit signs have been updated, there are not enough emergency lights throughout the building. In rooms with no windows, there typically is not an emergency light. The current egress lighting is not adequate and some existing fixtures are in poor condition.

Rating: Needs Replacement

Recommendations:

It is recommended to provide additional emergency / egress lighting throughout the whole building to improve the safety of the occupants in the building. It is also recommended to replace outdated fixtures.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Additional Emergency / Egress Lighting	$1.36	sf	37,289	$50,713.04
Total Cost				$50,713.04

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Part of the emergency / egress lighting has been updated. However, there is not sufficient egress lighting provided throughout the building.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Emergency/Egress Lighting	$1.30	sf	37,289	$48,475.70
Total Cost				$48,475.70



Typical Exit Sign



Typical Updated Exit Sign

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical Emergency Light

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item N	Fire Alarm

NON-OFCC

Existing Conditions:

The facility is equipped with a zoned, non-voice Simplex 4005 fire alarm system, original to the 1969 construction. The system is in poor condition. Manual pull stations are located at egress doors, and automatic smoke and heat detectors are installed in select areas. The fire alarm system is monitored by a third-party service via a cellular dialer.

Rating: Needs Replacement

Recommendations:

We recommend upgrading the fire alarm system to a code-compliant, addressable system with voice evacuation capabilities in accordance with current Ohio codes.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Fire Alarm System Replacement	$4.08	sf	37,289	$152,139.12
Total Cost				$152,139.12

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The fire alarm system is in need of replacement.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Fire Alarm System replacement	$3.89	SF	37,289	$145,054.21
Total Cost				$145,054.21



Fire Alarm System



Initiating Devices

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item





Notification Devices

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item O	Handicap Accessibility

NON-OFCC

Existing Conditions:

The site provides an accessible route from the public right-of-way, accessible parking areas, and the passenger unloading zone to the school's main entrance, facilitated by curb cuts and an at-grade entrance. Sidewalks and driveways form this accessible route connecting most areas of the site. One exterior entrance is ADA-accessible due to the presence of a power-assisted door. Access from the parking and drop-off areas to the main building entrances is not hindered by steps or steep ramps. While adequate ADA parking is available, signage is lacking in locations. Most classroom exterior doors lack the appropriate ADA clearances. Building entrances should have two ADA power-assisted doors, but only one is provided. The playground layout and equipment do not comply with ADA standards due to the absence of an accessible route and insufficient accessible play equipment. Inside the building, space allowances and reach ranges are generally compliant. Ground and floor surfaces meet ADA requirements. As a single-story facility, vertical circulation is minimal. The Stage/Music Room is only accessible via a metal stair, and there is no chair lift or ramp in place. An ADA-compliant lift is needed to provide proper access to the stage. Most interior doors are not recessed but are equipped with ADA-compliant hardware, with the exception of 12 wood and hollow metal doors that lack compliant hardware and are in poor condition. The large group restrooms have mostly ADA-compliant toilets, lavatories, and urinals. Mirrors generally meet ADA mounting height requirements. ADA water coolers are present. ADA toilet accessories are partially provided and mounted, though not consistently. There are no Science Classrooms that require evaluation with the existing grade level configuration in this building. The Health Clinic does not meet ADA requirements due to the absence of a compliant toilet, sink, adequate turning radius, and appropriate mounting heights for accessories and the mirror. There is no designated Special Education restroom. Restrooms for kitchen staff and restrooms in the gymnasium are not ADA-compliant. Interior and most exterior ADA signage is also lacking.

Rating: Needs Repair

Recommendations:

Provide one additional ADA-compliant power assist door opener. Provide a chair lift for the stage. Provide 12 new interior doors, frames and door hardware. Provide ADA signage in the overall facility, as required.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
ADA-compliant power assist door and frame	$10,198.39	ea	1	$10,198.39
Chair lift	$20,396.77	ea	1	$20,396.77
Interior doors (single)	$1,767.71	ea	12	$21,212.52
ADA signage	$0.27	sf	37,289	$10,068.03
Total Cost				$61,875.71

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Accessibility conditions observed appear consistent with OFCC assessment. Costs have been updated to reflect current OFCC 2025 cost sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Signage	$0.26	sf	37,289	$9,695.14
Lifts	$19,434.75	Unit	1	$19,434.75
ADA Assist Door & Frame	$9,717.38	unit	1	$9,717.38
Replace Doors	$1,684.34	leaf	12	$20,212.08
Total Cost				$59,059.35

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

	
Non ADA-compliant restroom off gymnasium	Stage only accessed by stair

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item P	Site Condition

NON-OFCC

Existing Conditions:

The site consists of approximately 21 acres, including Big Walnut elementary, associated parking lots and playgrounds, a pavilion for concessions, and 4 ballfields to the west. Access is off of S Old 3C Hwy and in a rural residential setting. Most plants on site appear healthy, with the exception of some grass areas needing revision. Pavement on site is in various states of disrepair, with all areas needing at least an overlay coat or mill/fill revision, and some needing full replacement. The east parking lot is in an especially bad state, with many potholes, asphalt cracking, and uneven edges. There is only 1 vehicular entrance to the site, and one main drop off loop with two main parking lots. There are around 63 total parking spaces in the SW lot, including 4 handicap spaces, 2 of which do not appear to meet ADA requirements. The east lot does not have parking spaces marked out. Site size and provided parking on site will need to be evaluated based on current enrollment numbers to verify they are sufficient for school needs, per OSDM. There are ponding issues scattered across the site near pavement, ballfields, and the playgrounds. Ponding occurs in grass areas and on pavement itself. Sidewalks on site are partially asphalt and partially concrete, with some requiring repair or replacement. The concrete curb in the drop-off loop is crumbling and missing in some places. This curb is in need of full repair. Gravel edges along asphalt drives also require re-dressing. The dumpster pad and dumpsters themselves are both in need of replacement. Both the large (north) and small (west) playground need replacement, with old surfacing, equipment, and fencing as well as nearly nonexistent pavement paint; most pavement paint has worn away to the point of being unreadable/unusable. Site signage appears to be in fair condition, but a few are faded and will need replaced in the future. Site furnishings include benches, bike racks, planters, and picnic tables, most of which need full replacement due to rusting and discoloration/general wear-and-tear. There are four ballfields on the west side of the site in varying condition, but all need repair and some require full replacement. The field house/storage shed appear to be in fair condition.

Rating: Needs Replacement

Recommendations:

Repair all asphalt on site, including replacement of some portions. Repaint corresponding pavement paint. Correct ponding and grading issues across site. Replace concrete in areas indicated, where it is cracked or crumbling. Replace the concrete curb near the drop-off loop. Re-dress gravel border along asphalt drives. Replace dumpsters and associated concrete pads. Replace both playgrounds, including surfacing, fencing, playground borders, painted play, and equipment. Replace rusted and discolored site furnishings and site signage. Repair 2 and replace 2 ballfields on site. Provide allowances for other site items that may not be noted.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
General Site				
Add weedkiller to grass and reseed bare spots	$2.00	SY	20,040	$40,080.00
Replace standard duty asphalt and repaint markings	$51,707.00	LS	1	$51,707.00
Mill and fill standard duty asphalt + repaint pavement markings	$2.50	SF	23,315	$58,287.50
Crack fill and sealcoat asphalt pavement + repaint pavement markings	$0.30	SF	45,625	$13,687.50
Replace gravel south of main asphalt drive	$3.50	SF	3,275	$11,462.50
Re-dress gravel edge along asphalt drives	$0.60	LF	1,360	$816.00
Correct grading in asphalt to resolve ponding	$56.20	SY	212	$11,914.40
Replace standard duty concrete (sidewalks and otherwise)	$10.20	SF	925	$9,435.00
Replace HD concrete dumpster pad	$3,263.48	EA	1	$3,263.48
Replace SD concrete at front entry	$10.20	SF	425	$4,335.00
Remove, regrade area, and replace concrete sidewalk W of building	$13.00	SF	550	$7,150.00
Regrade and reseed to eliminate ponding in grass areas, make stub-ups flush with ground, and raise fire hydrant	$33,397.60	LS	1	$33,397.60
Misc. site demolition and removals	$3,000.00	LS	1	$3,000.00
Replace section of 6' height galvanized chain link fence	$73.07	LF	20	$1,461.40
Playground/Site Furnishings				
Replace chain link fencing around North playground	$73.07	LF	440	$32,150.80
Replace site furnishings including bike racks, benches, and picnic tables	$6,370.00	LS	1	$6,370.00
Replace monument sign	$35,000.00	EA	1	$35,000.00
Ball Fields				
Ball Fields- General				
Shed (by northmost field)- Replace wood siding with metal siding	$2,700.00	LS	1	$2,700.00

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Replace batting cage at south of site	$30,000.00	LS	1	$30,000.00
Replace bullpen/warm-up enclosure between north fields	$30,000.00	LS	1	$30,000.00
Re-dress gravel paths along ballfields; create clean edges	$0.60	SF	16,000	$9,600.00
Far North Ballfield: Full repair including replacing outfield fencing, cleaning bleachers, adding more infield mix, replacing existing scoreboard	$75,916.00	LS	1	$75,916.00
Repair full field- second from north: Includes 2 new dugouts with new players benches, replace backstop, replace scoreboard	$164,245.00	LS	1	$164,245.00
Main game ballfield- third from north: Replace dugouts, add more infield mix, replace fencing, replace wooden border at base of fencing	$311,762.00	LS	1	$311,762.00
Small ballfield- furthest south field: Full repair including straightening edges of gravel leading to field and add gravel where needed, replace dugouts, replace fencing, add more infield mix	$300,937.00	LS	1	$300,937.00
Sitework allowance	$50,000.00	LS	1	$50,000.00
Total Cost				$1,298,678.18

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace curb along drop-off loop	$43.52	LF	325	$14,144.00
Replace 2 HC parking signs by ballfields- and add associated pavement paint per ADA requirements	$133.00	EA	2	$266.00
Playgrounds				
Playgrounds- General				
Painted play games- replace in lot south of large playground and within gaga pit	$15,000.00	LS	1	$15,000.00
Large North Playground- Replace: -Currently about 18,500 SF -Includes tetherball, swings, asphalt, EWF, rubber mats, fixed grading, new playground border, post-and-platform play equipment structures, benches, replace funnel ball (in grass), replace 1 gaga pit and associated concrete, corrected grading (for ponding and visible pipe)	$254,091.00	LS	1	$254,091.00
Small West Playground- Replace: -Currently about 1,950 SF -includes new EWF, rubber mats, fixed grading, new playground border, post-and-platform equipment, regrade to eliminate ponding	$88,000.00	LS	1	$88,000.00
Total Cost				$371,501.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Many site items at Big Walnut Elementary are old and broken, and in need of full replacement as opposed to repair. This includes replacement of items such as pavement, ballfields, and playgrounds.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Playground Equipment	$1.95	sf	37,289	$72,713.55
Removal of existing Playground Equipment	$2,591.30	lump sum	1	$2,591.30
Asphalt Paving / New Wearing Course	$24.61	sy	1,904	$46,857.44
Concrete Curb	$41.47	lf	620	$25,711.40
Concrete Sidewalk	$9.72	sf	5,480	$53,265.60
Provide Soft Surface Playground Material	$38.87	sy	2,000	$77,740.00
Base sitework allowance for unforeseen circumstances	$50,000.00	allowance	1	$50,000.00
Sitework allowance for unforeseen circumstances for 0 SF to 100,000 SF.	$1.50	sf	37,289	$55,933.50
Other: Replace playground fence	$13.00	lf	130	$1,690.00
Total Cost				$386,502.79

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Ponding along school drive



Dirt-filled catch basin



Existing furnishings by memorial area/turnaround



Frost slabs/door exits



Rusted stakes with twine border



Existing monument sign

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Low fire hydrant @south of school



Typical existing high/broken stub-ups



Existing asphalt on site (typical, varies in quality)

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Existing light/utility poles



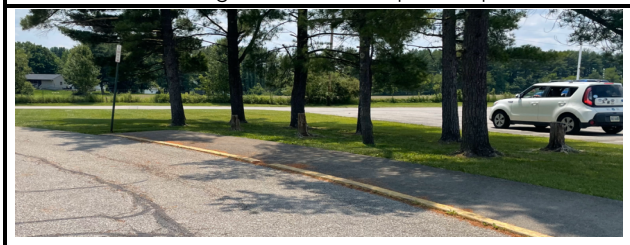
Exiting site signage



Existing curb at front drop-off loop



Front entry pavement- decent condition



Tree stumps by front turnaround



Existing bike racks

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Large playground (North)





Existing dumpsters and surrounding pavement



Land lab area and path/border fencing



Learning garden (north of school)



Bench at north of school

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Downspouts and splash blocks, typ.



Second ballfield from north



Shed by game ballfield



Catch basins needing regraded; typ.



Ponding on site behind ballfields



Existing grass issues, typ.

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Northmost ballfield



Existing batting cage south of northernmost ballfield



Exg modular unit and shed (west of school)

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Second ballfield from north- Field "3"



Third Ballfield from north



Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Furthest south ballfield (small field)



Small playground



Existing concessions building



Exg concrete sidewalks



Pitching warm-up spot



Batting cage (south)



South shed



Downspout, typ.

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item Q	Sewage System

NON-OFCC

Existing Conditions:

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

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: No attention needed at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No renovation required				
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item R	Water Supply

NON-OFCC

Existing Conditions:

The 3" domestic water supply system and 3" water meter is tied in to the municipal system. The supply piping and accessories are in good condition. The District was not able to provide water supply flow test data. In the current configuration and building occupancy, the 3" service is adequately sized for the building. 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 though none is required. The system does not provide adequate pressure and capacity for a future fire suppression system, but the pressure and capacity is adequate in the current configuration and occupancy.

Rating: Satisfactory

Recommendations:

Provide a new city water supply line of adequate capacity to support a future automated fire suppression system. Funding provided in Item U.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: A new water line should be installed for a future fire suppression system.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



3" Incoming Water Main

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item S: Exterior Doors

NON-OFCC

Existing Conditions:

Typical exterior doors in the overall facility are a combination of hollow metal doors and hollow metal frames and aluminum doors and aluminum frames. Typical exterior doors and frames (including transoms and sidelights) have single pane vision glazing. Some doors are equipped with proper hardware, while others are not. There are no overhead doors in the facility.

Rating: Needs Repair

Recommendations:

Replace exterior hollow metal doors and frames throughout the facility as required, due to poor condition. Provide new aluminum storefront doors in new aluminum storefront systems (addressed in item F). Replacement of single glazing exterior door vision panels and transoms is addressed in Item F.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Hollow metal door and frame with hardware (single)	$3,399.46	ea	6	$20,396.76
Hollow metal door and frame with hardware (double)	$7,476.56	pr	2	$14,953.12
Aluminum storefront door with hardware (single)	$7,476.56	ea	8	$59,812.48
Total Cost				$95,162.36

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: We suggest both hollow metal doors and frames and aluminum doors be replaced. These items were not broken out as separate line items in the OFCC assessment. Also, costs have been updated to reflect current OFCC 2025 cost sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Door/leaf frame and hardware	$3,239.12	per leaf	14	$45,347.68
Total Cost				$45,347.68



Exterior aluminum door



Exterior aluminum door

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item T | Hazardous Material

NON-OFCC

Existing Conditions:

Known and assumed locations of asbestos and other hazardous materials are documents in an AHERA three-year reinspection report provided by the school district. This report is dated March 2024 and was prepared by the district's environmental consultants. The AHERA report lists resilient floor covering, mastic, pipe fittings, and cement board as asbestos containing materials. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted to establish abatement scope and budget. Due to the construction date, there is a potential for lead based paint and asbestos in ballasts of fluorescent lighting.

Rating: Needs Repair

Recommendations:

Conduct an EEHA to establish abatement scope and budget.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Estimated cost for abatement contractor to peform lead mock-ups	$1.50	sf	5,000	$7,500.00
Special engineering fees for LBP mock-ups	$1.50	sf	5,000	$7,500.00
Fluorescent lamps & ballasts recycling/incineration	$0.18	sf	34,173	$6,151.14
Pipe fitting insulation removal	$34.50	each	108	$3,726.00
Cement Board Removal	$6.65	sf	225	$1,496.25
Resilient flooring removal, including mastic	$4.48	sf	1,350	$6,048.00
Total Cost				$32,421.39

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: An EEHA should be completed and hazardous materials removed.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Estimated cost for abatement contractor to peform lead mock-ups	$1.30	unit	5,000	$6,500.00
Special engineering fees for LBP mock-ups	$1.30	unit	5,000	$6,500.00
Fluorescent lamps & ballasts recycling/incineration	$0.13	sf	34,173	$4,442.49
Pipe fitting insulation removal	$32.40	each	98	$3,175.20
Cement Board Removal	$6.48	sf	225	$1,458.00
Resilient flooring removal, including mastic	$4.28	sf	1,350	$5,778.00
Total Cost				$27,853.69

Facility Assessment		
Building Name	Big Walnut Elementary	Red = Code Requirement Item
		Yellow = Safety Concern Item
		Green = Energy Efficiency Item
School District	Big Walnut LSD	Blue = Security Concern Item

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item U	Life Safety

NON-OFCC

Existing Conditions:

The existing building is not currently equipped with a automated fire suppression system. The current water supply does not currently have the capacity to accommodate an automated fire suppression system. The kitchen hood is in fair condition and is currently equipped with the required UL 300 compliant fire suppression system under hood. The hood fire suppression system is not interlocked with the cooking equipment to automatically shut it down upon system discharge.

The facility is not equipped with an emergency generator.

Rating: Needs Replacement

Recommendations:

Provide interlock between the cooking equipment and the hood fire suppression system.
Provide an emergency generator (cost included with tab D).

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Fire Suppression System	$5.10	sf	37,289	$190,173.90
Water main increase	$67.99	lf	350	$23,796.50
Total Cost				$213,970.40

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Kitchen Hood Interlock	$10,000.00	ea.	1	$10,000.00
Total Cost				$10,000.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The building should eventually be equipped with automated fire suppression system with the occupancy type of the building.
Near Term: The kitchen hood suppression system should be interlocked to the cooking equipment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Sprinkler/fire suppression	$4.86	sf	37,289	$181,224.54
Water Main	$64.78	lf	350	$22,673.00
Retrofit existing kitchen hood with Fire Suppression System	$8,421.72	per hood	1	$8,421.72
Total Cost				$212,319.26



Kitchen Hood Wet Chemical Suppression

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item V	Loose Furnishings

NON-OFCC

Existing Conditions:

The typical Classroom furniture is mismatched, and the furniture in the overall facility is ranging in condition from poor to fair, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the required elements.

Rating: Needs Repair — Needs Repair

Recommendations:

Provide for replacement of outdated or inadequate furnishings.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Provide for replacement of outdated or inadequate furnishings.	$6.00	SF	37,289	$223,734.00
Total Cost				$223,734.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Replace outdated furnishings

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
CEFPI Rating 6	$5.84	sf	37,289	$217,767.76
Total Cost				$217,767.76



Classroom furniture

Facility Assessment

Building Name: Big Walnut Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item W	Technology

NON-OFCC

Existing Conditions:

The typical Classroom is equipped with 4 data ports in one location with cabling routed exposed or through lay-in ceilings. A digitally based phone system / one cable port and monitor / and a 1-way PA system that can be only initiated by office end is also present . The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a compliant media distribution center, and provides Computer Labs for use by students.

Rating: Needs Replacement

Recommendations:

Provide complete replacement of technology systems to provide between connectivity and paging saftey to each classroom.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Add push buttons to each classroom to allow 2-way communication between office and classrom.	$300.00	ea	30	$9,000.00
Local Cabling for Interactive Flat Panels	$600.00	ea	30	$18,000.00
Network Cabling where needed	$300.00	ea	100	$30,000.00
New Interactive Flat panels	$5,500.00	ea	30	$165,000.00
Sound reinforcement	$2,500.00	ea	30	$75,000.00
Total Cost				$297,000.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons:

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
ES Portion of building with total SF < 50,000	$16.85	sf	37,289	$628,319.65
Total Cost				$628,319.65



Short Throw Projector



Public Address Call-in Switch

Facility Assessment Summary

Building Name	Big Walnut Elementary	County	Delaware
School District	Big Walnut LSD	Township	
Address	940 S Old 3C Hway	Acreage	19.00
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Construction	1969	1	37,289	No

Assessment Summary

	Assessment Item	Rating	Long Term Cost Assessment	Near Term Cost Assessment
A	Heating System	Needs Replacement	$0.00	$2,029,267.38
B	Roofing	Satisfactory	$0.00	$0.00
C	Ventilation / Air Conditioning	Needs Repair	$0.00	$0.00
D	Electrical Systems	Needs Replacement	$0.00	$1,457,999.90
E	Plumbing and Fixtures	Needs Replacement	$74,108.36	$6,000.00
F	Windows	Needs Repair	$95,542.64	$0.00
G	Structure: Foundations	Needs Repair	$0.00	$100,000.00
H	Structure: Walls and Chimneys	Needs Repair	$0.00	$261,093.87
I	Structure: Floors and Roofs	Satisfactory	$0.00	$0.00
J	General Finishes	Needs Replacement	$381,508.09	$1,294,299.61
K	Interior Lighting	Satisfactory	$329,634.76	$20,000.00
L	Security System	Needs Replacement	$50,713.04	$169,664.95
M	Emergency / Egress Lighting	Needs Replacement	$0.00	$50,713.04
N	Fire Alarm	Needs Replacement	$0.00	$152,139.12
O	Handicap Accessibility	Needs Repair	$0.00	$61,875.71
P	Site Condition	Needs Replacement	$1,298,678.18	$371,501.00
Q	Sewage System	Satisfactory	$0.00	$0.00
R	Water Supply	Satisfactory	$0.00	$0.00
S	Exterior Doors	Needs Repair	$95,162.36	$0.00
T	Hazardous Material	Needs Repair	$0.00	$32,421.39
U	Life Safety	Needs Replacement	$213,970.40	$10,000.00
V	Loose Furnishings	Needs Repair	$223,734.00	$0.00
W	Technology	Needs Replacement	$0.00	$297,000.00
X	Construction / Contingency		$675,021.85	$1,542,523.27
Total			**$3,438,073.68**	**$7,856,499.24**

Facility Assessment Summary (OFCC)

Building Name	Big Walnut Elementary	County	Delaware
School District	Big Walnut LSD	Township	
Address	940 S Old 3C Hway	Acreage	19.00
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Construction	1969	1	37,289	No

Assessment Summary

	Assessment Item	OFCC Cost Assessment
A	Heating System	$2,029,267.38
B	Roofing	$840,870.30
C	Ventilation / Air Conditioning	$6,478.25
D	Electrical Systems	$1,389,388.14
E	Plumbing and Fixtures	$130,009.57
F	Windows	$141,601.26
G	Structure: Foundations	$0.00
H	Structure: Walls and Chimneys	$175,488.41
I	Structure: Floors and Roofs	$0.00
J	General Finishes	$1,598,305.49
K	Interior Lighting	$313,973.38
L	Security System	$104,409.20
M	Emergency / Egress Lighting	$48,475.70
N	Fire Alarm	$145,054.21
O	Handicap Accessibility	$59,059.35
P	Site Condition	$386,502.79
Q	Sewage System	$0.00
R	Water Supply	$0.00
S	Exterior Doors	$45,347.68
T	Hazardous Material	$27,853.69
U	Life Safety	$212,319.26
V	Loose Furnishings	$217,767.76
W	Technology	$628,319.65
X	Construction / Contingency	$2,076,695.57
Total		**$10,577,187.04**

APPENDIX 4E.2

Garmann Miller Facility Assessments -
Big Walnut HS Assessment

GARMANN MILLER

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item A	Heating System

Existing Conditions:

The central heating plant is shared between the Big Walnut High School and Prarie Run Elementary schools. The central heating plant consists of (4) Artic Boilers by Thermal Solutions. There are (5) heating hydronic pumps (Grundfos pump bank) that supplies hot water to terminal equipment (Air Handlers, VAV boxes, cabinet unit heaters). Hydronic piping is routed throughout the building to each terminal equipment. Per the drawings, the hydronic fluid is at 35% propylene glycol mixture. There are five (11) rooftop air handling units (RTUs) that provide heating, cooling and ventilation to the building manufactured by Nortek/Temtrol. The RTUs consist of supply and return fan arrays, hydronic heating and cooling coils, filters.

Classrooms are served by VAV boxes with re-heat coils, connected to multi-zone VAV rooftop air handlers (RTUs). Ductwork from the RTU's is routed above the ceiling to each VAV box. VAV boxes are connected to diffuser for overhead air distribution. Each classroom has its own individual temperature control. The RTU utilizes a plenum return. Vestibules and stairwells are heated by hydronic cabinet unit heaters and storage/mechanical spaces are heated but hydronic unit heaters.

The building is controlled by DDC BAS system. It is an Alerton system that was installed by The K Company. The district in 2025 is switching over the BAS contract to Speer Mechanical. The building originally had air pressure issues (over pressurizing the building) where doors would hold open and the RTU's fans would trip. Speer and Mielke have help work troubleshoot these issues.

Rating: Satisfactory

Recommendations:

There are no near-term improvements needed to the HVAC system. The system should serve the building well for the foreseeable future.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Hydronic Heating Water Pumps



Hydronic Heating Boilers



Rooftop Air Handling Unit



Rooftop Air Handling Unit



Rooftop Air Handling Unit



Cabinet Unit Heater

GARMANN MILLER

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item B	Roofing

Existing Conditions:

Roof systems installed are PVC Membrane on flat roofs of areas two stories and above, and asphalt shingles on sloped roofs over the limited single-story areas at the building's front façade. Small curved portions of the roof above the main entrance have PVC membrane systems installed. All systems are original to construction in 2023 and in good condition. The sloped roofs are drained by gutters and downspouts. Flat roofs have internal roof drains with secondary roof drains for overflow. The single-story sloped areas can be accessed by portable ladder from the ground. The flat membrane roofs can all be accessed from at least one of four stairways that extend up to penthouses at the highest roof.

Rating: Satisfactory

Recommendations:

Roof Systems are in good condition - no recommended work at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Sloped asphalt shingle roof with gutters, downspouts



Expansion joint and equipment at membrane roof



Roof access penthouse



Roof drain with secondary drain at membrane roof



Access between flat roof areas



Typical parapet edge condition at membrane roof

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item C	Ventilation / Air Conditioning

Existing Conditions:

The central cooling plant is shared between the Big Walnut High School and Prarie Run Elementary schools. The central cooling plant consists of (3) water cooled chillers (mfg York), (3) cooling towers (mfg REYMSA). The cooling tower loop and chilled water loop each have a pump bank consisting of five (5) pumps (mfg by Grundfos). The hydronic chilled water is routed throughout the building to eleven (11) rooftop air handling units which provide condintioned air to the building (see HEAT section). Per the drawings, the hydronic fluid is at 35% propylene glycol mixture.

Technology rooms and electrical rooms are conditioned with ductless split system cooling units. These are manufactured by Mitsubishi. There are nine (9) cooling only units, and three (3) heat pump split sytems.

Exhaust systems are placed were required and appear in good working order. These include, general exhaust for storage and restroom groups, kitchen hood exhaust system with makeup air, science and art exhaust, and a dust collection unit for the woodworking classroom.

Rating: Satisfactory

Recommendations:

The corridors throughout did not have diffusers / air distribution and felt stuffy. The owner could consider adding additional air diffusers or VAV boxes for these spaces as desired.

There are no near-term improvements needed to the HVAC system. The system should serve the building well for the foreseeable future.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Optional - Consider air diffusers / VAV box for corridors	$9,000.00	QTY	5	$45,000.00
Total Cost				$45,000.00

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Water-Cooled Chillers



Cooling Towers



Cooling Tower Pumps



Chilled Water Pumps



Kiln Exhaust / Chemistry Exhaust / Dust Collection



Kitchen Exhaust and Makeup Air Unit / Split Cooling Unit

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item D	Electrical Systems

NON-OFCC

Existing Conditions:

Main School Electrical System: The main electrical service is routed underground to a pad-mounted utility transformer located near the main mechanical room. From there, the service is split between two exterior pad-mounted meter cabinets, one supplying power to the school building and the other to the central plant. The power then enters the main electrical room via the metering cabinet and feeds into a Square D main switchboard equipped with fused switches. The main switch is rated at 3,000 amps, 480/277 volts, 3-phase, 4-wire, and includes both ground fault and surge protection. This switchboard distributes power to various transformers and other distribution equipment. Lighting throughout the building is supplied by 277V panelboards. Additionally, a transformer in the main electrical room steps down power to 208/120 volts, 3-phase, 4-wire, feeding a Square D switchboard with circuit breaker overcurrent protection. This switchboard serves panelboards that distribute power to receptacles and small motors throughout the facility. Typical classrooms include 4–5 general-use receptacles, along with dedicated circuits for the teacher's station, A/V equipment, and Chromebook charging. Receptacles are also well-distributed in corridors and along the building's exterior. The auditorium features a dedicated performance lighting system. Backup and emergency power are provided by a diesel generator that supports the High School, Central Plant, and Prairie Run Elementary.

Central Plant Electrical System: The Central Plant is served by the same utility transformer as the main school, through a dedicated exterior metering cabinet. From there, the electrical service enters the main electrical room and feeds into an Eaton main switchboard equipped with fused switches. The main fused switch is rated at 3,000 amps, 480/277 volts, 3-phase, 4-wire, and includes ground fault and surge protection. This main switchboard distributes power to transformers, additional distribution equipment, and large HVAC systems serving the

Rating: Satisfactory

Recommendations:

There are no near-term improvements needed to the electrical system. The system should serve the building well for the foreseeable future.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name	Big Walnut High School
School District	Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

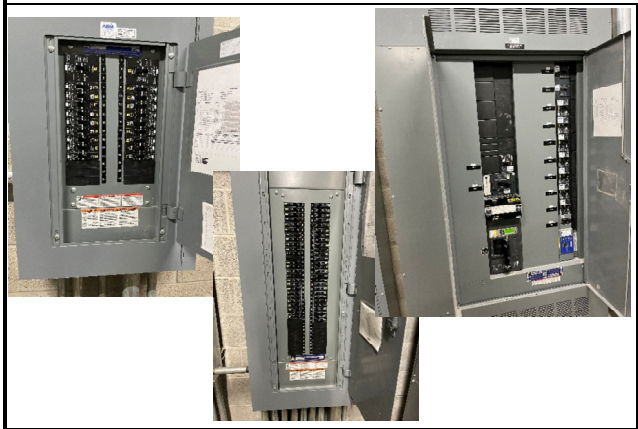
Assessment Item D	Electrical Systems



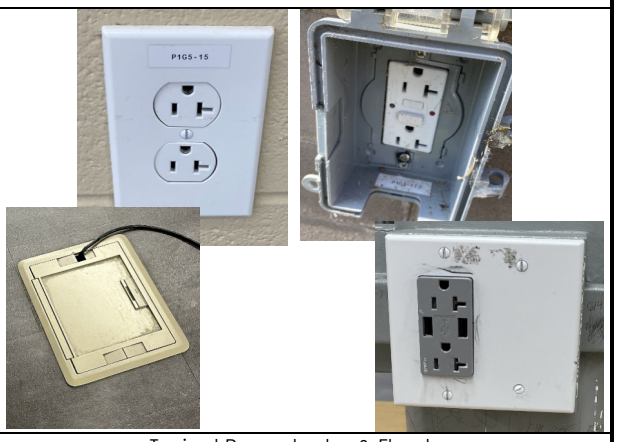
Utility Transformer & Metering Cabinet



Switchboards & Dry Transformer



Panelboards - Lighting, Power, Distribution



Typical Receptacles & Floorbox



Art Room Cord Reels and Rooftop Power



Central Plant Main Switchboard

GARMANN MILLER

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item E	Plumbing and Fixtures

Existing Conditions:

The building is served by a 4" water service with two 3" parallel circuited reduced pressure backflow preventers. The incoming water piping and accessories are in good condition. The overall piping in the facility is copper and is in godd condition. The facility is equipped with 130 toilets, 21 urinals, and 55 lavatories or lavatory decks. There is one group restroom for boys and one group restroom for girls in each classroom wing on each floor. There are 7 locker room group restrooms in the wing with the main gymnasium and weight room. Other large group restrooms for men and women are located near the main entrance the building and around the other side of the main gymnasium. The number of fixtures is adequate for the current and future occupancy of the building. The building is equipped with the required Grease Interceptor. The grease interceptor appeared in good condition and no issues of deficiencies were reported by the school. The kitchen is equipped with adequate fixtures, and the fixtures are in good condition. The kitchen is provided the required 140 degree hot water supply from the two 120 gallon automatic circulating tank and instantaneous gas fired domestic water heaters. The kitchen is equipped with the required restroom and the fixtures are in good condition. The existing hot water piping does not have a circulator pump and using heat trace wiring to maintain constant heat throughout the circuit. The science classrooms/labs are equipped with lay-in countertop sinks with manual single-lever faucets and are in good condition. Classrooms with gas piping routed to them have gas taps at each lab station and are in good condition. The building contains 195 lay-in sinks and are in good condition. Emergency gas shut off valves are located in storage rooms between the classrooms and appear to be in good condition. Emergency eye-wash stations are located at the instructional bench in each science classroom, and the emergency shower is located in one classroom per floor of the science wings. Custodial closets with floor service sinks are adequately and appropriately spaced throughout the building. The floor sinks and faucets are in good condition. Adequate roof hydrants are provided for the mechanical equipment on the roof, and the hydrants

Rating: Satisfactory

Recommendations:

Eventually, the heat trace wiring and circuitry will need to be replaced. Consider adding hot water circulation pumps to be able to remove the heat trace wiring to maintain hot water temperature throughout the loop. Hot water return piping will need to be added throughout the school. Recirculation pumps will improve the overall energy efficiency of the building.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Hot Water Circulator Pumps	$10,000.00	QTY	2	$20,000.00
Hot Water Return Piping	$50.00	LF	4,000	$200,000.00
Total Cost				$220,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Electric water cooler with busted side grille panel



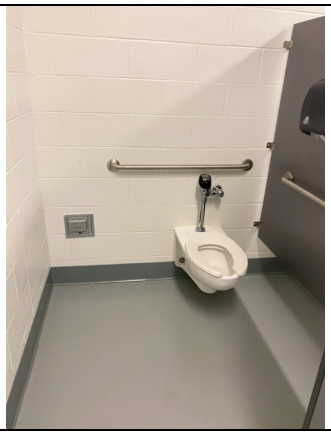
Roof hydrant near rooftop air handling unit



Automatic gas shutoff valves for two science classrooms.



Hot water piping (right) with heat trace wiring and monitoring point.



Standard ADA wall-hung water closet with wall hydrant



Gas fired domestic hot water heaters

GARMANN MILLER

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item F	Windows

Existing Conditions:

The facility includes a combination of thermally broken aluminum storefront window systems with double glazed insulated glazing and curtain wall system which are in good condition. A number of the windows include translucent glazing. The typical window system includes an operable window for egress and is in good condition. The window seals are in good condition with no signs of air or water infiltration. The windows include integral blinds which are in good condition. The facility includes a skylight in the student dining area which is in good condition. The facility includes clerestory windows in the gym which are in good condition. There is not a greenhouse associated with the school.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovation or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Interior view of window



Exterior view of window



Interior view of skylight

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item G	Structure: Foundations

Existing Conditions:

The overall facility has masonry foundation walls on concrete footings in good condition. There are no locations of significant differential settlement, leaking, or craxking and there are no issues related to the foundation cracking or spalling. There are no grading or site drainage deficiences around the perimeter of the building that are contributing or could contribute to deterioration of the structural wall.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovation or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Exterior view of foundation

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item H	Structure: Walls and Chimneys

Existing Conditions:

The exterior walls are a combination of load bearing masonry block with brick veneer and metal panel and structural metal studs back up walls with brick veneer and metal panels. The structure does include cavity walls which are in good condition. The architectural exterior accent materials consist of varying colors of brick and metal panel in good condition. The building has sufficient expansion joints which are in good condition. Weep holes are provided which are in good condition. The interior walls of the facility are a combination of metal studs with gypsum wallboard and concrete masonry units which are in good condition. Interior masonry appears to have sufficient control joints which are adequately placed and caulked properly and are in good condition. The exterior consists of a number of pre-fabricated canopies which are in good condition. The exterior consists of sunshades cantilevered from the curtain walls which are in good condition. There is a loading dock located off of the receiving area which is in good condition.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovation or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Exterior view of north side



Exterior view of south side



Exterior view of loading dock

Facility Assessment

Building Name	Big Walnut High School
School District	Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item I	Structure: Floors and Roofs

Existing Conditions:

The floor construction of the base floor is concrete slab on grade which is in good condition. The floor construction of the intermediate floors of the facility is concrete slab on metal deck with steel beams, and is in good condition. The facility includes an orchestra pit which includes a concrete slab below grade in good condition. The roof structure is a combination of steel joist and steel beam with metal deck type construction.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovations or recommendations at this time.

Long Term Cost Assessment

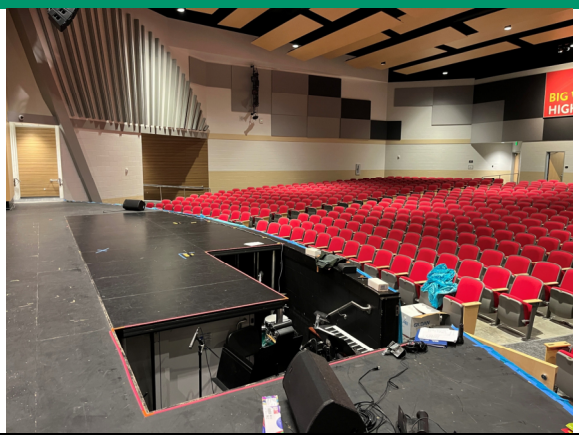
Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Interior View of roof structure



Interior View of orchestra pit

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item J	General Finishes

Existing Conditions:

The overall facility features conventionally partitioned Classrooms with carpet and LVT type flooring, 2' x 4' acoustical tile ceilings, as well as painted block type wall finishes, and they are in good condition. The overall facility has Corridors with LVT type flooring, 2' x 4' acoustical tile type ceilings, as well as dry wall and split faced block type wall finishes, and they are in fair condition. Damaged dry wall at columns. Restroom flooring and ceilings in good condition. Toilet partitions are in good condition. Classroom casework in the overall facility is laminate over particle board type construction with plastic laminate tops, is adequately provided, and in good condition. The typical Classroom contains 17'-9'' lineal feet of casework. The Science Classrooms contain wood casework with phenolic counter tops. Classrooms are provided adequate markerboards and tackboards which are in good condition. The lockers are good condition. The Art program's kiln is in good condition. The facility is equipped with wood non-louvered interior doors that are recessed with proper ADA clearances, and are in good condition. The Gymnasium has wood flooring in good condition. Gyms have exposed metal joist structure and metal panel type ceilings in good condition. Gymnasium telescoping stands are metal and are in good condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. Student Dining has LVT type flooring, 2' x 4' acoustical tile type ceilings, as well as painted block, drywall, and split block type wall finishes, and they are in good condition. Blinking lights above Learning Stair, hard to replace. Kitchen equipment and resinous epoxy flooring is in good condition.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovations or recommendations in the Near Term. In the long term, give an allowance for repair and replacement as needed.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Allowance for Repair and Replacement as needed	$10.00	SF	302,310	$3,023,100.00
Total Cost				$3,023,100.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



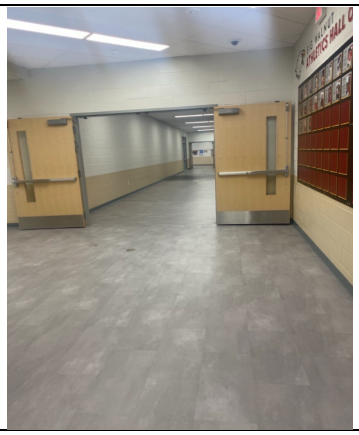
Student Dining



Blinking Lights at Learning Stair



Damaged Drywall at Columns



Corridor



Science Classroom



Gymnasium

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item K	Interior Lighting

Existing Conditions:

The typical classrooms in the building have 1x4 LED flat panels with dimming control. The teacher wall is switched separately from the remaining classroom fixtures. There is an occupancy sensor in each classroom. The corridors throughout the building consist of 1x4 LED flat panels and are controlled by occupancy sensors. The gymnasium contains LED high bay fixtures that are controlled by key switches and occupancy sensors. The student dining area has 1x4 LED flat panels with local control dimming control and occupancy sensors. The auditorium is equipped with LED performance and house lighting with a stage dimming rack. Overall, a majority of the lighting in the building is 1x4 LED flat panels. There are occupancy sensors and lighting controls throughout. The building has adequate lighting levels with adequate lighting control.

Rating: Satisfactory

Recommendations:

The existing lighting is in good condition. No modifications required.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical Gymnasium Lighting



Auditorium Lighting



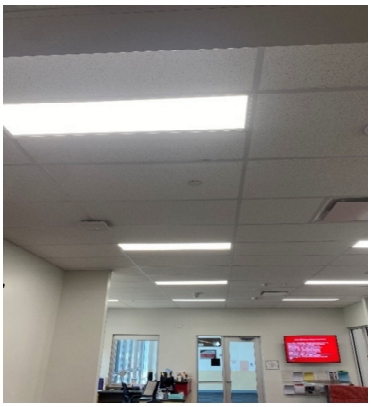
Typical Classroom Lighting



Typical Classroom Lighting Controls



Student Dining Lighting



Typical Office Lighting

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item L	Security Systems

Existing Conditions:

The exterior site lighting is equipped with round grey LED pole lights and round grey LED post top fixtures. There are LED wall packs mounted above every exterior door and downlights at the main covered entries. The site lighting provides adequate illumination of the parking lots, drives, building entries, and walkways. Access control and intrusion systems are present with newer devices that provide adequent security for the building.

Rating: Satisfactory

Recommendations:

The existing exterior lighting, intrusion system and CCTV is in good condition. No modifications required.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical Pole Light



Typical Post-Top Light



Typical Covered Entry Lighting



Typical Wall Pack



Secured Vestibule - Airphone



CCTV Outdoor Coverage

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item M	Emergency / Egress Lighting

Existing Conditions:

The campus is equipped with a diesel-fired standby generator rated at 350 kW, 480/277 V, 3 phase, 4 wire. Upon detecting a utility power outage, the generator, via automatic transfer switches, automatically activates and supplies power to the main school, central plant, and Prairie Run Elementary. These switches deliver power to emergency panels at both 480/277 V and 208/120 V, 3 phase. Critical systems powered by this emergency source include: Emergency lighting, Fire alarm, Security systems, Freezer and cooler equipment, Telephone systems, Building intercom. Within corridors, selected light fixtures are designated for emergency lighting and are directly tied to the generator. Die-cast aluminum exit signs, positioned along required egress paths, also rely on generator backup. On the exterior, wall packs and downlights adjacent to egress doors are equipped with Generator Transfer Devices (GTDs), ensuring illumination of landings during utility interruptions.

Rating: Satisfactory

Recommendations:

The generator is in excellent condition, and the emergency and egress lighting throughout the building is both sufficient and well-maintained. With its current state of upkeep and expected lifespan of a properly maintained diesel standby system, typically 20 to 30 years or more, the system is set to remain reliable for many years to come.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



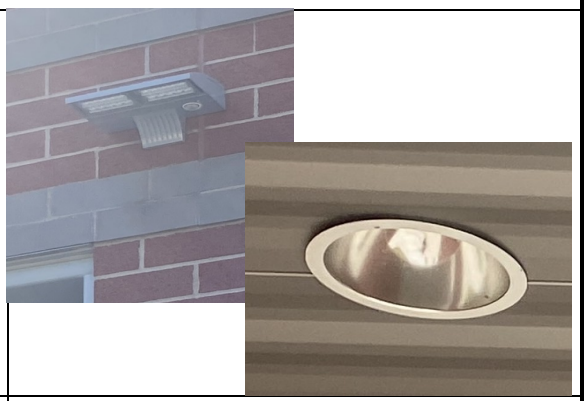
Emergency Diesel Generator & Transfer Switches



Exit Signs



Interior Egress Light



Exterior Egress Light

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item N	Fire Alarm

Existing Conditions:

The building is protected by an addressable fire alarm system featuring a Notifier CPU2-640 main control panel (by Honeywell). The system includes manual pull stations, strategically located smoke and heat detectors, duct-mounted smoke detectors, and devices to monitor the automatic sprinkler system for alarm initiation. Notification appliances consist of wall and ceiling mounted speaker/strobes, which appear to be well-placed for effective coverage and intelligibility. Additional speaker/strobe units are installed on the building's exterior. Emergency push buttons are located in common areas and are integrated with the fire alarm system to alert local law enforcement when activated. The system is currently operating normally, with no visible trouble conditions, and is actively monitored by a third-party monitoring service.

Rating: Satisfactory

Recommendations:

The fire alarm system is code-compliant, well-maintained, and fully operational. No deficiencies were observed, and no corrective action is required at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

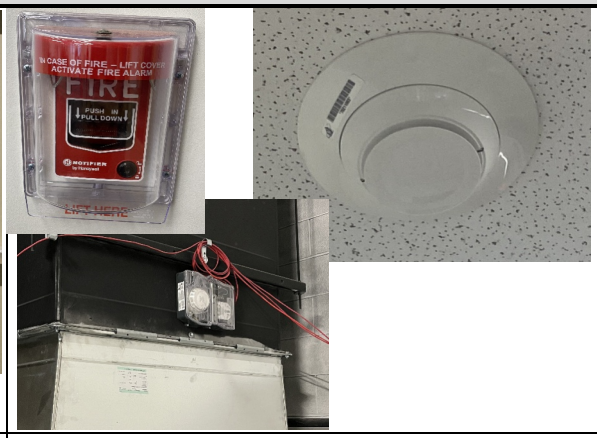
Building Name	Big Walnut High School
School District	Big Walnut Local Schools

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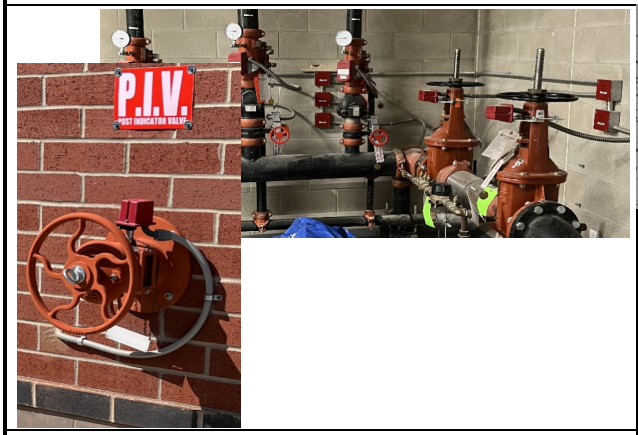
Assessment Item N	Fire Alarm



Main FA Panel & Annunciator



Pull Station, Smoke & Duct Detector

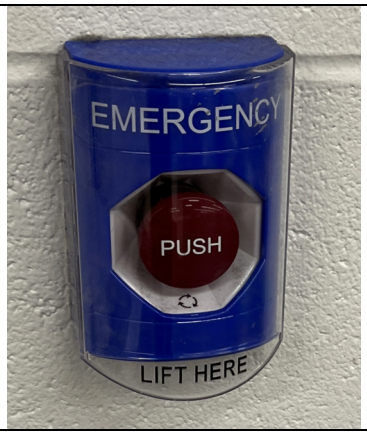


Sprinkler System - Monitored





Speaker/Strobes



Panic Button

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item O	Handicap Accessibility

Existing Conditions:

An accessible route is provided from the public right-of-way, parking areas, and passenger unloading zones to the school's main entrances, supported by curb cuts and on-grade entry points. Sidewalks connect all areas of the site, forming a continuous accessible path. Access from parking and drop-off areas to the building entrances is unobstructed by steps or steep ramps. Adequate accessible parking is available. The exterior entrances are ADA compliant due to a power assisted entrance provided with a push button which are in good condition. Exterior doors are eqiupped with ADA compliant hardware. Playground accessibility was not assessed due to existing grade level configuration of this facility. For the interior of the building, space allowances and reach ranges are compliant. There is an accecible route through the building. The ground and floor surfaces are compliant and are in good condition. The stairs and railings meet ADA requirements. The elevation changes within the building are facilitated by compliant starewells and steps in good condition. The multistory building includes in elevator providing access to all levels which is in good condition. Access to the stage is facilitated by a corridor at stage level and a series of ramps from Auditorium level. The interior doors are recessed with adequate clearances provided. Interior doors provide ADA compliant hardware. The restrooms include ADA compliant accessories, lavatories, water closets, urinals, and water coolers. The toilet partitions are plastic with proper clearances meeting ADA requirements. Sciene classrooms, Health Clinic, and Special Education restrooms are compliant with ADA requirements. Adequate ADA signage is provided for both the interior and exterior of

Rating: Satisfactory

Recommendations:

Existing conditions require no recommendations or rennovations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

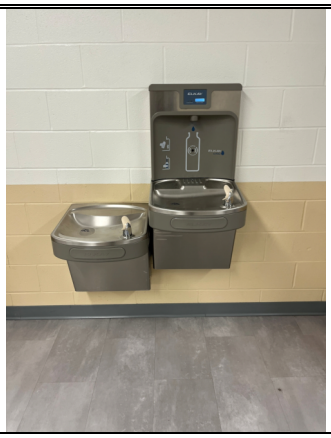
Building Name: Big Walnut High School

School District: Big Walnut Local Schools

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



ADA compliant group restrooms



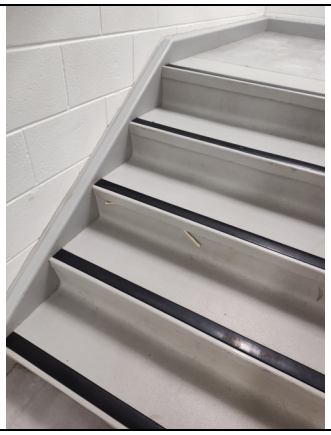
ADA compliant water coolers



ADA compliant fixtures and accessories



Main entrance



Interior view of typical stairs

GARMANN MILLER

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item P	Site Condition

Existing Conditions:

This site includes Big Walnut High School, associated parking, tennis courts, ballfields, and a track and football stadium. Access to the site is off of North Miller Dr, and the site is in a suburban/rural setting. Plants on the site are mostly healthy with the exception of young trees found in parking islands, which require replacements. Handicap accessible parking spaces near the football/track stadium need repainted. Asphalt and concrete throughout the site are in decent shape with minor cracking. Leftover expansion joints in the concrete under the flag pole in the main drive loop need removed. Sidewalks leading towards the school from the main road are asphalt and may be replaced with concrete. There are a few areas of ponding and moss growth on corners of drives, shaded areas behind the school building, and walkways. There are many dirt patches throughout the site that would need reseeded, and there are some grading concerns with in-ground utilities not being flush to the ground. There are also deep holes scattered throughout the site. The athletic facilities on site are in good condition. Overall, this recently constructed site is in good shape with minor concerns with grading and ponding.

Rating: Needs Repair

Recommendations:

Regrade around site to correct issues of ponding, holes, and mud alongside drives and sidewalks. Add curbs to drive curves where cars are driving over grass. Regrade around stub-ups, catch basins, electric boxes, utility valves, and fire hydrants to make them flush with the ground. In areas behind the school where grass is shaded by the building, regrade to correct ponding and moss growth. Reenforce furniture on site such as bollards to make them more stable and less crooked. Provide site work allowances for unforseen circumstances as per OSFC guidelines.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
General Site				
Regrade asphalt in south drive to correct ponding	$3.39	SY	111	$376.29
Crackfill and sealcoat asphalt pavement & repaint pavement markings	$0.30	SF	396,500	$118,950.00
Reseed dirt patch areas around site (5% of site) - includes N/NW side of building, N/NE side of building, parking islands, area next to stadium, and area in front of school	$2.00	SY	10,160	$20,320.00
Regrade and reseed around site - includes backfilling sidewalks, regrading around site utilities, correcting ponding, and filling holes in lawn	$502.00	LS	1	$4,267.00
Repaint bus parking lines on W side of site	$48.00	EA	15	$720.00
Remount loose/crooked bollards	$1,000.00	LS	1	$1,000.00
Replace and regrade catch basin filled with dirt near E parking lot	$3,415.00	EA	1	$3,415.00
Add curb to drive entrances and curves to prevent cars driving in the grass	$43.52	LF	828	$36,034.56
Replace asphalt sidewalk with concrete	$12.40	SF	7,500	$93,000.00
Replace broken catch basin on site E of the building	$3,399.46	EA	1	$3,399.46
Site allowance	$50,000.00	LS	1	$50,000.00
Total Cost				$331,482.31

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Repaint handicap parking lines in stadium parking lot	$48.00	QTY	5	$240.00
Total Cost				$240.00

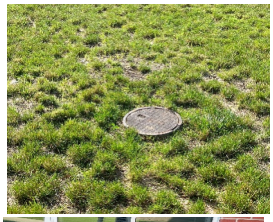
Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item P	Site Condition



Existing raised/broken stub-ups





Existing raised/filled catch basins





Existing rasied utility valve




Existing raised electric box






Existing raised fire hydrants



Existing handicap parking paint

Facility Assessment

Building Name	Big Walnut High School
School District	Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item P	Site Condition



Existing bollards



0

Leftover expansion joints



Existing trees in parking islands



Existing sidewalk and ground



Existing shaded area behind school



Existing ponding on site

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item P	Site Condition



Existing asphalt cracking



Existing parking islands



Existing asphalt drive edges



Existing dirt patches on site



Existing bus parking lines

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item Q	Sewage System

Existing Conditions:

The sanitary sewer system is tied into the municipal sanitary system. No issues or deficiencies were reported during the assessment or noted by the school district.

Rating: Satisfactory

Recommendations:

No repairs or attention needed at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No pictures available

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Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item R	Water Supply

Existing Conditions:

The building is served with a 4" incoming water service and split into two 3" reduced pressure backflow preventors before rejoining into one 4" pipe. The system is tied into the municipal water service, and there is no water treatment system, though none is needed or required. The piping and accessories are in good condition. The fire supression system is fed from an independent system. The domestic water supply has sufficient capacity for the current and future needs of the building. The fire supression supply has sufficient capacity and pressure for the current and future occupancy of the building.

Rating: Satisfactory

Recommendations:

No repairs or attention needed at this time.

Long Term Cost Assessment

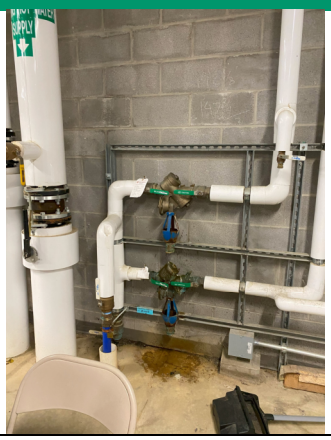
Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



High School Incoming Water Main



Central Energy Plant Incoming Water Main

GARMANN MILLER

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item S	Exterior Doors

Existing Conditions:

Exterior doors are a combination of hollow metal doors installed on hollow metal frames and aluminum doors installed on aluminum frames which are in good condition. A number of doors include insulated glazing, in good condition. Exterior doors also have appropriate hardware which is in good condition. The facility includes overhead sectional doors in the fab lab and receiving area which are in good condition.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovation or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Aluminum door on aluminum frame (left)



Hollow metal door on hollow metal frame



Exterior view of sectional door

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item T	Hazardous Material

Existing Conditions:

With the construction date of this building, there are assumed to be no hazardous materials throughout this facility.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovation or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item T	Hazardous Material

GARMANN MILLER

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item U	Life Safety

Existing Conditions:

The campus is equipped with a diesel-fired standby generator rated at 350 kW, 480/277 V, 3 phase, 4 wire, Reference Tab "M - Emergency" for more detailed information. The building is equppied with an automated fire suppression system. The water supply and pressure is adequate for the square footage covered by each zone. The stage is equipped with the required fire hose and appears in good condition.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovations or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Emergency Diesel Generator & Transfer Switches



Automated fire suppression risers for 3rd floor



One of two required fire hoses on the stage



Fire department connection outside of central energy plant

GARMANN MILLER

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item V	Loose Furnishings

Existing Conditions:

The loose furnishings in this building are in great condition and are satisfactory in the short term. In the long term, give an allowance for repair and replace for normal wear-and-tear. The typical furnishings consist of integrated seating cafeteria tables, collaborative tables and chairs, student desks and seating, along with administrative office desking.

Rating: Satisfactory

Recommendations:

Give an allowance for repair and replacement as needed.

Long Term Cost Assessment

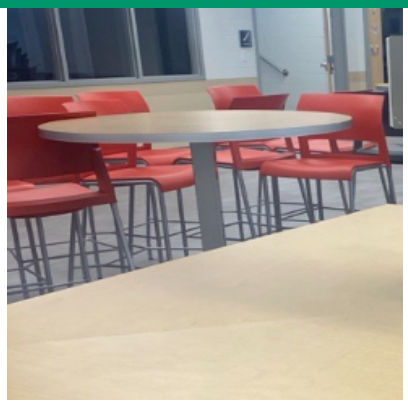
Item Description	Cost	Unit	Quantity	Unit Cost
Allowance for repair and replacement as needed	$6.00	SF	302,310	$1,813,860.00
Total Cost				$1,813,860.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Cafeteria Furniture



Collaborative Student Furniture



Science Classroom

GARMANN MILLER

Facility Assessment

Building Name: Big Walnut High School

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item W	Technology

Existing Conditions:

The typical Classroom is equipped with the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor, and a 2-way PA system that can be initiated by either party. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided, and in good condition.

Rating: Satisfactory

Recommendations:

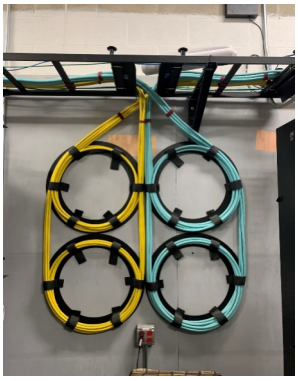
Existing conditions require no renovation or recommendations at this time.

Long Term Cost Assessment

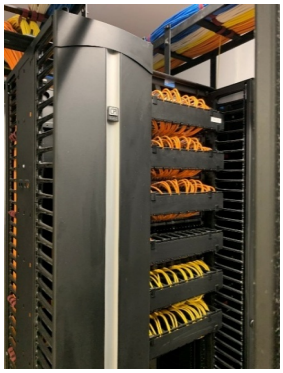
Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Cable management very organized



Wire management



All UPS's are being changed to Vertiv already



Newer Ruckus Switches

Facility Assessment Summary

Building Name	Big Walnut High School	County	Enter County
School District	Big Walnut Local Schools	Township	Enter Township
Address	713 North Miller Drive	Acreage	X.XX
	Sunbury, Ohio 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Building	2019	3	302,310	-

Assessment Summary

	Assessment Item	Rating	Long Term Cost Assessment	Near Term Cost Assessment
A	Heating System	Satisfactory	$0.00	$0.00
B	Roofing	Satisfactory	$0.00	$0.00
C	Ventilation / Air Conditioning	Satisfactory	$0.00	$45,000.00
D	Electrical Systems	Satisfactory	$0.00	$0.00
E	Plumbing and Fixtures	Satisfactory	$220,000.00	$0.00
F	Windows	Satisfactory	$0.00	$0.00
G	Structure: Foundations	Satisfactory	$0.00	$0.00
H	Structure: Walls and Chimneys	Satisfactory	$0.00	$0.00
I	Structure: Floors and Roofs	Satisfactory	$0.00	$0.00
J	General Finishes	Satisfactory	$3,023,100.00	$0.00
K	Interior Lighting	Satisfactory	$0.00	$0.00
L	Security System	Satisfactory	$0.00	$0.00
M	Emergency / Egress Lighting	Satisfactory	$0.00	$0.00
N	Fire Alarm	Satisfactory	$0.00	$0.00
O	Handicap Accessibility	Satisfactory	$0.00	$0.00
P	Site Condition	Needs Repair	$331,482.31	$240.00
Q	Sewage System	Satisfactory	$0.00	$0.00
R	Water Supply	Satisfactory	$0.00	$0.00
S	Exterior Doors	Satisfactory	$0.00	$0.00
T	Hazardous Material	Not Applicable	$0.00	$0.00
U	Life Safety	Satisfactory	$0.00	$0.00
V	Loose Furnishings	Satisfactory	$1,813,860.00	$0.00
W	Technology	Satisfactory	$0.00	$0.00
X	Construction / Contingency	Not Applicable	$0.00	$0.00
Total			**$5,388,442.31**	**$45,240.00**

APPENDIX 4E.3

Garmann Miller Facility Assessments -
Big Walnut IS (was MS) Assessment

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item A	Heating System

Existing Conditions:

The facility's current HVAC system is a gas-fired hot water system installed in 2011, and it remains in good condition. The building utilizes a 4-pipe heating and chilled water configuration, allowing for simultaneous heating and cooling. Two Unilux hot water boilers, also installed in 2011, serve the system and are in good operating condition. Heated water is distributed to terminal units, including VAV boxes, cabinet heaters, unit heaters, and air handlers. All terminal equipment was installed in 2011 and is reported to be in good condition. The system complies with the Ohio Building Code Mechanical Code requirement of providing 15 CFM of fresh air per person. The Direct Digital Control (DDC) temperature control system, also installed in 2011, is functioning well and includes individual room temperature controls. However, the system does not include any centralized energy recovery components. Overall, the heating system is considered safe, energy-efficient, and expected to have a long remaining service life. The building is equipped with central air conditioning, and there are no unused underground fuel tanks present on the site.

Rating: Satisfactory

Recommendations:

Overall the heating system appears to be in good condition. All equipment is original to building and is approaching 15 years of age. Repair/replacement can should be expected over the next 5-10 year period. DDC controls are 14 years old and should be expected to be updated in the next 6-10 years. Energy recovery systems are required by current code on AHUs systems - see ventilation tab for additional information.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replacement of boilers - Life expectancy 25 years	$90,000.00	EA	2	$180,000.00
Total Cost				$180,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replacement of heating pumps - Life expectancy 20 years	$7,000.00	EA	2	$14,000.00
Replacement of DDC Controls - Life expectancy 20 years	$6.43	SF	106,769	$686,524.67
Total Cost				$700,524.67

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: No current work is required at this time. However, future replacement should be planned as noted above.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

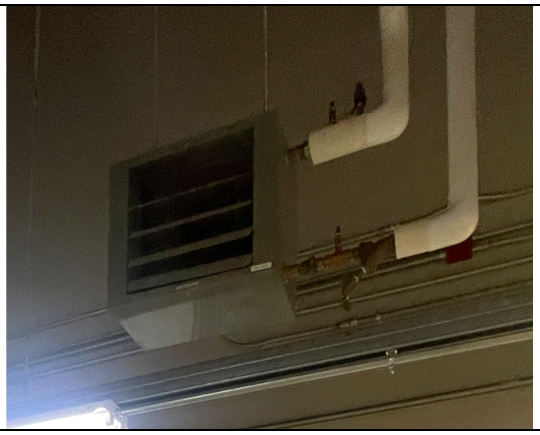
Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Existing Boiler



Existing Heating Pumps



Existing Hydronic Unit Heater



DDC Controls



Indoor Air Handling Units (AHUs)

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item B	Roofing

NON-OFCC

Existing Conditions:

The roof over the overall facility is an adhered thermoplastic membrane system that is original to the building construction date (2011), and is in fair condition. There are District reports of leaks at 3 locations, in the Computer Lab, Health Classroom and Corridor by Cafeteria. Evidencence of leakage is observble in these and adjacent areas. These leaks appear to be associated with level transitions on the roof above. The vertical wall at level transitions is clad with exposed-fastener metal ribbed siding the shows signs of excessive thermal movement causing open seams and missing fasteners. The condition of the weather barrier under the siding is unknown, but may be contributing to the leakings. Other leaks appear to be assocatied with roof top units and may be at the units themselves - to be addressed under the ventilation assessement. Repairs to the roof system will be covered under the roof warranty, but repairs to wall components at the transitions will not. Access to the roof was gained by access hatch, roof ladders and access door, which are in fair condition. There were no observations of standing water on the roof. Roof storm drainage is addressed through a system of internal roof drains and overflow drains, which are properly located, and in good condition. Drainage of the gym, cafeteria and kitchen roofs is addressed through a system of gutters and downspouts, which are properly located, and in good condition. The exterior soffits are of DEFS (direct applied exterior finish) over metal framing structure, and are in good condition.

Rating: Satisfactory

Recommendations:

Remove select siding panels at transitions to examine roof flashing and weather barriers, re-seal siding joints and re-install fasteners, repair flashing and weather barriers as determined from examination after panel removal.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Examine flashing and siding substrate, make repairs to flashing and weather barrier as needed, re-seal & re-fasten siding (approx 7,500 s.f.)	$50,000.00	Allow.	1	$50,000.00
Total Cost				$50,000.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Repair is required to siding systems and substrate at roof transitions to eliminate leaks,

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Membrane roof and roof access.



Overall roof view showing level transitions.



Typical flashing at level transitions.



Metal siding with failing joints and fasteners.



Metal siding with missing fasteners and failing joint.



Attempted repair at failed siding joint.

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item C | Ventilation / Air Conditioning

NON-OFCC

Existing Conditions:

The overall facility is equipped with a central air conditioning system, which is in good condition. The system consists of an air cooled chiller, air handler units (indoor and rooftop units) and VAV boxes. The ventilation system in the overall facility consists of air handlers, installed in 2011 and in good condition, providing fresh air to Classrooms, Gymnasiums, Student Dining , and Media Center. Relief air venting is provided by ceiling plenums. There are (5) total rooftop AHU's that have inadequate weather hoods on the outside air intake. Maintenance staff reported that during rains, water enters through the outside air intake of the RTU AHU's.The ventilation system does meet the Ohio Building Code 15 CFM per occupant fresh air requirement. New code updates would require energy recovery systems on new air handler systems (AHSRAE 90.1-2019). Dust collection systems are not required in this facility. The Art program is equipped with a kiln with ventilation system. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are adequately placed, and in good condition. The art room and science rooms appear to have general exhaust fans - but no dedicated fume hoods - which are not required for this grade level. There was found to be no dedicated cooling for the technology closets.

Rating: Needs Repair

Recommendations:

Overall the ventilation / air conditioning system appears to be in good condition. The existing rooftop AHU's should be provided with a proper outside air intake weather hood to prevent water infiltration. All equipment is original to building and is approaching 15 years of age. Repair/replacement can should be expected over the next 10 year period. Replacement AHUs will require energy recovery systems to meet current code. Provide dedicated cooling to technology spaces.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replacement of chiller (330 ton) - Life expectancy 20-25 years	$400,000.00	EA	1	$400,000.00
Replacement of RTU AHU's (3 in total) - new with energy recovery	$16.00	CFM	25,800	$412,800.00
Replacement of RTU AHU's for Gym/Student Dining (no ERW)	$12.00	CFM	14,300	$171,600.00
Total Cost				$984,400.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replacement of chilled water pumps - Life expectancy 20 years	$7,000.00	EA	2	$14,000.00
Replacement of AHU-A201 outdoor DX condensing unit (Life expectancy 15 years)	$20,000.00	EA	1	$20,000.00
Replacement of VFD's (pumps/AHUs) - Life expectancy 15 years	$7,000.00	EA	12	$84,000.00
Provide dedicated cooling to technology rooms	$10,000.00	EA	4	$40,000.00
Provide weather hood over the existing RTUs	$3,000.00	EA	5	$15,000.00
Total Cost				$173,000.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: GM has added additional near term/long term cost items that have been identified since the last time this building was assessed. Also, GM observed that there is a kiln exhaust system. Paint hood/chemical exhaust hoods are not required for this grade level and general exhaust fans for the spaces were observed. Chemical exhaust hoods only required if curriculum would use chemicals. *Note OFCC would like chillers over 300 tons to be split into two chillers.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Kiln Exhaust System	$6,478.25	each	1	$6,478.25
Art Program Paint Hood	$15,547.80	each	1	$15,547.80
Chemical Exhaust Hood System for Science Laboratories	$19,434.75	each	4	$77,739.00
Total Cost				$99,765.05

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
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Blue = Security Concern Item



Existing Chiller



Existing RTU Air Handlers



Existing VFDs



Existing Kiln Exhaust System



Existing Offic AHU (with DX Cooling)



Outdoor DX Condensing Unit for Office AHU

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
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Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item D | Electrical Systems

NON-OFCC

Existing Conditions:

The electrical system is a 480/277-volt, 3-phase, 4-wire configuration, installed in 2010. Power is supplied to the school by a single 750 kVA utility-owned transformer provided by AEP. Six sets of 4#600 kcmil conductors run underground from the transformer to a 2500A main fusible switch with a single handle, connected to 2500A bussing in an EATON Pow-R-LineC switchboard. The switchboard includes a digital meter, ground fault relay, and a three-phase voltage monitor with time-delay tripping. The main electrical room houses a 500 kVA transformer that feeds a 1200A main fusible switch on 1200A bussing, serving 208Y/120V distribution gear. This gear also includes a digital meter, surge protective device, ground fault relay, and a three-phase voltage monitor with time-delay tripping. Additional distribution gear for the classroom wing is located in a large electrical/mechanical room above the administrative suite. An emergency power distribution system is provided, with proper separation between emergency and standby systems. Emergency power is supplied by a 125 kW natural gas generator. The panelboard system, also installed in 2010, is in good condition and offers capacity for future expansion. All 208Y/120V panelboards are equipped with surge protective devices. Classrooms are adequately outfitted with electrical outlets. Receptacles are grey with stainless steel cover plates and are appropriately distributed throughout the building. GFCI-protected receptacles are adequately provided throughout the facility, except in the kitchen. Weather-rated GFCI receptacles are installed near exterior entrances, each with a metal protective cover. A few devices were observed to be taped off. In the main technology room, some conduits were noted to be unsupported. The stage lighting power system; including control panel, breakers, and dimmers; is in good condition. Overall, the electrical system is well-maintained, meets the school's current demands, and is expected to support future needs.

Rating: Needs Repair

Recommendations:

Existing conditions require no major renovation or replacement at the present time. Support conduits per NEC, and replace broken or failing receptacles. In the situation of a future addition or major renovation, tamper-proof receptacles will have to be provided as now required for education space per Ohio Electric Code. Provide GFCI protection in the Kitchen

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace receptacles with Tamper-Resistant type throughout	$40.00	ea	650	$26,000.00
Total Cost				$26,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Support Conduits in Technology room with proper hangers	$285.00	ea	5	$1,425.00
Broken Receptacle replacements	$40.00	ea	1	$40.00
Provide full GFCI protection in the Kitchen	$15,000.00	allow	1	$15,000.00
Total Cost				$16,465.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: We have found a handful of unsafe conduit installations. Code requirements have changes for receptacles and GFCI protection since the assessment was performed.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

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Blue = Security Concern Item



Main 480V distribution



Utility Transformer by AEP



Main 208V distribution



Classroom/admin distribution system



Broken Receptacle



Unsupported Conduit in TECH

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item E	Plumbing and Fixtures

NON-OFCC

Existing Conditions:

The building is currently served by a 3" municipal water service with a reduced pressure backflow preventer. The incoming piping and accessories are in good condition. The domestic water supply in the building is copper and is in good condition. The building does not have a water treatment system, but no such system is required. In the mechanical room, there is a dual mode gas fired water heater with 400 gallons of storage capacity. The capacity of the water heater is sufficient for the hot water needs of the building. The building contains three large group restrooms for boys and four large group restrooms for girls. There are 12 restrooms either designated for staff use or for specialized care. There are also 5 locker room restrooms throughout the school. All together there are 51 wall mounted flush valve toilets and 11 wall mounted flush valve urinals. The toilets and urinals are in fair to good condition. There are 18 lavatory decks in poor to fair conditiion. Some lavatory decks have poor pressure or no water flow from some outlets. The building contains 16 non-ADA compliant electric water coolers in fair to good condition. Classroom sinks are not equipped with drinking fountain accessories though not required. The Kitchen is provided the required 140 degree hot water supply via the existing domestic hot water heaters, which are in good condition. The kitchen fixtures are in good condition. The kitchen is not equipped with the required grease interceptor. Science classrooms are not equipped with gas or compressed air connections. Due to existing grade configuration, emergency eye wash and safety shower are not required in science classrooms. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair to good condition. Adequate exterior wall hydrants are provided.

Rating: Needs Repair

Recommendations:

Replace lavatory decks. Provide ADA water closet. Replace single wall mounted lavatories. Provide grease interceptor for the kitchen.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replacement of manual single wall mounted lavatories.	$647.83	ea	12	$7,773.96
Grease Interceptor installed for the kitchen.	$6,000.00	ea	1	$6,000.00
Total Cost				$13,773.96

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Lavatory Deck Replacement	$5,182.05	ea	14	$72,548.70
Replacement of ADA Water Closet	$1,943.48	ea	1	$1,943.48
Total Cost				$74,492.18

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: The science classrooms do *not* need the safety shower and emergency gas shutoff per the current programming of the school. The grade 4-5 science classrooms would follow the AC-4 Project/Science/STEM classroom outline in the OSDM in their current configuration and programming, and therefore, the spaces do not require a safety shower or the emergency gas shutoff. The kitchen should be equipped with a grease interceptor if there is active cooking and not just warming food happens in the kitchen.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Other: Emergency Gas Shut-off	$1,000.00	unit	4	$4,000.00
Other: New Grease Interceptor	$6,000.00	Unit	1	$6,000.00
Other: Safety Shower Station	$2,500.00	Unit	4	$10,000.00
Total Cost				$20,000.00

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

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Water leaking from a single wall hung lavatory.



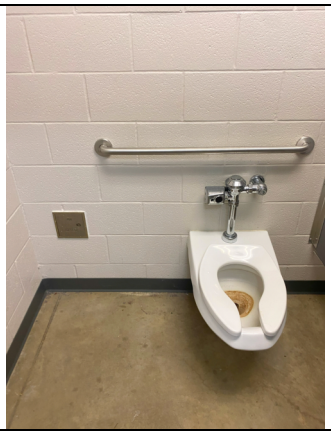
Discoloration of faucet from water leaking on a single wall hung lavatory.



At least one faucet on one lavatory deck in each group restroom had low pressure or would not work at all.



Current science classroom's do not have hot water supplied to lay-in sinks. No emergency shower is required by OSDM.



ADA Water Closet in Room 162 is dry, and looks to have been dry for a while. Could be a flush valve issue.

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

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Assessment Item F	Windows

NON-OFCC

Existing Conditions:

This overall facility has metal clad wood frame windows, which are thermally broken with insulated double glazing, in good condition. The typical window system located throughout the building is equipped with operable windows, which have opening limiters and insect screens, all of which are in good condition. Window system seals are in good condition, showing no signs of air or water infiltration. Window hardware is in good condition. Windows have integral blinds, which are also in good condition. There are aluminum storefront systems located at entrances and stairs towers, which are in good condition. Aluminum curtainwall system is located in the two story entry and central stair area, and is in good condition. This facility is not equipped with glass block windows, skylights, or clerestories. Window security grilles are not provided for ground floor windows. Also, there is no greenhouse associated with this building.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Conditions observed appear consistent with OFCC assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Typical windows



Curtain wall system at central stair above main entry

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item G	Structure: Foundations

NON-OFCC

Existing Conditions:

The overall facility has CMU foundation walls on concrete footings. Issues related to foundation cracking or spalling were not observed. No grading or site drainage deficiencies were noted around the perimeter of the structure contributing to foundation wall deterioration.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

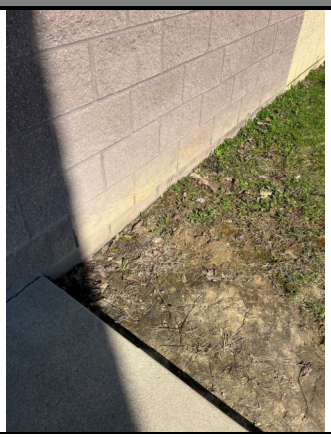
OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Conditions observed appear consistent with OFCC assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Concrete masonry unit on concrete footing



Concrete masonry unit on concrete footing

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

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Yellow = Safety Concern Item
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Blue = Security Concern Item

Assessment Item H	Structure: Walls and Chimneys

NON-OFCC

Existing Conditions:

Overall, the facility features a combination of split and smooth faced CMU veneer and horizontal metal wall panel on a combination of load bearing masonry walls and structural metal stud framed walls, which are in good condition. Properly spaced and caulked control joints, in good condition, were observed in the masonry veneer. Adequate expansion joints, in good condition, were also observed. CMU veneer masonry walls are cavity walls, and sufficient weep holes are provided at base of cavity walls and at lintels. No mortar deterioration and efflorescence was noted on the exterior masonry, but multiple areas around the building require cleaning. Interior walls are a combination of CMU and metal studs with drywall, all in good condition. The exterior painted steel lintels are in good condition. There are no chimneys associated with this school. Exterior soffits of the facility are DEFS (direct applied exterior finish) over metal framing and are in good condition. There is not a conventional loading dock at this school. At the food service area, there is an uncovered concrete loading area.

Rating: Needs Repair

Recommendations:

Provide masonry cleaning and sealing where required.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior masonry cleaning	$2.05	sf	2,000	$4,100.00
Exterior masonry sealing	$1.36	sf	2,000	$2,720.00
Total Cost				$6,820.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Overall exterior masonry is in good condition, but masonry cleaning and sealing will help maintain its lifespan. Costs have been updated to reflect current OFCC 2025 cost sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior masonry cleaning	$1.95	sf	2,000	$3,900.00
Exterior masonry sealing	$1.30	sf	2,000	$2,600.00
Total Cost				$6,500.00



Exterior materials



Masonry cleaning is needed

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

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Green = Energy Efficiency Item
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Assessment Item I	Structure: Floors and Roofs

NON-OFCC

Existing Conditions:

The overall facility floor construction is concrete slab on grade and is in good condition. This building has no crawl space. The floor construction of the second floor is composite metal deck with cast in place concrete slab and is in good condition. The overall facility roof construction is metal deck on steel joist, steel trusses and beams, and is in good condition.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

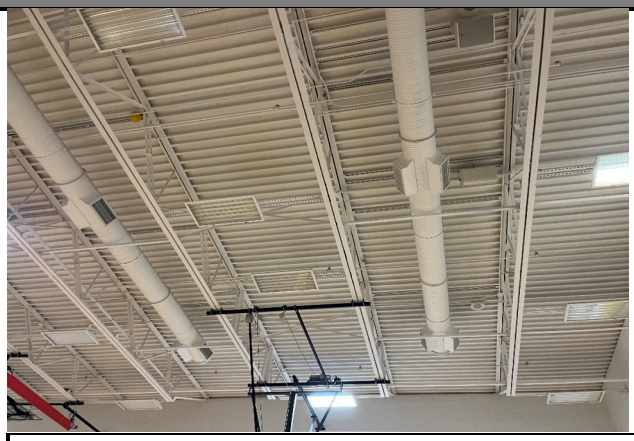
OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Conditions observed appear consistent with OFCC assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Roof structure - Metal deck on steel joists

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item J	General Finishes

Existing Conditions:

The facility includes traditionally divided classrooms with vinyl composition tile (VCT) flooring, 2x4 lay-in acoustic ceiling tiles, and painted gypsum board walls—all of which are in good condition. Computer labs are finished with carpet tiles that are also well maintained. Corridors throughout the building have VCT flooring, 2x4 lay-in ceilings, and a combination of painted smooth-faced scored concrete masonry units (CMU), split-face block accents, and painted gypsum board walls, all generally in good condition. However, red VCT flooring in high-traffic areas exposed to sunlight has become discolored and may need replacement. Stairwells have rubber flooring, which remains in good condition. Restrooms are finished with paver tile and resilient sheet flooring, 2x4 lay-in ceilings, and a mix of painted block and gypsum board walls, all of which are in good shape. Toilet partitions are primarily plastic and mostly in good condition, though some in the boys' restrooms show signs of wear.
Classroom cabinetry is constructed from plastic laminate over particle board with matching laminate countertops. Each classroom typically includes 22 linear feet of casework, which is adequately provided and in good condition. Markerboards and tackboards are also sufficiently provided and well maintained. Corridor lockers are in good condition. The art room includes a kiln and we understand that is in good working order. Interior doors are recessed, non-louvered wood with ADA-compliant hardware and clearances, and are in good condition. The gymnasium features wood flooring, steel joists with metal deck ceilings, and painted block walls with operable partitions. The wood floor is well maintained, suitable for future sanding and refinishing. Electrically operated basketball backboards and plastic telescoping bleachers are both in good condition. The media center has carpet tile flooring, a combination of 2x4 lay-in and gypsum board ceilings, and painted gypsum board and scored CMU walls, all in good condition. The student dining area includes VCT flooring, 2x4 lay-in ceilings, and a mix of painted block, split-face CMU, and smooth-faced scored CMU walls, all well maintained. Acoustic treatments are appropriately installed in the gymnasium, dining, and music areas. These appear to manage sound effectively. The kitchen is a full-service facility equipped with original appliances that remain in good condition. The kitchen hood is compliant with UL 300 standards, includes a wet chemical fire suppression system, and provides the necessary overhang. A walk-in cooler and freezer are located within the kitchen and are in good condition. Throughout the building, some 2x4 lay-in ceiling tiles show minor damage or staining and should be replaced.

Rating: Needs Repair

Recommendations:

Provide for new acoustical lay-in ceiling tile in the Art room, Kiln room and 4 Science classrooms due to installation of required general room exhaust fans in Item C. Replace Boys Restroom toilet partitions. Replace 2x4 lay-in ceiling tiles where stained or damaged. We reccommend that the school district plan to replace furniture as products show wear-and-tear associated with their expected useful life.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace damaged and discolored VCT in corridors	$9.07	SF	500	$4,535.00
Total Cost				$4,535.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Acoustic Ceiling (Art, Kiln, Science)	$7.26	sf	5,788	$42,020.88
Replace stained or damaged 2x4 lay-in ceiling tiles	$6.19	SF	500	$3,095.00
Toilet Partition replacement - Boys Restroom	$1,606.54	EA	8	$12,852.32
Repair heat welds in Sheet Vinyl Flooring	$1,500.00	ALLOW	1	$1,500.00
Refinish Gymnasium floor (maintenance)	$20,000.00	ALLOW	1	$20,000.00
Refinish Classroom VCT flooring (maintenance)	$1.50	SF	15,000	$22,500.00
Total Cost				$101,968.20

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reason: There is additional work that we recommend as outlined above.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Acoustic Ceiling	$7.26	sf	5,788	$42,020.88
Total Cost				$42,020.88

Facility Assessment

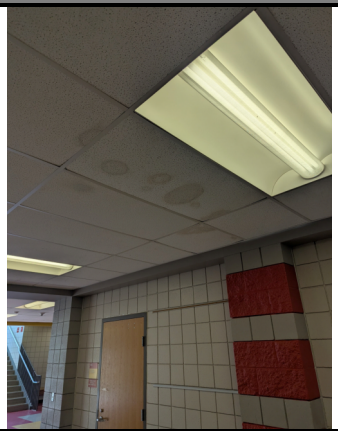
Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

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Blue = Security Concern Item



Stained / Damaged Ceiling Tile



Stained/Damaged Ceiling Tile



Typical Furniture wear-and-tear



Discolored red VCT flooring



VCT Floor Repair



VCT Floor Repair

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

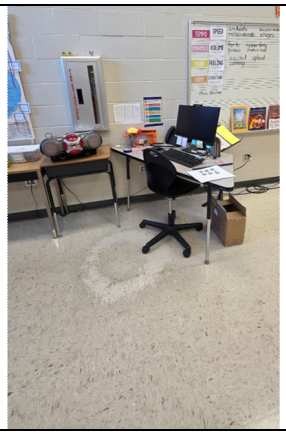
Red = Code Requirement Item
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Green = Energy Efficiency Item
Blue = Security Concern Item



Restroom Sheet Vinyl Heat Weld



Replace damaged sign



Refinish Classroom VCT Flooring



Refinish Gymnasium Wood Floor (long-term maintenance)

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item K	Interior Lighting

Existing Conditions:

Typical classrooms are equipped with 2x4, 3-lamp T8 flat-lens acrylic lay-in fluorescent fixtures, controlled by dual-level switching via toggle switches. Classroom wing corridors feature 2x4 T8 flat-lens acrylic lay-in fixtures with single-level tamper-resistant key switch controls. Corridors along the main spine and public areas include a mix of T8 indirect fixtures with housings in school colors and 2x4, 3-lamp T8 mesh basket lens full-distribution fluorescent fixtures, all operated by tamper-resistant key switches. Restrooms along the main spine are outfitted with 8" round, three-tube CFL downlights, several of which were observed to be failing. The primary gymnasium is lit with 6-lamp T8 high-bay fluorescent fixtures protected by metal cages. Lighting in the gym is controlled through a dedicated lighting control panel and includes night lighting functionality. The gymnasium lighting was not observed in operation during the assessment. Kitchen areas utilize 4-lamp T8, 2x4 flat-lens lay-in fluorescent fixtures with multi-zone switching and occupancy sensors for energy efficiency. The media center features 8" CFL downlights at the help desk and T8 1x8 indirect suspended fluorescent fixtures throughout the space. Large storefront windows provide natural daylighting. Some T8 fixtures were noted to have burned-out lamps. Student dining areas are equipped with 4-lamp T8, 2x4 flat-lens lay-in fluorescent fixtures with multi-level switching. Observations included a mix of correlated color temperatures (CCT), damaged fixtures, and failed lamps. In the main technology room, several lamps were observed to be failing, resulting in reduced overall light levels. Service areas throughout the facility are illuminated by 4-foot, 2-lamp T8 industrial fluorescent fixtures, which appear to be in good condition. Administrative areas are typically equipped with 2x4, 3-lamp T8 basket-style lay-in fluorescent fixtures.

Rating: Needs Repair

Recommendations:

Repair fixtures, replace lamps for building function and provide lamps with same CCT color. Per owner, LED tube lighting replacement occuring as lamps fail. Consider lighting controls replacement throughout the building for occupant comfort.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Lighting Controls replacement	$2.00	sf	106,769	$213,538.00
Total Cost				$213,538.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace failing and discolored lamps	$64.50	ea	60	$3,870.00
Replace CFL downlights with LED type	$315.00	ea	67	$21,105.00
Total Cost				$24,975.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: $5.00/SF is low, but the primary gym, media center, and kitchen light levels were low and should be improved.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Other: Partial Lighting Replacement	$5.00	sf	13,363	$66,815.00
Total Cost				$66,815.00

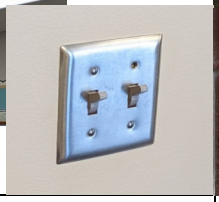
Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

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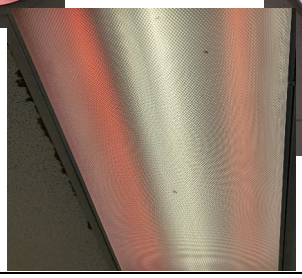


Typical Classroom Lighting and controls



Corridor tamper-resistant switching / Student Dining lights







Failing Lights restroom / Tech room / Typical basket fixture





Media Center, and it's failing lamps

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

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Assessment Item L	Security Systems

NON-OFCC

Existing Conditions:

The facility is equipped with a Samsung-based security system that includes motion detectors, CCTV surveillance, intrusion detection, and door contact monitoring. Motion detectors are strategically located at main entrances, central gathering areas, offices, and primary corridors. All exterior doors are fitted with door contact sensors. An automated visitor management system is also in place. CCTV cameras, compliant with applicable standards, are installed at key locations including main entry points, parking areas, central gathering spaces, and major corridors. Video surveillance is actively monitored from the administrative area using a combination of TV, multiplexer, LCD monitor, and a computer-based hard disk recording system. A computer-controlled access control system integrates alarms and video feeds and is supported by an appropriate uninterruptible power supply (UPS). The system features card readers and provides effective security coverage throughout the facility. The system is outdated and should be upgraded.
The exterior site lighting system is equipped with surface mounted HID metal halide entry lights in good condition. Pedestrian walkways are illuminated with 12' tall HID shoebox style metal halide fixtures in good condition. Visitor parking is illuminated with plastic Acorn style High Pressure Sodium globe fixture matching roadway. Plastic acorn globe is showing some UV damage. Bus pick-up / drop off areas are illuminated by 20' tall pole mounted shoebox style HID metal halide fixtures. Per owner, LED 'corncob' lamps are utilized to replace the HID lamps when they go out. The exterior site lighting system provides adequate illumination.

Rating: Needs Repair

Recommendations:

Security/camera system/access control should be upgraded. Provide secure entrance. Existing exterior lighting require no renovation or replacement at the present time. The district stated they are upgrading to LED as the existing lamps fail, we have not included a cost for this reason.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
New Security/Camera System/Access control	$1.90	sf	106,769	$202,861.10
Secure entrance	$150,000.00	ea	1	$150,000.00
Total Cost				$352,861.10

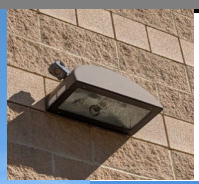
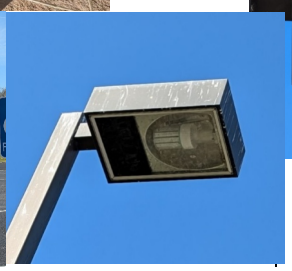
OFCC

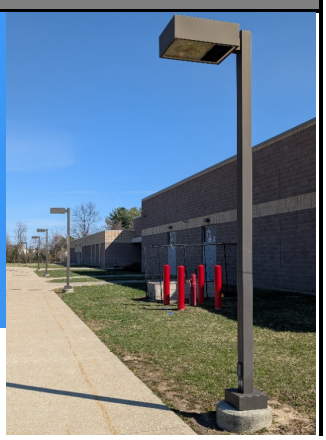
We have reviewed the OFCC Assessment for this item and disagree

Reasons: Security/camera system should be upgraded.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

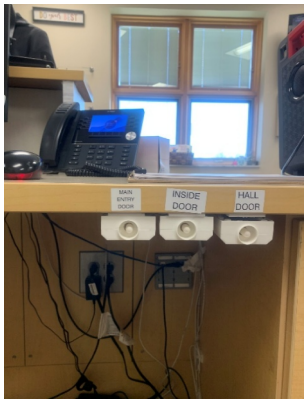


Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Typical Acorn fixture / Typical Wall pack / Typical LED lamp	Typical Pole lamp / Pedestrian poles
	
Interior camera - a lot of areas without CCTV coverage.	Existing door controls for secure vestible and office area
	
CCTV view in main office	Airphone for secured vestible

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item M	Emergency / Egress Lighting

NON-OFCC

Existing Conditions:

The facility is equipped with die-cast aluminum body DualLite "Sempra" illuminated exit signs with Red LED lamps. The facility utilizes an emergency distribution system and GTD devices to provide emergency egress lighting power through the normal lighting. Egress lighting is extended to the exterior of the building. The system is adequately provided throughout.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

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

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Typical Wall Mounted Exit Sign



Typical Ceiling Mounted Exit Sign

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item N: Fire Alarm

NON-OFCC

Existing Conditions:

The facility is equipped with a GE EST addressable fire alarm system, installed in 2010 and currently in good condition. The system includes manual pull stations and red horn/strobe notification devices. It is fully automatic and monitored by a third-party service provider. Adequate coverage is provided throughout the building with audible horns, strobe indicators, flow switches, tamper switches, smoke detectors, and heat sensors. The system is designed with expansion capability. Notification appliances in the gymnasium are protected with metal cages for durability. Exterior devices show signs of UV damage, which may have reduced their candela output. Replacement with UV-resistant units is recommended. Notification Appliance Circuit (NAC) panels are installed throughout the facility to extend signal coverage as needed.
A voice evacuation panel was identified; however, its operational connections could not be confirmed. The fire alarm system is integrated with and supports the building's fire suppression system.

Rating: Satisfactory

Recommendations:

The system needs no immediate attention. Current Ohio code requirements dictate a fire alarm system with voice evacuation for school buildings. This system having been installed prior to this requirement can be grandfathered in, but the local jurisdictions can require an upgrade at their discretion. During any future renovations, upgrading the fire alarm system will need to be considered, and will most likely be required during that time. Exterior devices should be repaired in the near term.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Fire Alarm System replacement and upgrade to voice	$4.08	sf	106,769	$435,617.52
Total Cost				$435,617.52

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior Device with UV damage on lens	$1,000.00	ea	4	$4,000.00
Total Cost				$4,000.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Existing conditions require no renovation or replacement at the present time other than replacing the exterior devices mentioned above. Any future renovations will require upgrading to voice.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

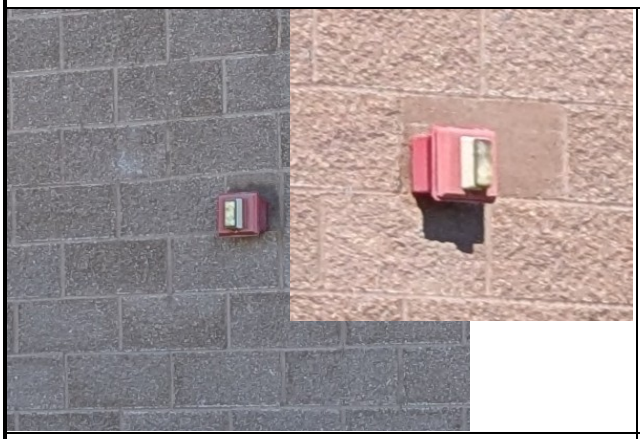
Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical Fire Alarm Devices / NAC Panels



Main Fire Alarm Panel and Communicator



UV Damaged Fire Alarm Devices



Fire Alarm Annunciator Panel

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item O	Handicap Accessibility

NON-OFCC

Existing Conditions:

~~The site includes an accessible route from the public right-of-way, parking areas, and passenger unloading zones to the main school~~ entrances via by curb cuts and grade-level entry points. Sidewalks provide a continuous accessible path connecting all areas of the site. Access to the building is not impeded by steps or steep ramps. Adequate accessible parking is available.
Exterior doors are equipped with ADA-compliant hardware, and building entrances feature power-assist doors that are in good condition. Inside the building, space allowances and reach ranges meet ADA standards. A continuous accessible route is provided throughout the interior, free of protruding objects. Ground and floor surfaces comply with accessibility guidelines.
Ramps and stairs meet ADA requirements, and vertical circulation is accomplished by three compliant stairwells, all in good condition. This two-story facility includes an ADA-compliant elevator providing access to all floors, also in good condition. The stage is accessible via a ramp. Interior doors are recessed and provide adequate clearances with ADA-compliant hardware. Restrooms throughout the building are equipped with ADA-compliant toilet accessories, lavatories, water closets, urinals, and electric water coolers. Toilet partitions meet accessibility standards with proper clearances. ADA-compliant signage is appropriately placed throughout the facility. Science classrooms meet accessibility requirements. The Health Clinic includes an ADA-compliant toilet and sink, and a Special Education restroom with a shower is provided.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Accessibility conditions observed appear consistent with OFCC assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



ADA compliant large group restroom



ADA compliant door

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item P	Site Condition

NON-OFCC

Existing Conditions:

The site consists of approximately 34 acres, in a developing rural/suburban residential neighborhood. Most of the site is covered with lawn, with minimal plantings. The site is relatively flat and includes Big Walnut Intermediate School as well as accompanying parking, playground, tennis courts, track, a field house/storage shed, and two ballfields. There are some areas of ponding across site, as well as some areas requiring reseeding. There are two outlets of the site onto the adjacent road, Weatherby Drive, with functioning site circulation and a few drop-off areas available. Parking includes approximately 239 regular and 18 handicap accessible parking spaces. Site size and provided parking on site will need to be evaluated based on current enrollment numbers to verify they are sufficient for school needs, per OSDM. Concrete onsite appears to be mainly in good condition, with minimal repairs required. Concrete appears in decent condition by the dumpsters, but dumpsters themselves need replaced. The playground needs more EWF and re-raking of existing EWF, but equipment is functional. The track and accompanying bleachers look good overall, with a need for resetting of fence posts in new asphalt (to correct heaving of footings out of pavement). Bleachers on site look to be in ok condition, with minor need for asphalt repair near them. Ballfields are in fair condition, with minor areas needing ponding correction and reseeding nearby. Basketball and tennis court pavement is in fair condition but could use repair. Fencing around the tennis courts need reset, due to heaving of fence posts. Site signage appears in decent condition.

Rating: Needs Repair

Recommendations:

Repair site pavement as indicated below, repainting pavement paint to match existing. Correct ponding and reseed on bare areas across site. Re-rake and refresh EWF surfacing at the playground. Reset fence posts at the track and tennis courts. Correct handicap accessible parking spaces to meet ADA code. Provide allowances for other site items that may not be noted.

Long Term Cost Assessment

Item Description	Unit Cost	Unit	Quantity	Cost
General Site				
Asphalt Paving- Crack fill/Seal and repaint pavement striping	$0.25	SF	160,000	$40,000.00
Asphalt Paving- Mill/fill and repaint pavement striping	$2.50	SY	3,091	$7,727.50
Crack fill/Seal and repaint pavement striping at basketball courts	$0.30	SY	777	$233.10
Replace standard duty concrete pavement	$12.40	SF	200	$2,480.00
Reseed at northeast detention basin (by main entry)	$2.00	SY	266	$532.00
Rake and reseed grass on site/ correct grading as needed	$2.00	SY	6,111	$12,222.00
Lower cleanouts/access on site to be flush with grade	$2.00	SY	14	$28.00
Replace truncated dome plates	$105.00	LF	6	$630.00
Sitework allowance	$50,000.00	LS	1	$50,000.00
Tennis Courts				
Replace Tennis Court fencing and posts in surfacing	$8,000.00	EA	5	$40,000.00
Top coat overlay at tennis courts	$65,000.00	LS	1	$65,000.00
Track and Field				
Replace fence posts at track	$73.07	LF	1,600	$116,912.00
Remove shotput field event under gaga pit; or fix wooden border if keeping gravel from shotput	$3,000.00	LS	1	$3,000.00
Repaint track pavement paint	$10,000.00	LS	1	$10,000.00
Replace asphalt border at track	$51.00	SY	811	$41,361.00
Playground				
Refill/rake to level EWF in playground	$8.25	SF	2,100	$17,325.00
Total Cost				$407,450.60

Near Term Cost Assessment

Item Description	Unit Cost	Unit	Quantity	Cost
Fix handicap accessible parking spots to meet ADA code- front of school	$48.00	EA	7	$336.00
Total Cost				$336.00

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Although some site items have deteriorated since the previous assessment, nothing is at a state where immediate fixes are required. Overall, the site remains in decent condition with the need for long term repairs. The only immediate need is to correct ADA parking spaces to meet ADA code.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Base sitework allowance for unforeseen circumstances	$50,000.00	allowance	1	$50,000.00
Sitework allowance for unforeseen circumstances for buildings over 100,000 SF.	$150,000.00	allowance	1	$150,000.00
Total Cost				$200,000.00





Asphalt (front of site)





Cleanouts/access on site uneven with grade (typ.)

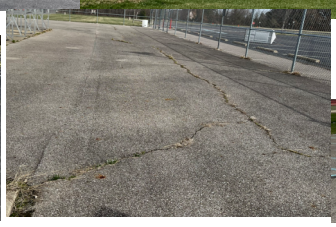














Typical asphalt on site

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Bare and ponded areas on site



Tennis Court fencing and posts



Existing EWF condition at playground (has moved onto PIP surfacing also)

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



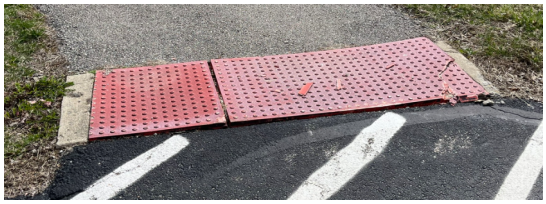
Current gaga pit and shotput area setup



Front northeast detention basin



Fencing at track

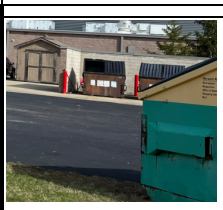


Broken truncated dome plates at front sidewalk





Ballfields





Existing dumpsters



Front handicap parking spaces





Parking lot by track (far west)

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item Q	Sewage System

NON-OFCC

Existing Conditions:

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

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The sanitary sewer system is in good condition and does not require any repairs or attention at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No renovation required				
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item R	Water Supply

NON-OFCC

Existing Conditions:

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

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The current water supply system is in good condition. No repairs or attention needed at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



3" domestic water incoming main (white) with reduced pressure backflow preventor assembly.

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item S: Exterior Doors

NON-OFCC

Existing Conditions:

Typical exterior doors around the building are a combination of aluminum doors and frames and hollow metal doors and frames, which are in good condition. Typical doors feature insulated tempered glazing in vision panels, transoms and sidelights. Doors have appropriate hardware. Entrance doors are aluminum doors and frames, with insulated tempered glazing in vision panels, transoms and sidelights, and are in good condition. The facility has one roof access door, which is in good condition. Overhead sectional steel door is in good condition.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Conditions observed appear consistent with OFCC assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Main entry doors



Typical set of hollow metal doors

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item T	Hazardous Material

NON-OFCC

Existing Conditions:

Due to the construction date, there is no potential for lead based paint. Some fluorescent lighting needs to be repaired or replaced.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and [Select]

Reasons:

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item U	Life Safety

NON-OFCC

Existing Conditions:

The overall facility is equipped with an automated fire suppression system in good condition. The current water supply is adequately sized with adequate capacity and pressure for the automated fire suppression system and is appropriately zoned. Corridors are situated such that dead-end Corridors are not present. The facility features 3 interior stair towers, which are not protected by two hour fire enclosures, and none is required. The facility does not have any exterior stairways from intermediate floors. Guardrails are constructed with vertical bars with less than 4'' clearance and do extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in good condition, and is 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 installed as required by the OSDM and OBCMC. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The existing water supply is provided by a tie-in to the municipal system, and is sufficient to meet the future fire suppression needs of the school.

The facility is equipped with a 125 kW Cummins natural gas emergency generator, located in the utility yard. The generator currently provides backup power to illuminated exit signs, emergency egress floodlights and recessed fluorescent emergency lighting, the fire alarm system, freezer, cooler, and boilers. The generator is in good condition and appears to have sufficient capacity to meet the school's future emergency power needs. Additionally, rooms with an occupant load exceeding 50 are provided with adequate means of egress.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

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

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

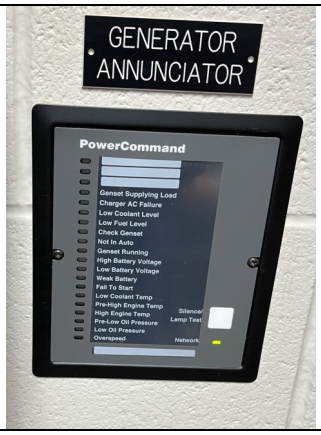
Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Cummins Natural Gas Generator



ATS and Emergency Panel



Generator Annunciator Panel



ATS for Standby Power

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item V	Loose Furnishings

NON-OFCC

Existing Conditions:

The typical Classroom furniture is of consistent design, and in generally good condition, consisting of student desks & chairs , teacher desks & chairs, desk height file cabinets , reading tables, computer workstations, bookcases, and wastebaskets.The loose furnishings throughout the building are in good condition for their age, but will continue to share wear-and-tear associated with the expected useful life of the product (15-25 years, depending on warranty). Priority for replacement should be given to those pieces of furniture that are showing the most damage, primarily the upholstered heavily-used lounge chairs in the Media Center.

Rating: Satisfactory — Satisfactory

Recommendations:

Provide for replacement of minor amount of outdated or inadequate furnishings. Some furniture is showing expected wear-and-tear based on age and useful life of product.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Long term Replacement as needed	$4.00	sf	106,769	$427,076.00
Total Cost				$427,076.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: We agree with the OFCC Assessment, but due to the amount of time since that assessment occurred, we recommend budgeting more for replacement and repair costs. This total amount could be divided out for a smaller annual budget over the course of 5-10 years.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
CEFPI Rating 8	$3.23	sf	106,769	$344,863.87
Total Cost				$344,863.87

Facility Assessment

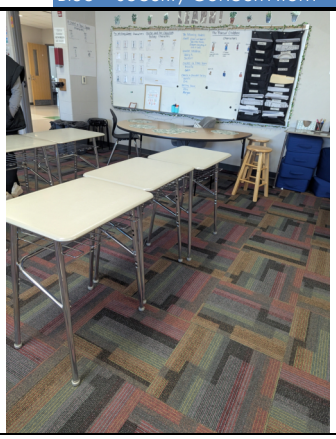
Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical Furniture wear-and-tear



Typical Furniture wear-and-tear



Seating in student commons / Cafeteria



Typical classroom furniture



Teacher's lounge furniture



Typical classroom furniture

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item W	Technology

NON-OFCC

Existing Conditions:

The typical Classroom is equipped with the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor, and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided, and in good condition. OSDM-compliant computer network infrastructure is provided. The facility does contain a media distribution center, and provides Computer Labs for use by students. Elevators are equipped with telephones.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons:

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
				$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut Intermediate (was MS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



New UPS - battery back-up in functioning order



New switches and cabling



Existing classroom conditions - Good



Wireless Access Point - Good coverage throughout school

Facility Assessment Summary

Building Name	Big Walnut Intermediate (was MS)	County	Delaware
School District	Big Walnut LSD	Township	
Address	777 Cheshire Road	Acreage	37.80
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Construction	2011	2	106,769	N

Assessment Summary

	Assessment Item	Rating	Long Term Cost Assessment	Near Term Cost Assessment
A	Heating System	Satisfactory	$180,000.00	$700,524.67
B	Roofing	Satisfactory	$0.00	$50,000.00
C	Ventilation / Air Conditioning	Needs Repair	$984,400.00	$173,000.00
D	Electrical Systems	Needs Repair	$26,000.00	$16,465.00
E	Plumbing and Fixtures	Needs Repair	$13,773.96	$74,492.18
F	Windows	Satisfactory	$0.00	$0.00
G	Structure: Foundations	Satisfactory	$0.00	$0.00
H	Structure: Walls and Chimneys	Needs Repair	$0.00	$6,820.00
I	Structure: Floors and Roofs	Satisfactory	$0.00	$0.00
J	General Finishes	Needs Repair	$4,535.00	$101,968.20
K	Interior Lighting	Needs Repair	$213,538.00	$24,975.00
L	Security System	Needs Repair	$0.00	$352,861.10
M	Emergency / Egress Lighting	Satisfactory	$0.00	$0.00
N	Fire Alarm	Satisfactory	$435,617.52	$4,000.00
O	Handicap Accessibility	Satisfactory	$0.00	$0.00
P	Site Condition	Needs Repair	$407,450.60	$336.00
Q	Sewage System	Satisfactory	$0.00	$0.00
R	Water Supply	Satisfactory	$0.00	$0.00
S	Exterior Doors	Satisfactory	$0.00	$0.00
T	Hazardous Material	Needs Repair	$0.00	$0.00
U	Life Safety	Satisfactory	$0.00	$0.00
V	Loose Furnishings	Satisfactory	$427,076.00	$0.00
W	Technology	Satisfactory	$0.00	$0.00
X	Construction / Contingency		$657,759.22	$367,784.03
Total			**$3,350,150.30**	**$1,873,226.18**

Facility Assessment Summary (OFCC)

Building Name	Big Walnut Intermediate (was MS)	County	Delaware
School District	Big Walnut LSD	Township	
Address	777 Cheshire Road	Acreage	37.80
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Construction	2011	2	106,769	No

Assessment Summary

	Assessment Item	OFCC Cost Assessment
A	Heating System	$0.00
B	Roofing	$0.00
C	Ventilation / Air Conditioning	$99,765.05
D	Electrical Systems	$0.00
E	Plumbing and Fixtures	$20,000.00
F	Windows	$0.00
G	Structure: Foundations	$0.00
H	Structure: Walls and Chimneys	$6,500.00
I	Structure: Floors and Roofs	$0.00
J	General Finishes	$42,020.88
K	Interior Lighting	$66,815.00
L	Security System	$0.00
M	Emergency / Egress Lighting	$0.00
N	Fire Alarm	$0.00
O	Handicap Accessibility	$0.00
P	Site Condition	$200,000.00
Q	Sewage System	$0.00
R	Water Supply	$0.00
S	Exterior Doors	$0.00
T	Hazardous Material	$0.00
U	Life Safety	$0.00
V	Loose Furnishings	$344,863.87
W	Technology	$0.00
X	Construction / Contingency	$190,547.74
Total		**$970,512.54**

APPENDIX 4E.4

Garmann Miller Facility Assessments -
Big Walnut MS (was HS) Assessment

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item A	Heating System

NON-OFCC

Existing Conditions:

The existing system for the overall facility is a gas fired, hot water boiler system, installed in 1991 and updated in 2020 with new Lochinvar FBN5001N units, and is in good condition. The original construction includes a 4 pipe system utilizing unit ventilators in all of the classrooms . The 2005 addition utilizes an air handler with VAV boxes with reheat for all the classrooms added in this addition. The 2 gas fired boilers, were replaced in 2020 and are in good condition along with the heaing water pumps. The heating pumps do not have VFD's on them. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, fin tubes, and air handlers. Except for the 2005 additio, the terminal equipment was installed in 1991 and is in fair condition. The system does comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical codel. The DDC type system temperature controls were installed 1991 and updated in 2007. The DDC controls are approaching end of life. The system does feature individual temperature controls in all spaces. The overall system does not feature any central energy recovery systems. The classrooms of the original construction is not ducted however the structural deck heights will allow the routing of properly sized ductwork if desired. The 1991 additoin does have some AHU/VAV boxes with ductwork in various areas of the building. The 2006 addition is an AHU VAV system already. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing systems is anticipated. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: Needs Replacement

Recommendations:

Equipment in the 1991and 2005 building is approaching end of life. Provide new overall heating, ventilating, and air conditioning system. Consider updating system to ducted system to facilitate efficient exchange of conditioned air vs a direct replacement of the unit ventilators in the classrooms.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
HVAC System Replacment (2006)	$54.42	SF	33,211	$1,807,342.62
Total Cost				$1,807,342.62

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
HVAC System Replacment - but keep the new Boilers and two new Chillers (entire building square footage)	$49.00	SF	149,964	$7,348,236.00
Convert HVAC System To ducted System (if desired)	$10.37	SF	142,199	$1,474,603.63
Total Cost				$8,822,839.63

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: GM is an agreement that most of the HVAC system is in need of upgrades. The OFCC missed adding the "Convert to Ducted System" cost of $10.37/sf to the 1991 area where unit ventilators are used. This would be needed if the district looks to move away from unit ventilators.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
HVAC System Replacement	$54.42	SF	149,964	$8,161,040.88
Total Cost				$8,161,040.88

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Boiler - replaced in 2020



Heating pumps - replaced in 2020



Trane Controls system



Existing Unit Venitolar in 1991 classroom (typical)



3-way control valves



Hydronic Unit Heater

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item B	Roofing

NON-OFCC

Existing Conditions:

The roof over the majority of the facility is a sloped structural standing seam metal roof system and smaller portions that are (flat) modified bitumen. The standing seam roof was installed during the original construction in 1991 (64,600 s.f.), and over the addition in 2006 (13,700 s.f.). The system overall is showing signs of deterioration - flashings, caps joints and sealants are in poor condition. The modified bitumen portion of the roof is reported by the district to have been installed in 2006, and is in poor condition. There many instances of layers of applied sealing material and is aging/failing, and evidence of small leaks throughout the building. Aproximately 9,000 s.f. of the metal roof is extremely low-slope (1/2"/ft), which is likely contributing to the deterioration. The flat roof modfied bitumen portion of the roof is in poor condition and in need of replacement. Access to the roof was gained through the second floor mechanical room door and roof ladder. Fall safety protection cages are not required. There were no observations of standing water on the roof. Metal cap flashings and stone copings are in good condition. Roof storm drainage is addressed through a system of gutters and downspouts, roof drains, and through-wall scuppers, which are properly located, and in good condition. The roof is not equipped with overflow roof drains (though they will be required in areas of roof replacement).

Rating: Needs Repair

Recommendations:

The modified bitumen portion of the roof, located on the original structure, will require replacement with new single ply membrane, due to condition and age. Provide overflow drains in areas of roof replacement. The coping on the modified bitumen roof require replacement due to condition. Standing seam metal roof systems should be replaced.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Roof Insulation				
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace Standing Seam Metal Roof	$26.15		87,300	$2,282,895.00
Roof Insulation (metal roof area)	$4.34	s.f.	87,300	$378,882.00
Membrane (all types/fully adhered)	$21.01	s.f.	5,192	$109,083.92
Repair/replace cap flashing and coping	$25.02	l.f.	224	$5,604.48
Overflow Roof Drains and Piping	$4,079.35	ea.	9	$36,714.15
Roof Insulation (membrane area)	$4.34	s.f.	5,192	$22,533.28
Total Cost				$2,835,712.83

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Standing seam metal roof requires replacement. Costs have been updated to 2025 cost data.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Membrane (all types/fully adhered)	$20.02	sf	5,192	$103,943.84
Repair/replace cap flashing and coping	$23.84	lf	224	$5,340.16
Overflow Roof Drains and Piping	$3,886.95	each	9	$34,982.55
Roof Insulation	$4.14	sf	5,192	$21,494.88
Total Cost				$165,761.43

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



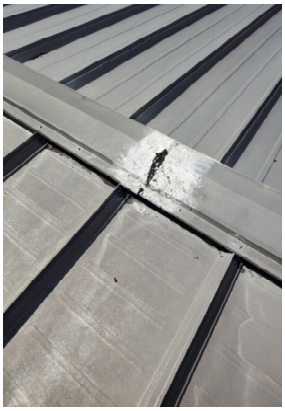
Area of modified bitumen roof



Deteriorating modfied bitumen roof



attempted waterproofing repair and metal roof



Metal roof cap - failing joint seal



Failing sealant at penetration in metal roof



Attempted sealing and damage at joint of roof planes

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item C	Ventilation / Air Conditioning

NON-OFCC

Existing Conditions:

The overall facility is equipped with an air cooled central air conditioning system, which is in good condition. Two 155 ton chillers were replaced in 2022. Another 90 ton chiller is original to the 2006 addition. All chilled water appears to have 3-way valves, and no VFD on the pumps. It was reported that there are flow issues with the current set up that should be rectified. The original facility is fed to unit ventilators and the 2006 addition utilizes air handlers and VAV boxes. Split systems are provided in four locations. The ventilation system in the overall facility consists of unit ventilators and air handlers, installed in 1991 and 2006 in fair condition, providing fresh air to Classrooms, Gymnasiums, Student Dining and Media Center. Relief air venting is provided by ceiling plenums. The ventilation system does meet the Ohio Building Code 15 CFM per occupant fresh air requirement. New code updates would require energy recovery systems on new air handler systems (AHSRAE 90.1-2019). Dust collection systems and welding exhaust systems are required to support welding and wood programs, however it appears that wood shop and welding programs are no longer required in this facility and systems could be removed. The Art programs two rooms are equipped with a two kiln's in each room with kiln exhaust systems in need of repair. The art rooms do not have general exhaust for the rooms. The biology, chemistry, and home EC rooms do not have general room exhaust but do have fume hoods. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are adequately placed, and in fair condition.

Rating: Needs Replacement

Recommendations:

See tab A. Provide new HVAC system. Upgrade pumps and controls for chilled water piping for better flow and control of temperature. Keep new chillers installed in 2022 for reuse. There is no air conditioning in the Gym/Aux gym areas. It is recommended to add cooling to these areas.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
See item A.				
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: The science classrooms have chemical fume hoods in them - functionality of all units were not tested, but infastructure is in place. No general exhaust was observed - that cost would be coverd under the total HVAC cost under Tab A. Also, Kiln room was found to have kiln exhaust for both kilns, but in need of repair.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Kiln Exhaust System	$6,478.25	each	2	$12,956.50
Chemical Exhaust Hood System for Science Laboratories	$19,434.75	each	6	$116,608.50
Total Cost				$129,565.00

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Chiller Yard (3 chillers)



Existing Science Fume Hood



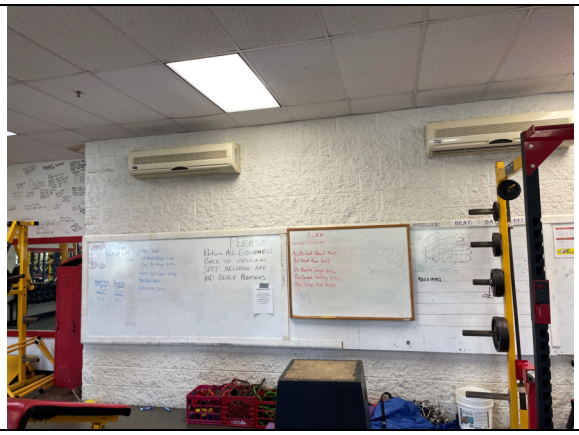
Air Handling Unit (1991)



Existing Dust Collection Unit



Unit Ventilator (1991) - Typical



Split-System Cooling Units

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item D	Electrical Systems

NON-OFCC

Existing Conditions:

The facility is served by a 480/277-volt, 3000-amp, 3-phase, 4-wire Siemens electrical system, originally installed in 1991. Power is supplied by a 1000 kVA utility-owned transformer located in the utility yard to the east of the building. The main switchboard is a Siemens I-T-E type, equipped with a 3000A main fused switch and three 1600A bussing sections. Siemens electrical equipment is used consistently throughout the facility, including in the most recent addition. Panelboards serving the classroom wings are recessed into main corridor walls, potentially allowing student access. Several dry-type transformers throughout the building were noted to be producing excessive noise. The original electrical distribution system is now 34 years old and appears dirty, indicating it is nearing the end of its typical serviceable life (generally 35–40 years). Mechanical systems are powered through a centralized Allen-Bradley motor control center (MCC) located in the main electrical room. The distribution system includes provisions for future expansion. Interior spaces appear to have adequate electrical outlet coverage, and GFCI-protected outlets are provided around the building perimeter. However, GFCI protection is lacking in the kitchen and other interior locations. The facility is not equipped with an emergency generator, and no lightning protection system is in place. The stage lighting system—including control panel, breakers, and dimmers—is adequately provided.

Rating: Needs Replacement

Recommendations:

Near Term: The system is in fair condition and needs no immediate attention.
Long Term: Replace the entire electrical system, include surge protection and generator.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace the entire electrical system	$39.10	sf	183,175	$7,162,142.50
Total Cost				$7,162,142.50

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: The electrical system is reaching end of life, consideration should be taken to replace the entire system.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Lightning Protection	$0.77	sf	183,175	$141,044.75
Total Cost				$141,044.75

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Main 480V distribution



Utility Transformer in yard



Dirty ventilation for main switchboard



Dry-type transformers



Typical Panelboard from 1990



Typical panelboard installed in 2006

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Kitchen non-GFCI Receptacle



Non-GFCI Receptacle Near Sink

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item E	Plumbing and Fixtures

NON-OFCC

Existing Conditions:

The building is currently served by a 3" municipal water service with a reduced pressure backflow preventer. The incoming piping and accessories are in good condition. The domestic water supply in the building is copper and is in good condition. The building does not have a water treatment system, but no such system is required. The facility is equipped with a 250 gallon gas water heater in good condition and a 120 gallon gas fired water heater in good condition. In total, the building is currently equipped with (51) toilets, (15) urinals, (36) lavatories, and (19) electric water coolers. The fixtures are in poor to fair condition. The Kitchen is not equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a 120 gallon gas fired type water heater, which is in good condition.Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair condition. Science Classrooms, Project Laboratories, and Career Tech Laboratories are equipped with required utility sink, gas/ compressed air connections, and safety shower / eyewash in poor to fair condition. The wash fountain in the high bay instructional area is in poor condition and out of service. The automatic gas shut off are located outside of the science classrooms and appear to be in fair condition. Biology and Chemistry Classrooms are equipped with tank type acid waste systems and neutralization tanks, which are in fair condition. Adequate exterior wall hydrants are provided.

Rating: Needs Replacement

Recommendations:

Due to age and condition, approximately half of the fixtures should be replaced. Provide 30 new toilets, 18 new lavatories, 8 new urinals, and 9 new electric water coolers. Showers in the locker rooms to be replaced. Replace wash fountain in the wood shop that is inoperable. Add and emergency eyewash in the AG Lab. Provide new grease interceptor.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Toilet (Remove / Replace)	$1,943.48	ea	30	$58,304.40
Urinal (Remove / Replace)	$1,943.48	ea	16	$31,095.68
Sink (Remove / Replace)	$1,943.48	ea	18	$34,982.64
Electric Water Cooler	$3,886.95	ea	9	$34,982.55
Other: New Grease Interceptor	$6,000.00	ea	1	$6,000.00
Showers in Locker Rooms (Remove/Replace)	$3,000.00	ea	5	$15,000.00
Total Cost				$180,365.27

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
High Bay: Safety Shower/Eyewash - New Installation	$3,500.00	ea	1	$3,500.00
High Bay: Wash Fountain	$5,182.05	ea	1	$5,182.05
Replace lavatory faucets - uniformity in building	$647.83	ea	16	$10,365.28
Total Cost				$19,047.33

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: As fixtures in the building start to fail, they should be replaced with low flow type flush valves/faucets to help water conservation. The condition of the fixtures is fair, but show signs of aging. Safety shower and eyewash should be installed in the high bay classroom. The wash fountain does not work and should also be replaced in the high bay classroom area. It was noted that roughly half of the faucets used throughout the school were not a consistent type or model to the other half. For ease of maintance and stocking repair/replacement parts, these faucets should be replaced.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Toilet (Remove / Replace)	$1,943.48	Unit	51	$99,117.48
Urinal (Remove / Replace)	$1,943.48	Unit	16	$31,095.68
Sink (Remove / Replace)	$1,943.48	Unit	32	$62,191.36
Electric Water Cooler	$3,886.95	unit	19	$73,852.05
High Bay: Safety Shower/Eyewash - New Installation	$3,239.12	each	1	$3,239.12
High Bay: Wash Fountain	$4,664.34	unit	1	$4,664.34
Other: New Grease Interceptor	$6,000.00	Unit	1	$6,000.00
Other: Sink with drinking fountain	$2,500.00	Unit	2	$5,000.00
Total Cost				$285,160.03

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

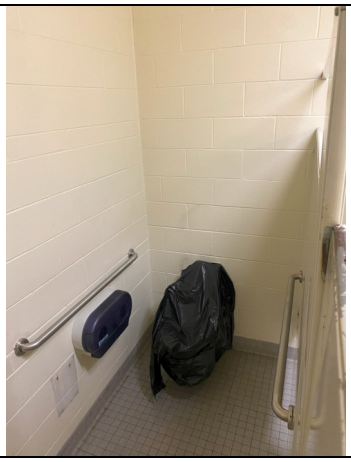
Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Existing drinking fountains are not ADA-Compliant, have poor controls, and less than desirable pressure.



Lavatory faucets in the building showing signs of aging.



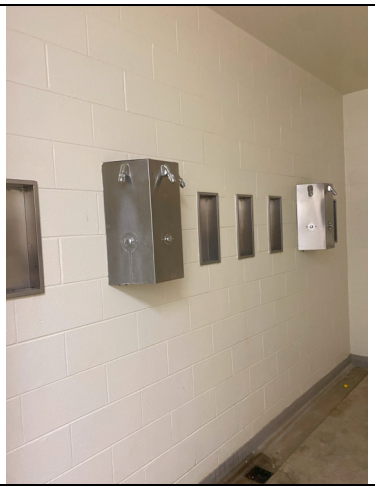
ADA water closet that is assumed to not be functioning. Located behind a locked stall door.



A different style of faucet used for a lavatory in the school.



Water closet showing signs of aging.



Showers located inside one of the locker rooms do not work.

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item F	Windows

NON-OFCC

Existing Conditions:

Overall the building is equipped with aluminum frame windows that are thermally broken, with insulated double glazing. Windows were installed in 1991 in the original portion of the building, and in 2006 in the additions. The typical window system throughout the building features operable windows, with opening limiters and insect screens that are in good condition. Window seals are in good condition, showing no signs of air or water infiltration. Window hardware is also in good condition. In the original portion of the building, surface mounted blinds are in poor condition, while surface mounted shades in the 2006 additions are in good condition. In the 2006 entry/lobby, there are aluminum storefront systems that are in fair condition. There are no glass block windows in this school. Typical exterior doors are installed on aluminum frames with tempered insulated glazing in transoms and vision panels, all in fair condition. There are no skylights in this school, and window security grilles are not provided for ground floor windows. There is greenhouse associated with this school in poor condition, with cracking glazing that is need of replacement.

Rating: Needs Repair

Recommendations:

Provide replacement greenhouse glazing as needed. Provide glazing in replacement hollow metal doors (addressed in item S).

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Translucent panels at greenhouse	$169.98	sf	250	$42,495.00
Insulated glazing in exterior doors	$60.43	sf	255	$15,409.65
Total Cost				$57,904.65

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Aside from the greenhouse, window systems appear to be in fair condition throughout the rest of the building. Costs have been updated to reflect current OFCC 2025 cost sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Translucent Panels	$161.96	sf	250	$40,490.00
Total Cost				$40,490.00



Typical windows



Greenhouse glazing

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item G	Structure: Foundations

NON-OFCC

Existing Conditions:

The overall facility has CMU foundation walls on concrete footings. Issues related to foundation cracking or spalling were not observed. No grading or site drainage deficiencies were noted around the perimeter of the structure contributing to foundation wall deterioration.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Foundations are in good condition.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Foundation near building entry

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item I	Structure: Floors and Roofs

NON-OFCC

Existing Conditions:

The base floor of both the original building and the 2006 addition is a concrete slab on grade and is in good condition. There is no crawl space. The floor construction of the upper floors is concrete slab on metal deck supported by steel bar joists, also in good condition. The roof structure features a combination of steel joists, steel beams, and steel trusses with metal decking. In the Gymnasium and Auxiliary Gym, the roof is supported by a pre-engineered metal structure.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Conditions observed appear consistent with OFCC assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Roof structure in Gymnasium

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item J	General Finishes

Existing Conditions:

The overall facility features traditional construction of Classrooms with carpet and VCT flooring, 2' x 4' acoustical tile ceilings, as well as painted block and drywall wall finishes, and they are in fair condition. The overall facility has Corridors with terrazzo and carpet flooring, 2' x 4' acoustical tile ceilings, as well as drywall and split faced block wall finishes, and they are in fair condition. The overall facility has Restrooms with 2'' x 2'' ceramic tile flooring, and drywall ceilings, as well as painted block type wall finishes, and they are in fair condition. Toilet partitions are metal, and are in fair condition in some restrooms and in poor condition in locker rooms. Classroom casework in the overall facility is laminate over particle board type construction with plastic laminate tops. Casework is in good condition. The typical Classroom contains 17'-9'' lineal feet of casework. The Science Classrooms contain wood casework with phenolic counter tops. Classrooms are provided adequate markerboards and tackboards which are in good condition. The lockers, located in the Corridors and are good condition. The Art program is equipped with two kilns in good condition, but exhaust is not adequate. The facility is equipped with wood interior doors that are recessed with proper ADA clearances, and are in good condition. Some interior doors have ADA hardware, but some interior doors will require ADA hardware. The main Gymnasium has wood flooring and the Auxiliary gymnasium has rubber flooring. Gyms have exposed steel frame and metal panel ceilings. Gymnasium walls are painted block with one operable partition type wall finishes. Gymnasium walls are in fair condition with the exception of the operable partition which is in poor condition. The upper part of the Auxiliary gym is not finished with metal panels and wall insulation is exposed. This insulation is heavily damaged. Wood Gymnasium flooring has been well maintained, will accommodate multiple future sandings and refinishings. Gymnasium telescoping stands are metal and are in poor condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. The Media Center, located in the original construction, has carpet type flooring, 2'' x2'' type ceilings, as well as gypsum board type wall finishes, and they are in good condition. Student Dining, located in the original construction, has VCT type flooring, 2' x 4' acoustical tile type ceilings, as well as painted block, drywall, and split block type wall finishes. The ceiling is in poor condition and needs ACT replacement. The equipment for the Stage is in fair condition. The existing Kitchen is full service and the existing Kitchen equipment, installed in 1991, is in fair condition. 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 on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction and installed. Walk-in cooler and freezer are located within the Kitchen spaces and are in fair condition, but require replacement due to age. The owner reports that components of hardware at fire doors are prone to failing/breaking, requiring full hardware replacement to repair.

Rating: Needs Replacement

Recommendations:

Provide complete replacement of finishes in the original building, due to installation of systems outlined in this report. Replace metal bleachers in the main Gym. Provide for metal panels to finish the Auxiliary Gym walls. Provide for a new partition wall in the Gymnasium. Provide for complete replacement of kitchen equipment due to age. Replace overhead door in the receiving area. Replace door hardware at interior fire doors.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Kitchen Equipment Replacement	$246.17	SF	2,506	$616,902.02
Other: Provide metal panels in Auxillary Gymnasium walls	$10,000.00	ALLOW	1	$10,000.00
				$0.00
Total Cost				$626,902.02

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete Replacement of Finishes and casework in Building area A1 (Gymnasium), A2 (Auditorium), and B (Cafeteria/Library/Corridor)	$35.33	SF	69,200	$2,444,836.00
Bleacher replacement	$142.53	PER SEAT	1,200	$171,036.00
High Bay: Total finish replacement	$11.02	SF	3,038	$33,478.76
Other: Operable partition replacement	$35,000.00	ALLOW	1	$35,000.00
Replace damaged interior HM doors and frames near gym	$1,684.34	QTY	12	$20,212.08
Repair damaged terrazzo floor and base	$5,000.00	ALLOW	1	$5,000.00
Replace Interior Aluminum Storefront at west vestibule (4 leaves)	$14,000.00	ALLOW	1	$14,000.00
Replace damaged Overhead door at Auxilary Gym	$7,000.00	QTY	1	$7,000.00
Replace Damaged / Stained Ceiling Tiles	$6.19	SF	400	$2,476.00
Replace fire door hardware	$590.00	per leaf	25	$14,750.00
Total Cost				$2,747,788.84

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

OFCC

We have reviewed the OFCC Assessment for this item and disagree

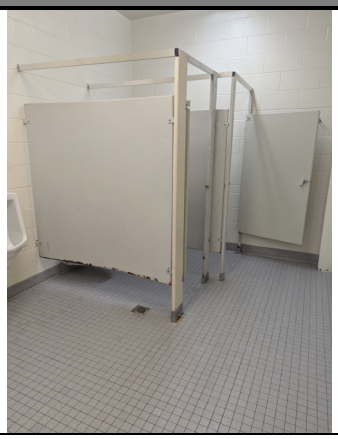
Reason: Some finishes have been replaced in academic corridor and existing classroom areas of the building. This work was completed in approximately 2021. Square footage numbers have been adjusted below.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete Replacement of Finishes (exclude casework) High	$24.65	sf	69,200	$1,705,780.00
Bleacher replacement	$142.53	per seat	1,200	$171,036.00
Total Kitchen Equipment Replacement	$246.17	sf	2,506	$616,902.02
High Bay: Total finish replacement	$11.02	sf	3,038	$33,478.76
Other: Operable partition replacement	$35,000.00	allow	1	$35,000.00
Other: Provide metal panels	$10,000.00	allow	1	$10,000.00
Total Cost				$2,572,196.78



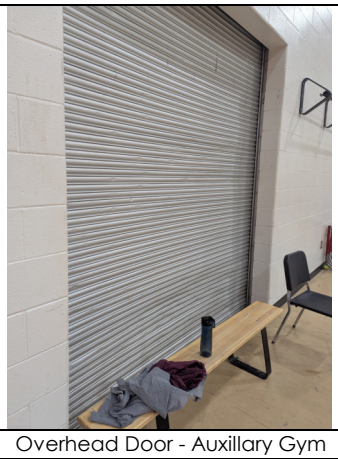
Toilet Partitions in Locker Room restrooms



Typical Finishes - Restrooms



Restroom Vanity



Overhead Door - Auxillary Gym

Facility Assessment

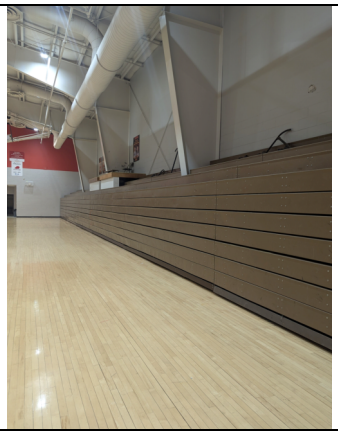
Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

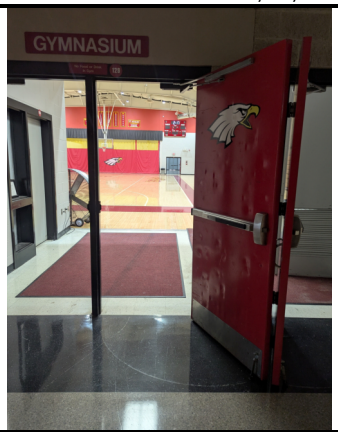
Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Wall Condition - Auxillary Gym



Bleachers



Gymnasium HM Doors



Ceiling Tile



Damaged Terrazzo base



Typical Academic Corridor finishes

Facility Assessment

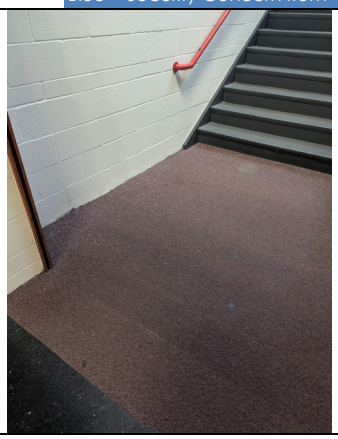
Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Interior Vestibule Storefront



Stair Finishes Near Auditorium

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item K | Interior Lighting

NON-OFCC

Existing Conditions:

Typical classrooms throughout the facility are equipped with 2x4 acrylic lay-in fluorescent fixtures retrofitted with LED tubes, controlled by single-level switching. These fixtures are in fair condition and provide adequate illumination. Corridors are outfitted with similar 2x4 acrylic lay-in fixtures with LED tubes, as well as compact fluorescent downlights, also with single-level switching. These fixtures are in fair condition and offer sufficient lighting. The primary and auxiliary gymnasiums utilize pendant-mounted LED fixtures, which are in good condition and provide appropriate illumination levels. The media center features 2x2 LED center basket troffers in good condition, offering consistent and sufficient lighting. Student dining areas are equipped with 2x4 acrylic lay-in fixtures retrofitted with LED tubes and single-level switching. These fixtures are in average condition and provide adequate illumination. Kitchen areas are fitted with 1x4 vapor-tight fixtures using LED tubes, also controlled with single-level switching. These are in average condition and provide suitable lighting. Service areas across the facility contain a mix of surface-mounted and recessed fixtures with LED tubes. These are generally in fair condition and provide adequate illumination. Administrative spaces are typically equipped with a combination of 2x4 acrylic and parabolic lay-in fixtures, all retrofitted with LED tubes. These fixtures are in average condition and provide sufficient lighting. The recent LED tube retrofits have improved lighting performance across the facility. However, additional enhancements; such as occupancy sensors, lighting controls, and dimming capabilities; would further optimize energy efficiency and flexibility. The district is currently in the process of completing the LED retrofit project, and full completion is anticipated soon.

Rating: Needs Replacement

Recommendations:

Provide complete replacement of lighting system for efficiencies. Provide lighting controls with occupancy sensors. We are listing this as a long term need due to the recent replacement of the fluorescent lamps. Any renovations that require the replacement of ceilings in the near term should consider replacing the lighting at that time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Interior Lighting replacement to LED	$8.84	sf	183,175	$1,619,267.00
Total Cost				$1,619,267.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: The existing light fixtures have recently been retrofitted to LED and are adequate for the near future.

OFCC Cost Assessment

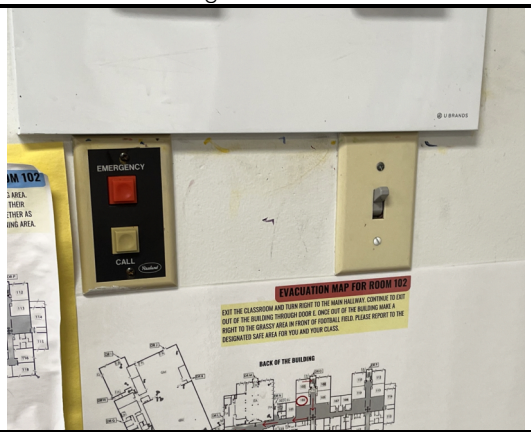
Item Description	Cost	Unit	Quantity	Unit Cost
Complete Building Lighting Replacement	$8.42	sf	333,139	$2,805,030.38
Total Cost				$2,805,030.38

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical Classroom Switch



Typical Classroom LED Lights



Commons LED Lighting



Gymnasium LED Lights

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

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Yellow = Safety Concern Item
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Assessment Item H | Structure: Walls and Chimneys

NON-OFCC

Existing Conditions:

At the original portion of the building, there is a combination of load bearing split faced CMU walls and structural metal stud framed walls with metal siding at the exterior, which is in fair condition. The 2006 additions have load bearing CMU with split faced CMU at exterior walls, in fair condition. The exterior masonry has appropriate control joints that are not properly caulked, in fair condition. There are not control joints provided at all door and window lintel, though no cracking was observed at these locations. Adequate expansion joints are provided, in fair condition. In the original building, the masonry walls are not cavity walls, but walls in the 2006 addition are. In the original portion of the building, weep holes are not provided, but are provided at the top of the windows in the 2006 addition. Overall, the exterior masonry shows signs of needing to be cleaned and sealed. At the southwest portion of the 2006 addition, minor signs of mortar deterioration present in exterior masonry, as well as evidence of water issues. Accent materials around the exterior of the building consist of split-faced CMU and metal panel, all of which are in fair condition. Interior walls are a combination of CMU, split-faced CMU, and metals studs with drywall, all which are in good condition. Exterior steel lintels are in fair condition. There are no chimneys associated with this building. Exterior metal soffits are in fair condition. The metal siding assembly at the upper portion of exterior walls at the gymnasium and theater is from the original building construction and is in poor condition. This assembly consists of single-layer metal panels attached to steel structure over batten insulation. There are evidence of leaks through this system around the building and the insulation is typically damaged and degraded.

Rating: Needs Replacement

Recommendations:

Provide tuckpointing in areas of mortar deterioration as required. Provide masonry cleaning and sealing as required around overall building. Re-caulk existing control joints. Demo and rebuild masonry veneer on southwest wall of 2006 addition to address water issues. Remove metal siding and insulation at the uppor portions of the gym and theater and install pre-finished insulated metal sandwich panels.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Tuckpointing	$11.00	sf	40	$440.00
Exterior masonry cleaning	$2.29	sf	96,353	$220,648.37
Exterior masonry sealing	$1.80	sf	96,353	$173,435.40
Rebuild southwest masonry wall of 2006 addition	$125,000.00	allowance	1	$125,000.00
Exterior Caulking	$10.19	lf	1,822	$18,566.18
Demo metal siding, install metal insulated sandwich panels	$25.22	sf	11,467	$289,197.74
Base flashing at metal sandwich panels	$4.41	lf	900	$3,969.00
Total Cost				$831,256.69

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Condition of masonry appears to have declined since OFCC assessment was completed, particularly southwest wall of 2006 addition. Metal siding system needs to be replaced.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Tuckpointing	$9.72	sf	40	$388.80
Exterior masonry cleaning	$1.95	sf	96,353	$187,888.35
Exterior masonry sealing	$1.30	sf	96,353	$125,258.90
Exterior Caulking	$9.72	lf	1,822	$17,709.84
Total Cost				$331,245.89

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Signs of water issue at SW portion of 2006 addition



Split-faced CMU needs cleaned, siding replaced.



Split-Faced CMU needs cleaned



Attempted external sealing of metal siding.



Flashing patch at base of metal siding.



Water-damaged insulation behind metal siding panels.

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

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Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item L	Security Systems

Existing Conditions:

The overall facility contains a motion detector, door contact, intrusion, and CCTV type security system. Motion detectors are provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system 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 LCD monitors and is recorded on a 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 security system is adequately provided throughout.

The exterior site lighting consists of white pole-mounted fixtures complemented by a variety of building-mounted fixtures. At building entrances and adjacent walkways, most fixtures are wall-mounted HID-style floodlights, with some having been replaced by LED units. Pedestrian walkways are illuminated by 10-foot-tall HID pole lights. According to the owner, HID lamps are replaced with LED lamps upon failure as part of an ongoing retrofit approach. Parking areas and bus pick-up/drop-off zones are lit by 20-foot-tall pole-mounted HID fixtures that match the design of the walkway lighting. Overall, the exterior lighting provides adequate illumination for pedestrian walkways. However, parking areas appear to lack sufficient coverage when measured against IES-recommended foot-candle levels. While not a code requirement, it is recommended that future parking area renovations include replacement or addition of fixtures to improve lighting levels and ensure safe, comfortable visibility.

Rating: Needs Repair

Recommendations:

The security/camera system should be integrated into the district wide system. Existing lighting require no renovation or replacement at the present time. Consider new parking lot poles and fixtures to provide IES recommended illumination for safety and comfort.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior Parking Lot Lighting	$1.36	sf	183,175	$249,118.00
Total Cost				$249,118.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
New Security/Camera System/Access Ctrl	$1.93	sf	183,175	$353,527.75
Total Cost				$353,527.75

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The exterior lighting requires no immediate attention at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

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Blue = Security Concern Item



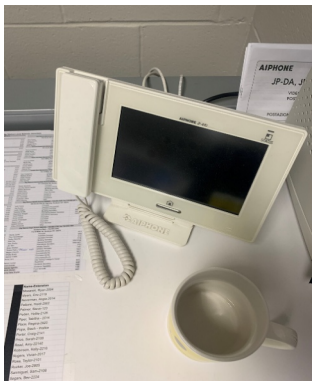
10' sidewalk poles at main entry



Various Building Mounted Lighting



Parking Lot Pole / LED 'corncob' replacement



Airphone for secured vestible



New 360 degree - multi lense cameras



Access control throughout facility

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item M	Emergency / Egress Lighting

NON-OFCC

Existing Conditions:

The facility is equipped with battery-backed bug-eye flood lighting of various styles for the emergency egress lighting system. Select 2x4 recessed light fixtures were found to have battery back-up to supplement the wall mounted units. Some of the devices appear to be original to the building. Plastic battery-backed, red letter, exit signs provide the egress pathway signage and appears to be compliant with Ohio Building Code requirements. The system appears to be adequately provided throughout the inside of the building. The 2006 addition does have exterior egress lighting, the original building does not.

Rating: Satisfactory

Recommendations:

Emergency and egress lighting appears to be satisfactory on the inside of the building, some devices are original to the building, consider replacing. Devices could be replaced with non-battery type if a generator is installed.
We would recommend extending the egress lighting to the exterior landings when egress lighting is updated.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Emergency egress lighting replacement	$1.40	sf	183,175	$256,445.00
Total Cost				$256,445.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: The emergency/egress lighting system is adequate for today's needs. The system could be improved by adding an emergency generator.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Emergency/Egress Lighting	$1.30	sf	183,175	$238,127.50
Total Cost				$238,127.50







Typical Exit Sign / Typical Exit and Bug-eye



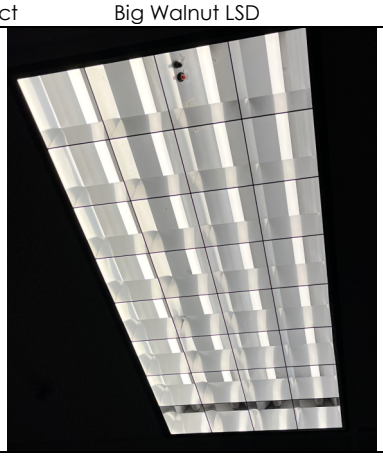
Exit Sign in Gym / Bug-eye in Admin office

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

	
Recessed 2x4 with Battery Backup	Exterior Door with no Exterior Egress Light

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item N: Fire Alarm

NON-OFCC

Existing Conditions:

The facility is equipped with a Fire-Lite by Honeywell ES-200X Addressable fire alarm system which appears to have been installed in 2018, and located in the main administration space. The system utilizes previously utilized strobe locations with a seperately added speakers for voice capabilities; manual pull stations provided at exit doors, all devices red in color. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns / speakers / strobe indicating devices, flow switches, tamper switches, smoke detectors, and heat sensors. The system thus supports existing fire suppression systems. The system is adequately provided throughout, and does have additional zone capabilities. The system is compliant with Ohio Fire Code, NFPA.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The system has been upgraded since the OFCC assessment to voice, we do agree with the statement that nothing is needed at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Fire Alarm Head-End System



Typical fire alarm devices

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item O	Handicap Accessibility

NON-OFCC

Existing Conditions:

An accessible route is provided from the public right-of-way, designated accessible parking areas, and the passenger unloading zone to the school's main entrance via curb cuts and a power-assisted entry. However, not all areas of the site are connected by accessible routes due to elevation changes. With two power-assisted entrances provided, the exterior entries are partially ADA compliant. The lack of ADA accessibility due to elevation changes affects ADA space locations. And, in cases, inability to be close to the entrances since they need to close to limited accessible routes. Exterior doors are equipped with ADA-compliant hardware. Building entrances should include two ADA-compliant power-assisted doors; two are present and in good condition. Playground accessibility was not assessed due to existing grade level configuration of this facility. Inside the building, space allowances and reach ranges are generally compliant, and an accessible route is available throughout. Ground and floor surfaces meet ADA standards. Stairs are ADA compliant, but the handrails do not meet life safety codes. Vertical circulation is provided by stairwells in fair condition (non-compliant) and compliant steps, also in fair condition. The multistory building includes a compliant elevator serving all floors that is in good condition. Stage access is available via a corridor at stage level. Interior doors are mostly recessed with appropriate clearances, but most lack ADA-compliant hardware, except for the 2006 addition. ADA compliant accessories, lavatories, water closets, urinals and electric water coolers are provided in item E with fixture replacement. Toilet partitions meet ADA standards and provide proper clearances. Science classrooms, the health clinic, and special education restrooms meet ADA requirements, though the clinic and special education restrooms lack showers. ADA signage is inadequate both inside and outside the building.

Rating: Needs Repair

Recommendations:

Provide ADA-compliant signage and door hardware as required in the overall facility to facilitate the school's meeting of ADA requirements. New handrails are addressed in life safety, item U.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Handicapped Hardware	$475.93	set	234	$111,367.62
Signage	$0.27	sf	183,175	$49,457.25
Total Cost				$160,824.87

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Accessibility conditions observed appear consistent with OFCC assessment. Costs have been updated to reflect current OFCC 2025 cost sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Handicapped Hardware	$453.48	set	234	$106,114.32
Signage	$0.26	sf	183,175	$47,625.50
Total Cost				$153,739.82



Non-ADA compliant hardware

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item P | Site Condition

Existing Conditions:

The 49 acre gently sloped site is located in a rural residential setting with moderate tree/shrub type landscaping. The site is shared with Big Walnut Intermediate for a combined total of 79 acres. Outbuildings include a shed, a field house, a concession area for the stadium, baseball dugouts and a concession/storage area for the baseball fields. There are no apparent problems with erosion or ponding, except drainage problems at the tennis court area. The site is bordered by lightly traveled county roads. Multiple entrances onto the site facilitate separation of bus and other vehicular traffic, and a bus drop-off is provided for student loading and unloading. Staff, visitor, and student parking is facilitated by multiple asphalt parking lots, some in poor condition and some in fair condition, containing 453 parking places, including 8 ADA which provides adequate parking for staff members, visitors, and students. 364 regular and 8 ADA spaces are required. Adequate signage is not provided. The site and parking lot drainage design, consisting of sheet drainage and storm sewers provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs are in fair condition and 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 in poor condition, and is equipped with a concrete pad area for dumpsters, which is in fair condition. Due to existing grade configuration, no playground considerations are relevant. The athletic facilities are comprised of a football stadium, track, soccer field, and baseball fields which are in good condition. There are tennis courts, which according to the district, are in poor condition due water damage caused by drainage problems. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of bird watching areas.

Rating: Needs Repair

Recommendations:

Signage for ADA parking is included in item O. Provide a curb cut at the bus loop and at both of the southwest entrances. Repair concrete sidewalk. Resurface original parking lot and drive (1991). Resurface asphalt at service courtyard.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
General Site				
Crack fill & sealcoat asphalt pavement & repaint pavement markings	$0.30	SF	336,551	$100,965.30
Concrete Curb- demo and replace around site- 5% of curbing	$43.52	LF	130	$5,657.60
Backfill and reseed grass areas - 5% of site	$3.39	SY	6,500	$22,035.00
Add topsoil and reseed grass (mostly near pavement edges)- 1% of site	$2.00	SY	1,300	$2,600.00
Concrete wheel stops- re-pin in correct locations	$100.00	EA	15	$1,500.00
SD Concrete- Replace at east patio area	$12.40	SF	2,000	$24,800.00
Shed (East of School)- add concrete slab and replace siding	$1,850.00	LS	1	$1,850.00
Replace rusted chain link fence	$73.07	LF	1,000	$73,070.00
Correct grading/patch accessible sidewalk path to front entrance	$14.90	SF	2,200	$32,780.00
Sitework allowance	$50,000.00	LS	1	$50,000.00
Tennis Court and Track				
Tennis Courts- Replace fencing and posts/footers- full area	$73.07	LF	1,000	$73,070.00
Repair top layer track surface and repaint	$250,000.00	LS	1	$250,000.00
Total Cost				$638,327.90

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Asphalt Paving- Mill and Fill- 40% of site	$2.50	SF	60,009	$150,022.50
Total Cost				$150,022.50

We have reviewed the OFCC Assessment for this item and disagree

Reasons: We believe that the site needs more improvements/repair since the last time an assessment was completed for it. Asphalt pavement and concrete curbs/sidewalks need a lot of repair around the site. Other items like stairs need backfilled for safety, and grass needs re-graded and reseeded around the site, especially along turns. The tennis courts need new fencing. Track surfacing and wheel stops also need repaired.

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

OFCC

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Asphalt Paving / New Wearing Course	$24.61	sy	15,083	$371,192.63
Concrete Curb	$9.72	sf	2,600	$25,272.00
Base sitework allowance for unforeseen circumstances	$50,000.00	allowance	1	$50,000.00
Sitework allowance for unforeseen circumstances for buildings over 100,000 SF.	$150,000.00	allowance	1	$150,000.00
Other: ADA curb cuts	$1,500.00	allowance	1	$1,500.00
Total Cost				$597,964.63



Asphalt Problem Areas



Curb areas needing replacement



Backfill Stairs and re-align landings

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Backfill needed at curbs



Grass needing repair/reseeding



Re-pin Wheel stops



Repair concrete



Repair shed to East



Repair fencing at tennis courts

Facility Assessment

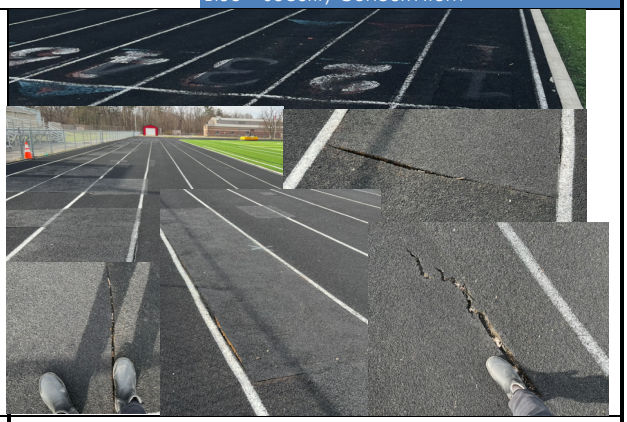
Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Replace rusted chain link fence



Replace top layer track surface and repaint lines



Correct grading and patching of accessible concrete path

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item Q	Sewage System

NON-OFCC

Existing Conditions:

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

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Sanitary sewer is in fair condition and no repairs or attention needed at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No renovation required				
Total Cost				$0.00

No images available.

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item R	Water Supply

NON-OFCC

Existing Conditions:

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

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Exisiting water supply piping, fittings, and accessories appear to be in fair condition and require no renovations or attention at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No Work Required				
Total Cost				$0.00

No Images Available.

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item S: Exterior Doors

NON-OFCC

Existing Conditions:

In the original portion of the building, typical exterior doors are hollow metal doors and frames, which are in poor condition. Hollow metal entrance doors have vision panels with insulated glazing. In the 2006 additions, typical exterior doors are aluminum doors and frames, with insulated glazing and appropriate hardware. This building has roof access doors in fair condition. Overhead doors in the facility are a combination of steel and aluminum. The overhead door in the receiving area is in poor condition.

Rating: Needs Repair

Recommendations:

Replace exterior hollow metal doors in the original building as required.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Hollow metal door and frame with hardware (single)	$3,399.46	ea	19	$64,589.74
Overhead door and hardware	$4,759.24	ea	1	$4,759.24
Total Cost				$69,348.98

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Condition of exterior doors is consistent with OFCC assessment. Costs have been updated to reflect current OFCC 2025 cost sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Door/leaf frame and hardware	$3,239.12	per leaf	19	$61,543.28
Overhead doors and hardware	$4,534.77	per leaf	1	$4,534.77
Total Cost				$66,078.05



Exterior doors at main entry



Typical exterior hollow metal doors

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item T	Hazardous Material

NON-OFCC

Existing Conditions:

With the construction date of this facility, there is a potential for asbestos in ballasts of fluorescent lighting and/or vinyl floor tile and mastic. An Enhanced Environmental Hazards assessment (EEHA) will need to be executed to establish abatement scope and budget.

Rating: Needs Repair

Recommendations:

Provide for disposal of fluorescent lighting. Conduct an EEHA to establish abatement scope and budget.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Fluorescent lamps & ballasts recycling/incineration	$0.17	sf	166,409	$28,289.53
Total Cost				$28,289.53

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Replace fluorescent lamps

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Fluorescent lamps & ballasts recycling/incineration	$0.13	sf	166,409	$21,633.17
Total Cost				$21,633.17

No Images Available

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item U	Life Safety

NON-OFCC

Existing Conditions:

The facility is not equipped with an emergency generator for emergency power. Egress lighting is provided with battery-back up and is sufficient inside the building, could be extended to the exterior on the original building.
The overall facility is equipped with an automated fire suppression system in good condition. The automated fire suppression system incoming main piping and accessories are in good condition. The flow capacity and pressure are adequate for the building's need. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 4 interior stair towers, which are protected by one hour rated fire enclosures. Guardrails do not meet the 4'' ball test. 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 installed as required by the OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: Needs Replacement

Recommendations:

Provide emergency generator. Provide existing Kitchen hood with a new UL 300 compliant wet chemical fire suppression system and provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system. Provide new guardrails in stairways to meet the requirements of the Ohio Building Code. Cost for the generator is included with Section D Electrical Systems.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Emergency Generator system (cost included with Section D Electrical Systems)	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Retrofit existing kitchen hood with Fire Suppression System	$9,000.00	per hood	1	$9,000.00
Total Cost				$9,000.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: We agree with the OFCC assessment recommendations.

OFCC Cost Assessment

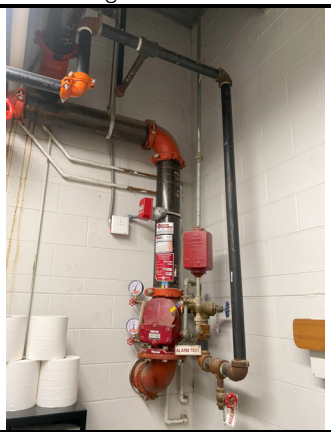
Item Description	Cost	Unit	Quantity	Unit Cost
Generator	$50,000.00	unit	1	$50,000.00
Handrails	$6,478.25	level	11	$71,260.75
Retrofit existing kitchen hood with Fire Suppression System	$8,421.72	per hood	1	$8,421.72
Total Cost				$129,682.47

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Incoming fire suppression main



Kitchen Hood

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item V	Loose Furnishings

NON-OFCC

Existing Conditions:

The typical Classroom furniture is not consistent in design throughout the building, but is in generally good condition. Most classrooms have student desks & chairs , teacher desks & chairs. Other items within the building include desk height file cabinets, reading tables , computer workstations , bookcases , wastebaskets and other items. Generally, the furniture is in good shape, but shows reasonable wear-and-tear based on age and expected life expectancy of the product.

Rating: Needs Repair — Needs Repair

Recommendations:

Existing conditions require minor furniture replacement at this time, but an allowance is recommended for annual repair and replacement as needed. Priority should be given to replacement of cafeteria tables.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Allowance for furniture replacement as needed	$3.23	sf	183,175	$591,655.25
Total Cost				$591,655.25

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Due to the minor furniture replacements needed at this facility.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
CEFPI Rating 8	$3.23	sf	183,175	$591,655.25
Total Cost				$591,655.25



Cafeteria tables



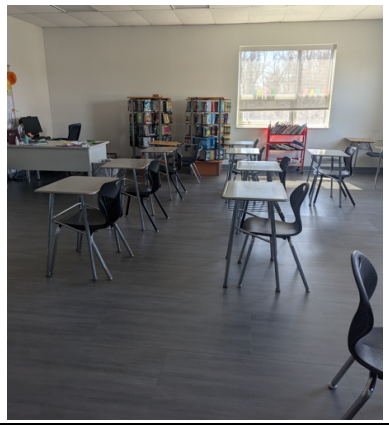
Classroom tables

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical classroom furniture



Classroom tables in good condition



Classroom furniture



Meeting tables

Facility Assessment

Building Name: Big Walnut Middle (was HS)

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item W | Technology

NON-OFCC

Existing Conditions:

The typical Classroom is equipped with 4 data ports in one common location for student use, a dedicated data port and voice port for the teacher's station along with a television outlet. A 2-way PA system that can be initiated by either party is also provided to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided, and in average condition. OSDM-compliant computer network infrastructure is provided. The facility does contain a media distribution center, and provides Computer Labs for use by students. Elevators are equipped with telephones.

Rating: Needs Replacement

Recommendations:

Provide complete replacement of technology systems to meet adequent means, and to sustain the capacity to keep pace with technological development. Establish 2 or 3 more technology rooms, a lot of cabling over 293 ft which causes performance issues. There

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
HS Portion of building with total SF 133,601 to 200,400	$11.65	sf	182,907	$2,130,866.55
Total Cost				$2,130,866.55

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

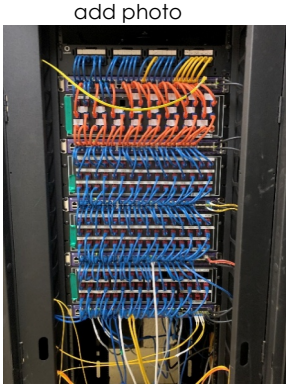
We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Technology upgrades are needed.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
HS Portion of building with total SF 133,601 to 200,400	$11.65	sf	182,907	$2,130,866.55
Total Cost				$2,130,866.55

add photo



MER cabling - only technology room

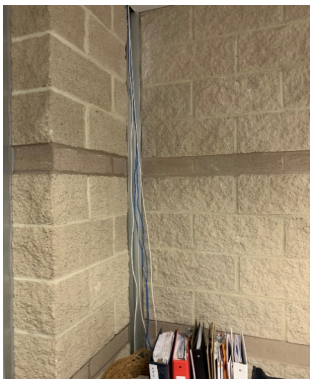


Cabling above rack - cabling is all over

Facility Assessment

Building Name	Big Walnut Middle (was HS)
School District	Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

	
Old cabling, with no labeling	No pathways on a lot of cabling hoziontal cabling.

Facility Assessment Summary

Building Name	Big Walnut Middle (was HS)	County	Delaware
School District	Big Walnut LSD	Township	
Address	555 S Old 3C Hwy	Acreage	49.00
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Construction	1991	3	142,199	Y
Original Building (Auditorium)	1991	1	4,459	Y
Original Building (CT High Bay)	1991	1	3,038	Y
Original Building (Greenhouse)	1991	1	268	Y
Addition No 1	2006	3	33,211	Y
Total			183,175	

Assessment Summary

	Assessment Item	Rating	Long Term Cost Assessment	Near Term Cost Assessment
A	Heating System	Needs Replacement	$1,807,342.62	$8,822,839.63
B	Roofing	Needs Repair	$0.00	$2,835,712.83
C	Ventilation / Air Conditioning	Needs Replacement	$0.00	$0.00
D	Electrical Systems	Needs Replacement	$7,162,142.50	$0.00
E	Plumbing and Fixtures	Needs Replacement	$180,365.27	$19,047.33
F	Windows	Needs Repair	$0.00	$57,904.65
G	Structure: Foundations	Satisfactory	$0.00	$0.00
H	Structure: Walls and Chimneys	Needs Replacement	$0.00	$831,256.69
I	Structure: Floors and Roofs	Satisfactory	$0.00	$0.00
J	General Finishes	Needs Replacement	$626,902.02	$2,747,788.84
K	Interior Lighting	Needs Replacement	$1,619,267.00	$0.00
L	Security System	Needs Repair	$249,118.00	$353,527.75
M	Emergency / Egress Lighting	Satisfactory	$256,445.00	$0.00
N	Fire Alarm	Satisfactory	$0.00	$0.00
O	Handicap Accessibility	Needs Repair	$0.00	$160,824.87
P	Site Condition	Needs Repair	$638,327.90	$150,022.50
Q	Sewage System	Satisfactory	$0.00	$0.00
R	Water Supply	Satisfactory	$0.00	$0.00
S	Exterior Doors	Needs Repair	$0.00	$69,348.98
T	Hazardous Material	Needs Repair	$28,289.53	$0.00
U	Life Safety	Needs Replacement	$0.00	$9,000.00
V	Loose Furnishings	Needs Repair	$591,655.25	$0.00
W	Technology	Needs Replacement	$2,130,866.55	$0.00
X	Construction / Contingency		$3,735,569.17	$3,922,840.23
Total			**$19,026,290.81**	**$19,980,114.30**

Facility Assessment Summary (OFCC)

Building Name	Big Walnut Middle (was HS)	County	Delaware
School District	Big Walnut LSD	Township	
Address	555 S Old 3C Hwy	Acreage	49.00
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Construction	1991	3	142,199	Y
Original Building (Auditorium)	1991	1	4,459	Y
Original Building (CT High Bay)	1991	1	3,038	Y
Original Building (Greenhouse)	1991	1	268	Y
Addition No 1	2006	3	33,211	Y

Assessment Summary

	Assessment Item	OFCC Cost Assessment
A	Heating System	$8,161,040.88
B	Roofing	$165,761.43
C	Ventilation / Air Conditioning	$129,565.00
D	Electrical Systems	$141,044.75
E	Plumbing and Fixtures	$285,160.03
F	Windows	$40,490.00
G	Structure: Foundations	$0.00
H	Structure: Walls and Chimneys	$331,245.89
I	Structure: Floors and Roofs	$0.00
J	General Finishes	$2,572,196.78
K	Interior Lighting	$2,805,030.38
L	Security System	$0.00
M	Emergency / Egress Lighting	$238,127.50
N	Fire Alarm	$0.00
O	Handicap Accessibility	$153,739.82
P	Site Condition	$597,964.63
Q	Sewage System	$0.00
R	Water Supply	$0.00
S	Exterior Doors	$66,078.05
T	Hazardous Material	$21,633.17
U	Life Safety	$129,682.47
V	Loose Furnishings	$591,655.25
W	Technology	$2,130,866.55
X	Construction / Contingency	$4,534,577.02
Total		**$23,095,859.60**

APPENDIX 4E.5

Garmann Miller Facility Assessments -
Bus Garage Assessment

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item A	Heating System

Existing Conditions:

The bus garage maintenance areas are heated by a variety systems. Most of the maintenance/storage ares are heated by infrared tube heaters (qty 14 - 1980s), gas-fired unit heater (qty 1 - 202x), and a waste oil heater (Qty 1 - 2010). It was reported by staff that most of the infrared heaters are non-functional and need replaced. The office areas are heated by various packaged rooftop units (RTUs) - (Qty 3). Two of the RTUs are from 1985 and the other 2000. These are past their expected service life.

Rating: Needs Replacement

Recommendations:

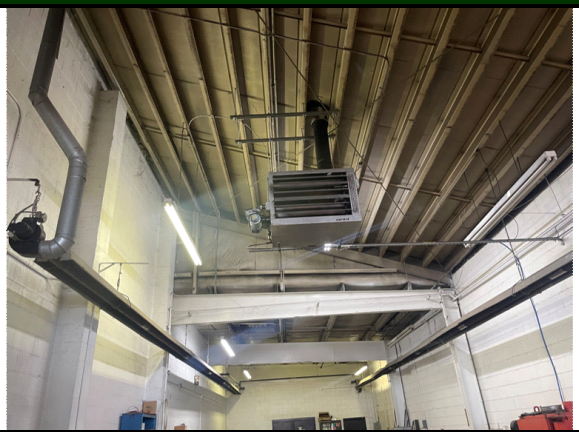
Replace all heating systems with new. Most equipment is not working or near the end of life.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace radiant heaters	$5,000.00	QTY	14	$70,000.00
Replace Gas-fired heater	$5,000.00	QTY	1	$5,000.00
Total Cost				$75,000.00



Infrared heater and Waste-Oil Heaters



Gas Unit Heater



Packaged Rooftop Unit (RTU)



Infrared Gas Heater

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item B	Roofing

Existing Conditions:

The existing roof is a low-slope standing seam metal roof, original to the building and is in poor condition. The roof panels are structural - they attached directly to framing members and span between them without any deck or substrate material. Insulation is provided in the system by battens draped between structural members. Insulation is also in poor condition. The roof system is drained by gutters and downspouts, which appear in fair condition. The small section of masonry parapet cap on the south end of the building has mortar joints that are deteriorating. Roof was accessed by an exterior ladder with safety cage in fair condition.

Rating: Needs Replacement

Recommendations:

Replace metal roof,system - standing-seam structural metal roof, insulation, and gutters. Install cap/coping on existing masonry parapet.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Structural standing-seam metal roof	$26.15	s.f.	29,036	$759,291.40
Roof insulation - faced batten draped/supported from structure	$3.95	s.f.	29,036	$114,692.20
Gutters	$22.48	l.f.	480	$10,790.40
Parapet cap	$25.02	l.f.	112	$2,802.24
Total Cost				$887,576.24

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Overall roof showing deteriorating curb flashing, no cricket.



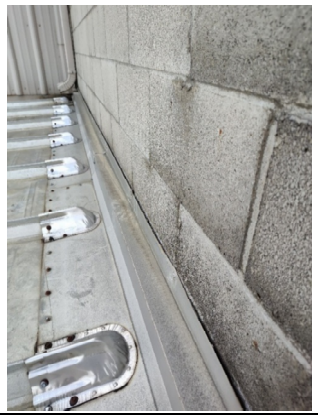
Partial roof patch on standing seam metal roof.



Deteriorating curb flashing, partially coated roof.



Failing joint on partially coated metal roof.



Wall flashing pulling away from wall.



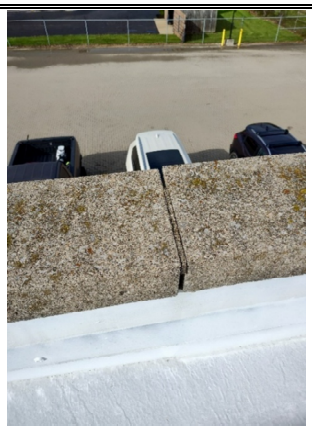
Partial flashing coating/repair at peak and masonry coping.

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

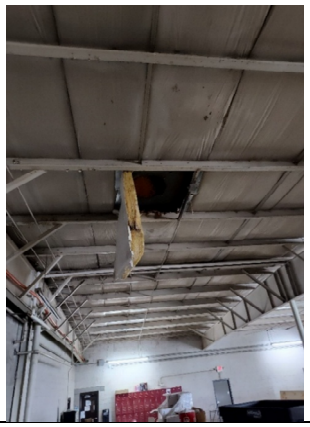
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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



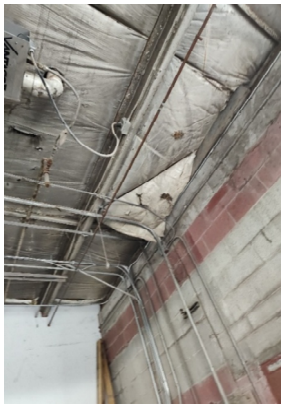
Failing joint in masonry coping



Ponding water at roof curb - no cricket to divert water.



Insulation battens - deteriorating and failing.



Deteriorating insulation battens.

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item C	Ventilation / Air Conditioning

Existing Conditions:

Air conditioning is only provided in the office areas. This is done by packaged rooftop units (qty -3). Two of the RTUs are from 1985 and the other 2000. The bus garage office is cooled via a PTAC unit (age unknown). The equipment is near the end of its service life and will need replaced.

Vehicle exhaust systems/MAU are original to the addition. General exhaust systems appear to be orginal to the building and are near end of life.

Rating: Needs Replacement

Recommendations:

Replace rooftop units with new. Replace PTAC with new (or mini split). Upgrade exhaust systems

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace vehicle exhaust systems	$25,000.00	QTY	1	$25,000.00
Replace RTUs	$15,000.00	QTY	3	$45,000.00
Add HVLS fans to bays	$5,000.00	QTY	6	$30,000.00
Replace PTAC	$2,500.00	QTY	1	$2,500.00
Replace general exhaust systems	$6,000.00	QTY	7	$42,000.00
Total Cost				$144,500.00

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



PTAC unit for maintenance bay office



Makeup Air Unit w/ fabric duct dispersion



Vehicle exhaust Hose Reel



Vehicle Exhaust Control Center (Exhaust/Makeup Air)



Rooftop equipment (RTU and Intake Hoods)



General exhaust systems

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item D	Electrical Systems

Existing Conditions:

The electrical service is 480V, three-phase, supplied from three pole mounted transformers provided by Consolidated electric CO-OP. The 4 wire, 3 phase 480V system goes underground to building and stubs up and LB into the building in the 1000A rated Square D Main distribution gear "MPA" which contains 5 fused switches and no single main switch. The multiple service switches were not labeled as "Service Disconnect". Two additional Square D HCN I-Line 480V distribution panels are in the same room and provide 480V power to various equipment throughout the building. A 225KVa dry-type transformer feeds "MPB" which is the Main 120/208V distribution panel for the building feeding many of the branch panels in the facility. "MPB" is mounted in a way that does not provide code required clearance and access. Most of the electrical equipment is original to the building, age is unclear. Receptacle coverage appears adequate in most of the building, GFCI protection is lacking in many locations (i.e. mechanics bay). standard duplex receptacles are located in the pit, fed with MC cable and non-explosion proof fittings and boxes. The mechanics bay is considered a "major repair" garage due to the type of work performed. There is no CO/NO detection in the garage to control an exhaust system (hoses are connected to the busses). It was mentioned that devices could be fed from anywhere in the building, making it difficult to track down circuit breakers. Circuit overload appears to be an issue in the office area only, where circuit breakers trip enough to make it a nuisance. There are exterior bus heat receptacles, non-GFCI type (most locations), many of the WP covers are broken. An exterior panel (for bus heat receptacles) mounted near the fence was disassembled with parts laying on the ground below the panel. The receptacles from this panel were GFCI protected. Exterior receptacle coverage was adequate because of all the bus heater receptacles. There are multiple above ground fuel tanks around the building, electrical conduit is laying on the ground with no support and explosion proof fittings were not part of the installation for some of the tanks.

Rating: Needs Repair

Recommendations:

"MPA" service switches to be provided with proper labeling to indicate "Service Disconnect". "MPB" will need to be relocated to allow code required access. Receptacles in the mechanics bay should be switched out to GFCI type receptacles. GFCI receptacles should be installed in all garage areas and added where within 6'-0" of sinks. The mechanics bay electrical should be reworked with an explosion-proof installation and devices in the pit. A CO/NO detection system should be added and connected to an exhaust system with automatic controls in the mechanics bay. The exterior bus heater panelboard should be reassembled. The office area circuit overload condition should be corrected by splitting some of the devices to a new circuit. Long term we would recommend replacing the entire electrical system due to the apparent age.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Full replacement of the electrical system - Includes generator	$39.10	SF	29,036	$1,135,307.60
Total Cost				$1,135,307.60

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Label Service Disconnects	$500.00	LS	1	$500.00
Panel "MPB" Relocation	$6,500.00	LS	1	$6,500.00
Mechanics bay pit work & GFCI receptacles	$20,000.00	LS	1	$20,000.00
Install CO/NO Systems and controls (EF & ducting not included)	$25,000.00	LS	1	$25,000.00
Reassemble the exterior bus heater panel (assume everything is there, no new part purchases)	$350.00	LS	1	$350.00
Split office circuit	$1,500.00	LS	1	$1,500.00
Total Cost				$53,850.00

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Service Entrance



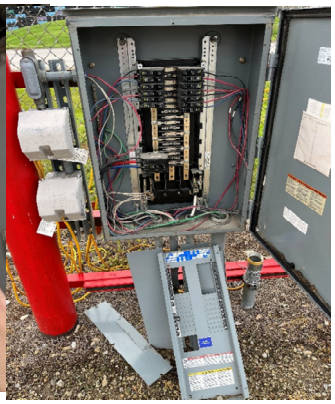
Main Service Switches





Typical Panelboard and Transformer





Inaccessible Panel & Disassembled Panel





Non-GFCI Receptacles



Non-Explosion Proof Installation in Pit

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item E	Plumbing and Fixtures

Existing Conditions:

The service entrance is equipped with a reduced pressure backflow preventer in fair condition. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is copper, and is in good condition. The waste piping in the overall facility is cast iron, is original to each addition, and is in good condition. The facility is equipped with a 20 gallon gas water heater in good condition in the bus maintenance area and has adequate capacity for the facility. Gas piping in the building is black iron piping and in fair condition. Gas meter and regulator located near the front entrance of the building and is in fair condition. The facility is heated in the storage area and bus maintenance area by radiant tube heaters and a fuel oil heater. The gas piping and fuel piping to these heaters is in fair condition. The facility is currently equipped with (3) floor mounted tank type toilets in fair condition. The facility has (3) wall mounted manual faucet lavatories in fair condition. The facility is equipped with (2) electric water coolers. The electric water cooler in the office area is in good condition. The electric water cooler in the bus maintenance is in poor condition. The wall mounted service sink in the bus maintanence area is in fair condition. The floor mounted service sink in the storage area is in good condition but is not directly tied into the sanitary system. The facility is equipped with an air compressor and air dryer system that is adequate for the use of the building and is in good condition. Custodial closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair condition. The bus maintenance garage is equipped with emergency eyewash, but not safety shower. Emergency eyewash is in fair condition. Bus maintenance garage is equipped with an oil waste drain and pump in to oil tanks, which is in fair condition. Adequate exterior wall hydrants are provided. Propane refueling station onsite is in good condition, and no issues have been reported. Adequate safety and signage is currently in place.

Rating: Needs Repair

Recommendations:

New toilet and lavatory to be installed to meet the restroom needs for the occupancy of the building. New safety shower to be installed in the bus maintanence area. Lavatory faucets showing age and normal wear and tear. Replace lavatory faucets and piping.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Bus Maintanence Electric Water Cooler removal	$500.00	LS	1	$500.00
Replace Faucets	$679.90	ea	3	$2,039.70
Total Cost				$2,539.70

Near Term Cost Assessment

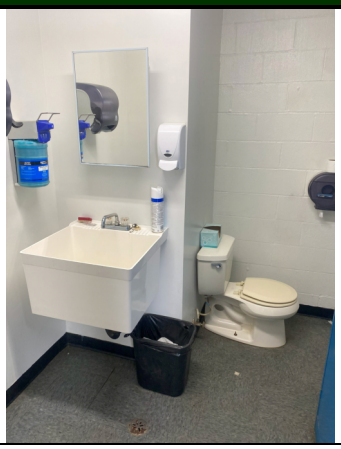
Item Description	Cost	Unit	Quantity	Unit Cost
New Safety Shower	$3,399.46	ea	1	$3,399.46
New Toilet	$5,167.18	ea	1	$5,167.18
New Lavatory	$3,399.46	ea	1	$3,399.46
Total Cost				$8,566.64

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
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Blue = Security Concern Item



Existing non-ADA compliant restroom.
Fixtures in fair condition.



Existing air dryer (right) in good condition connected to air compressor in fair condition (left).



Exisiting non-ADA compliant service sink in storage area.



Underside of lavatory in office restroom.



Gas meter and regulator assembly in fair condition.



Gas-fired water heater serving bus maintenance bay.

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item F	Windows

Existing Conditions:

Typical windows throughout the overall facility are thermally broken, aluminum frame type windows with insulated double glazing. Windows are not operable. Most window system seals are in good condition, with minimal evidence of air or water infiltration present. Windows do not feature blinds or roller shades. This facility is not equipped with glass block windows. There is an aluminum door with full vision glass at the main entry of the building. The building does not contain skylights. Window security grilles are not provided. There is not a Greenhouse associated with this building.

Rating: Needs Replacement

Recommendations:

Replace window with air/water infiltration

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace window	$78.19	sf	14	$1,094.66
Total Cost				$1,094.66



Exterior view of typical window



Interior view of typical window



Window showing signs of air or water infiltration

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item G	Structure: Foundations

Existing Conditions:

The overall facility is equipped with concrete foundation walls on concrete footings, displaying initial signs cracking and deterioration. No grading or site drainage deficiencies were noted around the perimeter of the building that are contributing or could contribute to foundation wall deterioration.

Rating: Needs Repair

Recommendations:

Repair cracking and deterioration in foundations observed above grade.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Repair foundations	$20,000.00	allow.	1	$20,000.00
Total Cost				$20,000.00



Cracking in foundation wall

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item H	Structure: Walls and Chimneys

Existing Conditions:

The overall facility is a pre-engineered metal building, with a small administrative area that is conventionally framed. The façade consists of split-faced CMU and fluted CMU veneer, which is in poor condition, with metal siding at high areas. There are control joints in the exterior masonry veneer, but masonry cracking and separation were observed. The exterior split-faced CMU and fluted CMU walls are not cavity walls in the high bay areas, which are pre-engineered metal building structures. Exterior walls are finished with studs and drywall on the interior side of the administrative area. The exterior masonry requires cleaning and is starting to show signs of deterioration. Interior walls are a combination of concrete masonry unit and studs with drywall, all of which are in fair condition. There are no chimneys. There is a sloped canopy with soffit and asphalt shingles over main entry door. There is a ramp or assumed former loading/unloading area.

Rating: Needs Repair

Recommendations:

Clean and seal exterior masonry. Rebuild portions where cracking or deterioration is occurring.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Masonry cleaning	$2.05	sf	10,000	$20,500.00
Masonry sealing	$1.36	sf	10,000	$13,600.00
Rebuild portions where masonry is cracking or deteriorating	$75,000.00	allow.	1	$75,000.00
Total Cost				$109,100.00



Split-faced and fluted CMU



Split-faced CMU veneer and vertical metal siding

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Stair step cracking in CMU to right of sectional door



Cracking to right of lintel

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item I	Structure: Floors and Roofs

Existing Conditions:

The overall floor construction of the facility is concrete slab on grade and is in fair condition. There is no crawl space in this facility. This is a single story structure with no intermediate floors. The overall roof construction is a pre-engineered metal building, and is in fair condition.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovations or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Roof structure

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item J	General Finishes

Existing Conditions:

The overall finishes in this building were in good condition. In the office area, the VET flooring is in good condition. Sealed concrete flooring in the bus garage area has cracking. Acoustic ceiling tile in the office area is in good condition. Interior walls are in good condition. Casework, markerboards, tackboards, lockers, and interior doors are in good condition. The only complaint from the building user is that there are only 3 bathrooms for 40 drivers.

Rating: Satisfactory

Recommendations:

No recommendations for Near Term. Building finishes are in good shape and are being maintained well.

For the long term, we recommend the school district reserve an allowance for future repair and replacement costs caused by typical wear-and-tear on flooring, casework, paint, etc.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Allowance for Repair and Replacement as needed in office/break area	$10.00	SF	3,000	$30,000.00
Total Cost				$30,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Cracking in sealed concrete flooring



Lockers in good condition

Facility Assessment

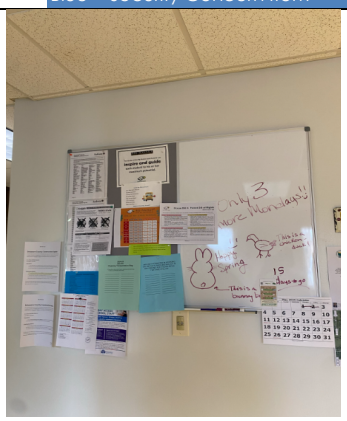
Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Interior wood doors in good condition



Markerboards in good condition



Casework in good condition

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item K	Interior Lighting

Existing Conditions:

Existing lighting consist of a mix of T-12 fluorescent, T-8 fluorescent, LED retrofit, and LED luminaires throughout the building. Lighting levels vary substantially in rooms. The Mechanics bay is equipped with LED high bay luminaires and strip lights with LED tubes. Lighting levels ranged from 15-50 foot-candle (fc). The mechanic area pit had non-explosion proof lighting installed. The office area is equipped with 2' x 4' recessed troffers (lensed & parabolic) with LED tubes, light levels ranging from 30-120fc. Mechanical/electrical rooms are equipped with T-12 fluorescent 8' strip lights with light levels ranging 3-40fc. The storage areas are equipped with 8' strip lights, most with T-12 fluorescent lamps, a few fixtures did have LED tubes installed, many fixtures were non-working. Storage lighting levels ranged from dark to 20fc. Control in most of the building is provided via wall mounted toggle switches and very few occupancy sensors. Color temperature ranged from 3000K to 4000K, a few rooms had a mix of color temperature.

Rating: Needs Replacement

Recommendations:

We would recommend to replace the lighting throughout the building, except the LED high-bays in the mechanics bay, to more efficient LED luminaires. The new lighting would be more efficient, be of the same color temperature throughout, and more evenly distributed light levels in each space. Dimmable lighting would be installed to allow the occupant to adjust to levels desired. Occupancy sensors would also need to be added to meet today's energy codes. We would recommend this item be near term due to the condition of much of the lighting in the building.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Full lighting and controls replacement	$8.84	SF	29,036	$256,678.24
Total Cost				$256,678.24

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

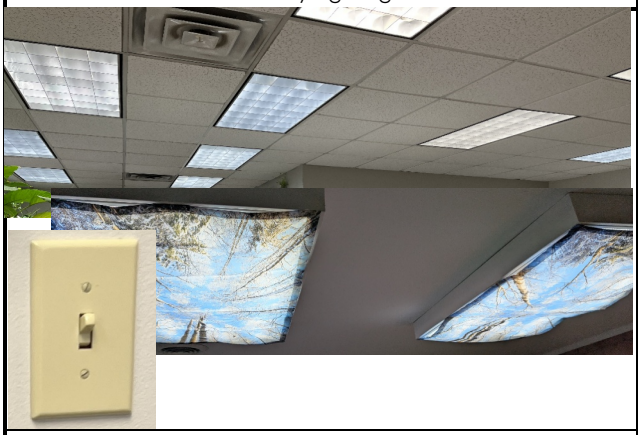
Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Mechanic's Bay Lighting & Control



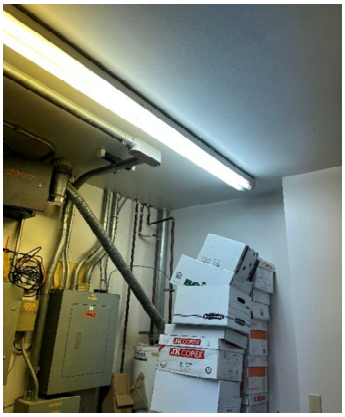
Mechanic's Pit Light | Non-Explosion Proof



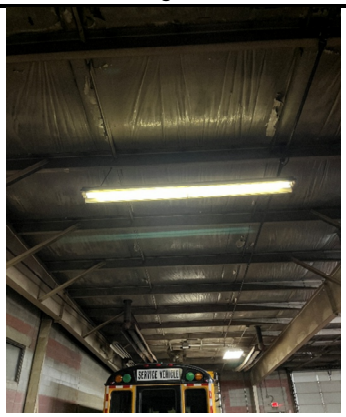
Office Lights & Control



Office Light with LED Tubes



Electrical Room Lights with T-12 Fluorescent Lamps



Storage Area Lights with T-12 Fluorescent Lamps

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item L	Security Systems

Existing Conditions:

Exterior Site Lighting: consist of wall mounted building lights, recessed canopy lights, and pole lights. Pole lights are located on the side and rear lots, there are no pole lights in the front parking lot. Pole light heads have been retrofitted to LED "corn cob" type lamps. The style of lamps in the building mounted fixtures is unclear. The side and rear lots appear to have sufficient lighting by the quantity of fixtures. The building mounted fixtures appear that they would provide sufficient light levels near the building and at doorways by quantity and placement. Control appears to be via photo cell (dusk to dawn).

Rating: Needs Repair

Recommendations:

Exterior Site Lighting: We would recommend a complete replacement of the exterior lighting and control for better coverage and efficiency. Today's energy codes would require the fixtures to dim after hours when not occupied. Replacement of the existing fixtures could be a long term strategy. Near term we would recommend improving the front lot lighting for added security. Provide new security/camera system/access control to be consistent across district.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete Site Lighting & Controls Replacement	$1.36	SF	29,036	$39,488.96
Total Cost				$39,488.96

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Add Pole Lighting to the Front Lot (with controls)	$7,500.00	Allow	5	$37,500.00
New security/camera system/access ctrl	$1.93	sf	29,036	$56,039.48
Total Cost				$93,539.48



Exterior Lighting & Control

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item M	Emergency / Egress Lighting

Existing Conditions:

Existing emergency lighting consist of battery back-up egress and exit lights. Much of the emergency lighting has been upgraded to LED, some of it remains incandescent type. It appears the system would offer sufficient lighting to exit the building in a power outage. Egress lighting does not extend to the exterior of the building.

Rating: Needs Repair

Recommendations:

We would recommend extending the egress lighting to the exterior of the building and testing the emergency batteries and lights for operation. We would also recommend upgrading the remaining incandescent type to LED for efficiency. If complete lighting replacement for the building interior is selected, emergency/egress lighting upgrades should happen at that time (cost included with tab K)

Long Term Cost Assessment

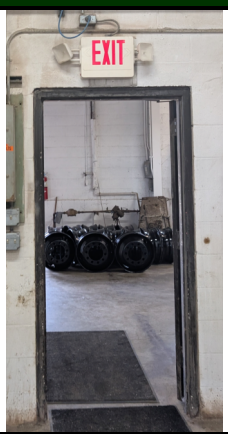
Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Extend egress lighting to the exterior/test/partial replacement	$12,000.00	allow	1	$12,000.00
Total Cost				$12,000.00



Exit/Egress Lights with Battery Back-up



Shop Egress/Exit with Battery Back-up

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item N	Fire Alarm

Existing Conditions:

The building is not equipped with a fire alarm system.

Rating: Satisfactory

Recommendations:

The Building code does not require this building to be equipped with a fire alarm system. If the fire suppression system is installed (Tab U), it is recommended to add a fire alarm system at the same time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Addressable Horn/Strobe Fire Alarm System	$3.50	SF	29,036	$101,626.00
Total Cost				$101,626.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item O	Handicap Accessibility

Existing Conditions:

An accessible route is provided from the public right-of-way and accessible parking areas to the building's main entrance. An accessible route connects most areas of the site via sidewalks and driveways. Access from the parking area to the building entrances is not impeded by steps or steep ramps. Exterior doors are equipped with ADA-compliant hardware. Inside the building, an accessible route is provided throughout, and space allowances and reach ranges are generally compliant. Ground and floor surfaces throughout are ADA-compliant. No vertical circulation is present as this is a single-story structure. Interior doors are not recessed, and some lack ADA-compliant hardware. Restrooms throughout the facility are single user and most do not meet ADA requirements, lacking proper clearances and ADA-compliant accessories. ADA signage is lacking throughout the building.

Rating: Needs Repair

Recommendations:

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

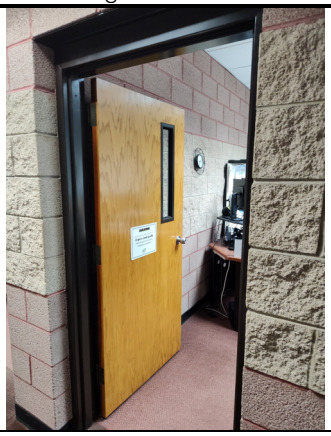
Item Description	Cost	Unit	Quantity	Unit Cost
Signage	$0.27	sf	29,036	$7,839.72
ADA compliant hardware	$475.93	ea	5	$2,379.65
Total Cost				$10,219.37

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Non-compliant ADA door hardware

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item P	Site Condition

Existing Conditions:

This property houses and stored the districts buses. Buses at the time of visit were parked in 2 separate areas of the site. One of the areas buses were parked had plug-ins mounted on posts along the fence line for charging batteries. The gravel was painted to delineate bus parking spaces. The fence all around the site seemed to be in adequate shape. The second spot buses were parked did not have the plug ins nor striped off parking spaces in the gravel. There was a maintenance bay of the building where buses get serviced. Vehicle access is maintained via the existing gravel pavement on-site. There are power lines running across the site with power poles in some select spots. The pole within the gravel area had concrete pieces mounded around them to help protect them in the expansive graveled space where buses park and maneuver. Additionally, the electric transformer sets within the gravel area and is protected in similar fashion and had a very small circle of grass around it. On-site there were 2 locations for fueling pumps and an area that housed propane tanks. The propane tank was set behind a wall and protected with bollards on the side not protected by the wall. The fuel tanks were out in the open; one of the fuel tanks did not have bollards around them; the second set of fuel pumps did have the bollard protection. It was unclear whether some safety standards like containment areas and shut off valves were present (should a fuel spill occur). Because this property was formerly owned and operated by a paver supplier, there were areas of pavers as the pavement; most notably the entry drive and parking for the building. At the front of the building there was a paver patio with tables and a seat wall around it. Landscaping at the front of the building looked to be in good shape. On-site there were additional entries into the 'back of house' area of the site via automatic slide gates; assumed access via a card reader system for authorized personnel. Storage of materials were spread out across the site. There were dumpsters/trash cans at several locations in and around the site/by the building. Observed several areas on-site that were low and holding water within the gravel area.

Rating: Needs Repair

Recommendations:

Short Term: Address some of the areas holding water; mostly low spots that need additional gravel filled in and compacted. Grading study would need to be conducted to see if any additional catch basins/select re-grade could help solve some of the issues. Ensure fuel tanks and important electrical equipment is protected. Fuel tank dispensers should have a defined containment area where pavement is graded as such that if spills were to happen that it's only as small area that may contain contaminents. Catch basins that may drain in and around these fuel tank dispensers should have shut off valve with an oil/water separator should a spill happen (it is unclear whether they do or not). Ensure all the safetyproper hazardous materials labeling and information is posted per regulatory requirements. Long Term: Seemed to be the area in gravel was expansive and more that was needed. In order to cut down long term replacement needs,

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Add Top Layer of Gravel to Existing	$1.00	sf	100,000	$100,000.00
Replace SD concrete	$12.50	sf	1,000	$12,500.00
Optional: Remove gravel not needed for parking/bus maneuvering	$0.70	sf	50,000	$35,000.00
Optional: Add Heavy Duty Concrete for Bus Parking Spaces Along Fence	$14.50	sf	22,000	$319,000.00
Total Cost				$466,500.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Add Top Layer of Gravel to Existing in Heavily Used Areas - 3" average depth	$1.00	sf	150,000	$150,000.00
Miscellaneous Stormwater Upgrades/Fuel Station Upgrades	$50,000.00	LS	1	$50,000.00
Regrade ponding areas/Fill in Potholes	$4.00	sf	10,000	$40,000.00
Add protection for fuel tanks and electric equipment	$10,000.00	LS	1	$10,000.00
Unforseen Site Conditions	$25,000.00	LS	1	$25,000.00
Total Cost				$275,000.00

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Fuel Tanks Need Protection and other safety protocols



Low Ponding Gravel Areas



Low Ponding Gravel Areas



Low Ponding Gravel Areas and Power Poles Bisecting Site



Electrical Equipment and Power Poles in Gravel Area



Gravel Bus Parking and Bus Plug-ins

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item Q	Sewage System

Existing Conditions:

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

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item R	Water Supply

Existing Conditions:

The domestic water supply system is tied in to the municipal system features 1'' service and 1'' water meter, and is in poor to fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, for which the existing water supply does not provide adequate support. 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 building.

Rating: Needs Replacement

Recommendations:

The existing water supply is not large enough to supply capacity to a fire suppression system and the additional plumbing fixtures advised to add to the building to meet the restroom needs of the facility.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Upsize Incoming Water Main to 4" Main	$68.00	lf	500	$34,000.00
Back Flow Preventer	$6,798.92	ea	1	$6,798.92
Total Cost				$40,798.92

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Incoming 1" water main in poor to fair condition.



Reduced pressure backflow preventor assembly.

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item S	Exterior Doors

Existing Conditions:

Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and are in fair good condition. All overhead doors in the facility need replaced.

Rating: Needs Repair

Recommendations:

Replace overhead sectional doors.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Overhead section door	$6,259.24	ea	9	$56,333.16
Total Cost				$56,333.16



Typical hollow metal door and frame



Typical sectional doors

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item T	Hazardous Material

Existing Conditions:

With the construction date of this facility, there is a potential for asbestos in ballasts of fluorescent lighting. An Enhanced Environmental Hazards assessment (EEHA) will need to be executed to establish abatement scope and budget.

Rating: Needs Repair

Recommendations:

Conduct an EEHA to establish abatement scope and budget.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Fluorescent lamps and ballasts recycling/incineration	$0.21	sf	29,036	$6,097.56
Total Cost				$6,097.56

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Fluorescent lighting

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item U	Life Safety

Existing Conditions:

The facility is currently not equipped with a fire suppression system. The water main supply line is not currently adequately sized for the addition of a fire suppression system.

The facility is not equipped with an emergency/standby generator.

Rating: Needs Replacement

Recommendations:

Due to the hazard level of the building, a fire suppression system should be added to the building.

If inadequate water pressure for a fire suppression system, a generator may be required for a fire pump. If a generator is required for the fire suppression system, it is recommended to have an emergency and standby distributions system also connected to the generator.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Fire Suppression System	$5.10	sf	30,000	$153,000.00
Add emergency/standby generator (cost included with Tab D)				
Total Cost				$153,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item V	Loose Furnishings

Existing Conditions:

The loose furnishings in the building are in good condition and are satisfactory in the near term. In the long term, the distrcit can add an allowance for repair and repalcement with typical wear-and-tear. The loose furnishings consist of office desking and seating along with group seating tables and chairs. Picnic tables on the exterior.

Rating: Satisfactory

Recommendations:

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Allowance for repair and replacement as needed	$10.00	SF	3,000	$30,000.00
Total Cost				$30,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

add photo	
Insert photo description	

Facility Assessment

Building Name: Bus Garage

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item W	Technology

Existing Conditions:

Network, Wireless networking, Paging, and phone infrastructure is present within the facility. Cabling within the technology room appears to be functional but lacks wire management and age of cabling is out of warranty.

Rating: Needs Repair

Recommendations:

I would recommend adding additional wireless access points to elimate dead zone throughout the facility. Replace horizonal cabling within the facility with new pathways.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

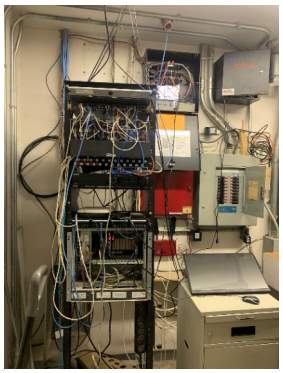
Item Description	Cost	Unit	Quantity	Unit Cost
Wireless Access Points	$1,000.00	ea	10	$10,000.00
Horizontal Cabling	$250.00	ea	120	$30,000.00
Technology Wiremanagement	$1,500.00	ea	1	$1,500.00
Total Cost				$41,500.00

Facility Assessment

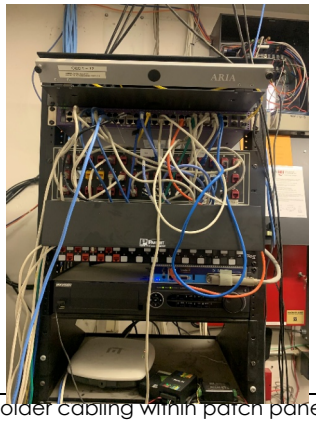
Building Name: Bus Garage

School District: Big Walnut LSD

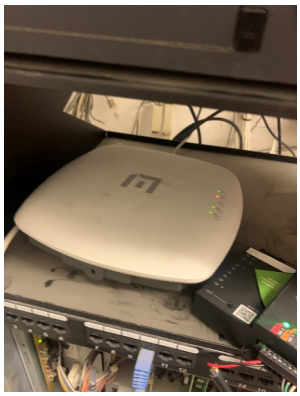
Red = Code Requirement Item
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Green = Energy Efficiency Item
Blue = Security Concern Item



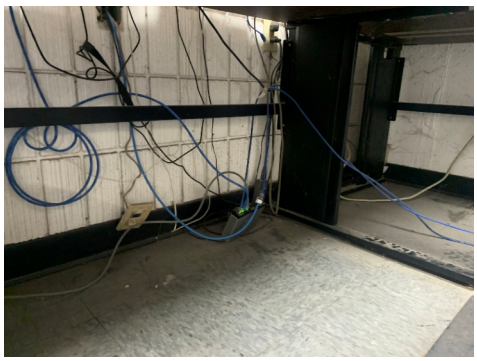
Technology room



Showing older cabling within patch panels



Wireless access points placed randomly, mininal coverage



Not enough cabling in workspaces, switches placed under desk

Facility Assessment Summary

Building Name	Bus Garage	County	Delaware
School District	Big Walnut LSD	Township	
Address	117 North Kintner Parkway	Acreage	4.50
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original construction	1981	1	22,760	
Various additions	1991	1	6,276	
Total			29,036	

Assessment Summary

	Assessment Item	Rating	Long Term Cost Assessment	Near Term Cost Assessment
A	Heating System	Needs Replacement	$0.00	$75,000.00
B	Roofing	Needs Replacement	$0.00	$887,576.24
C	Ventilation / Air Conditioning	Needs Replacement	$0.00	$144,500.00
D	Electrical Systems	Needs Repair	$1,135,307.60	$53,850.00
E	Plumbing and Fixtures	Needs Repair	$2,539.70	$8,566.64
F	Windows	Needs Replacement	$0.00	$1,094.66
G	Structure: Foundations	Needs Repair	$0.00	$20,000.00
H	Structure: Walls and Chimneys	Needs Repair	$0.00	$109,100.00
I	Structure: Floors and Roofs	Satisfactory	$0.00	$0.00
J	General Finishes	Satisfactory	$30,000.00	$0.00
K	Interior Lighting	Needs Replacement	$0.00	$256,678.24
L	Security System	Needs Repair	$39,488.96	$93,539.48
M	Emergency / Egress Lighting	Needs Repair	$0.00	$12,000.00
N	Fire Alarm	Satisfactory	$101,626.00	$0.00
O	Handicap Accessibility	Needs Repair	$0.00	$10,219.37
P	Site Condition	Needs Repair	$466,500.00	$275,000.00
Q	Sewage System	Satisfactory	$0.00	$0.00
R	Water Supply	Needs Replacement	$40,798.92	$0.00
S	Exterior Doors	Needs Repair	$0.00	$56,333.16
T	Hazardous Material	Needs Repair	$0.00	$6,097.56
U	Life Safety	Needs Replacement	$153,000.00	$0.00
V	Loose Furnishings	Satisfactory	$30,000.00	$0.00
W	Technology	Needs Repair	$0.00	$41,500.00
X	Construction / Contingency		$488,425.50	$501,078.98
Total			**$2,487,686.68**	**$2,552,134.33**

APPENDIX 4E.6

Garmann Miller Facility Assessments -
District Office Assessment

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item A	Heating System

Existing Conditions:

The district office is heated by (4) residential style furnaces that are ducted to overhead air diffusers and grilles. The (2) furnaces that serve the main office areas are Bryant brand and are from 1993. These are at the end of their expected service life. The large conference space is served by (2) furnaces that are York brand and are from 2017. Each furnace has a DX cooling coil with associated outdoor condensing unit. The outdoor condensing units are the same age as their associated furnaces.

Rating: Needs Replacement

Recommendations:

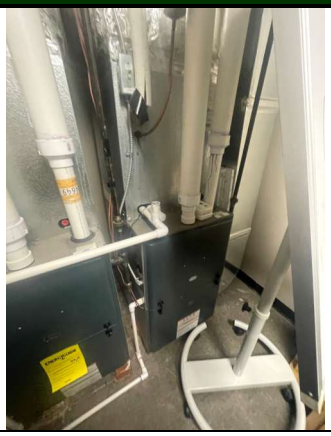
Replace the (2) - 1993 furnaces and associated outdoor condensing units.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace the (2) - 1993 furnaces and associated outdoor condensing units.	$15,000.00	EA	2	$30,000.00
Total Cost				$30,000.00



Gas-fired Furnaces (2017)



Gas-Fired Furnace (1993)



Gas-Fired Furnaces (1993)

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item B	Roofing

Existing Conditions:

The roof system is an asphalt shingle roof in good condition. There are no reports of current leaking. There were no signs of past leaking observed during the physical assessment. Roof storm drainage is address through gutters and downspouts. Soffits are perforated aluminum panels in good condition. Access to roof is gained by portable ladder from outside.

Rating: Satisfactory

Recommendations:

Roof systems are in good condition - no recommended work at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Typical asphalt shingle roof, gutter.



Typical asphalt shingle roof, gutter, soffit.

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item C	Ventilation / Air Conditioning

Existing Conditions:

The district office is heated by (4) residential style furnaces that are ducted to overhead air diffusers and grilles. The (2) furnaces that serve the main office areas are Bryant brand and are from 1993. These are at the end of their expected service life. The large conference space is served by (2) furnaces that are York brand and are from 2017. Each furnace has a DX cooling coil with associated outdoor condensing unit. The outdoor condensing units are the same age as their associated furnaces. Exhaust systems are located in the restroom areas and appear in good condition.

Rating: Needs Replacement

Recommendations:

Replace the (2) - 1993 furnaces and associated outdoor condensing units.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
See Item A for pricing.				
Total Cost				$0.00



Existing Condensing Units (1993)



Existing Condensing Units (2017)

Facility Assessment

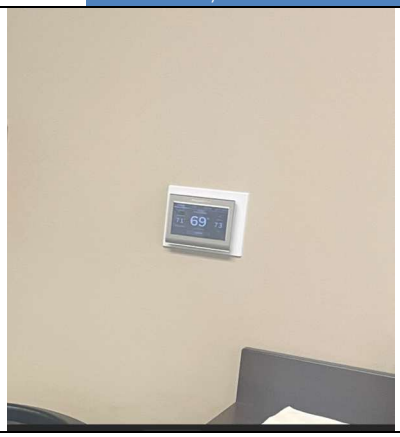
Building Name: District Office

School District: Big Walnut LSD

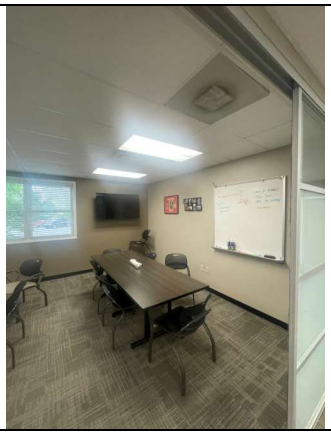
Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Exisitng Thermostat (for 1993 unit)



Existing Thermostat (for 2017 units)



Overhead Air Distribution

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item D	Electrical Systems

Existing Conditions:

The 208Y/120V 4 wire, 3 phase service for the building is provided by AEP through a 150KVA pad mounted transformer located to the Northwest of the building. The feeder runs underground to the meter location then into a 400A rated Square D, Heavy Duty main disconnect located on the north exterior of the building with a padlock for security. The main feeder continues under-ground to the main utility closet located central to the building. The service provides power to two separate 200A rated SIEMENS three phase load center panels with not much room for expansion. It is unclear the wire size between the service disconnect and the service panels. The two panelboard main circuit breakers are improperly tagged as "Service Disconnect" - the service disconnect is the exterior 400A disconnect switch. Surge protection is not provided at the panelboards. Wiring pathways from the panel are provided with MC cable and flexible metal conduit. Some are provided with multi-conductor cable. Some conduit is used likely for the most recent meeting room addition to the building. Interior devices and receptacles appeared to be functioning and ivory in color. Meeting rooms appeared to comply with floor box requirements of NEC. The break room space is adequately protected with GFCI devices. Exterior receptacles are GFCI type as required, one receptacle on the North side of the building near York branded outdoor mechanical equipment and one generally placed on the north. No service receptacles were observed on the West-side of the facility towards the utility transformer nor on the East side of the building near additional older mechanical equipment. The safety disconnect switches serving the older mechanical equipment the East appear to be rusting and have served their life span.

Rating: Needs Repair

Recommendations:

Provide additional exterior Weather-rated service receptacles near mechanical equipment. Replace east mechanical serving disconnect switches that have reached end-of-life. Remove the "Service Disconnect" tag from the panelboard main circuit breakers. Provide surge protection at each panelboard.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior Receptacles	$339.94	ea.	2	$679.88
Disconnect Switches	$550.00	ea.	2	$1,100.00
Remove "Service Disconnect tag from Panel MCB (Owner)	$0.00	allow	2	$0.00
Install Surge Protection at Panelboards	$1,500.00	allow	2	$3,000.00
Total Cost				$4,779.88





Electrical Service Entrance Xfmr, Meter, Switch





Main Panels - Improperly Tagged

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Mechanical Unit Disconnects



GFCI Type Receptacles at Counter and Conf Rm Floor box

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item E	Plumbing and Fixtures

Existing Conditions:

The building is equipped with a 1.5" reduced pressure backflow preventer in fair condition. A water treatment system is not provided, though none is needed. The domestic water supply in the building is copper, and is in good condition. The waste piping was not observed, but no issues were reported. The facility is equipped with a 40 gallon gas fired water heater (2011) in good condition. The building contains (2) Group Restrooms for Men and (2) Group Restrooms for Women. The Men's restrooms contain (1) floor mounted tank-type toilets and (1) wall mounted manual flush valve urinals each. The Women's restrooms contain (5) floor mounted tank-type toilets combined. The Group Restrooms in the front of the building (1 Men's, 1 Women's) each contain (1) wall mounted lavatory with manual faucet and an electric instantaneous point-of-use water heater located underneath the lavatory. The Group Restrooms in the back of the building (1 Men's, 1 Women's) each contain (1) wall mounted lavatory with manual faucet and an hot water supplied by a 40 gallon gas fired water heater in the mechanical room. All fixtures and equipment in restrooms are in good condition. The conference room contains a single bowl countertop sink in good condition. The kitchenette is equiped with a double bowl countertop sink in good condition. The building contains (4) electric water coolers in good condition. The mechanical room contains a wall mounted high density plastic service sink in fair condition. Natural gas piping in the building is black iron piping in good condition. The Columbia Gas meter located in the rear of the building is in fair condition.

Rating: Satisfactory

Recommendations:

Plumbing piping, equipment, and fixtures are all in good condition. No attention needed at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



40 Gallon Gas Fired Water Heater in good condition.



Wall hung manual flush valve urinal in good condition.

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Electric Water Coolers at the rear restrooms in good condition.



Floor Mounted ADA tank type toilet in rear Women's restroom in good condition.



Incoming gas line and Columbia gas meter located on the backside of the building in fair condition.

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item F	Windows

Existing Conditions:

The overall facility is equipped with operable vinyl framed windows in good condition. The window system features surface mounted blinds which are in good condition.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Exterior view of typical window



Interior view of typical window

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item G	Structure: Foundations

Existing Conditions:

The overall facility is equipped with concrete unit masonry foundation walls on concrete footings, showing no signs of cracking and deterioration. No grading or site drainage deficiencies were noted around the perimeter of the building that are contributing or could contribute to foundation wall deterioration.

Rating: Satisfactory

Recommendations:

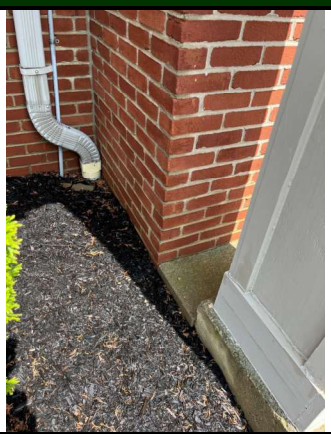
Existing conditions require no renovation or replacement at the present time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Concrete slab and column pedestal at main entry

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item H	Structure: Walls and Chimneys

Existing Conditions:

The overall facility façade is a combination of brick veneer and horizontal vinyl siding on wood framing. Brick and siding are in good condition. Interior walls are metal studs with drywall, all of which are in good condition. There are no chimneys. There are framed canopies with soffit at the two main entries. There is not a loading dock associated with this facility.

Rating: Satisfactory

Recommendations:

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

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Brick Veneer



Vinyl siding

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item I	Structure: Floors and Roofs

Existing Conditions:

The overall facility floor construction throughout is concrete slab on grade and is in good condition. This building does not have a no crawl space. There are no intermediate floors as this is a single-story structure. The overall facility roof construction is wood sheathing on pre-engineered wood trusses, and is in good condition.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Concrete slab on grade floor construction
Wood sheathing on pre-engineered wood trusses roof construction

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item J	General Finishes

Existing Conditions:

The overall building building is in great condition and newly renovated. The carpet and vinyl plank flooring and associated flooring transitions are in great condition. The overall 2x2 ACT ceiling tile is in good condition with a couple damaged tiles that need replaced. Gypsom board walls are in good condition, however the only complaint from the building users is that sound transmission is an issue. Toilet partitions, casework, kitchen equipment, and furniture are all in great condition. Interior doors are also in great condition, however the only complaint from the building users is that the front entry door is residential and sometimes sticks.

Rating: Satisfactory

Recommendations:

No recommendations for Near Term. Building was recently constructed and is in good shape. General Finishes are being maintained well.

For the long term, we recommend the school district reserve an allowance for future repair and replacement costs caused by typical wear-and-tear on flooring, casework, paint, etc.

Long Term Cost Assessment

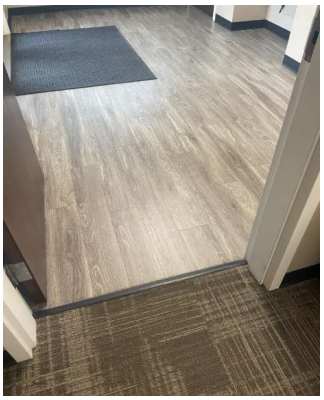
Item Description	Cost	Unit	Quantity	Unit Cost
Allowance for Repair and Replacement as needed	$10.00	SF	11,888	$118,880.00
Total Cost				$118,880.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Good flooring and casework conditions



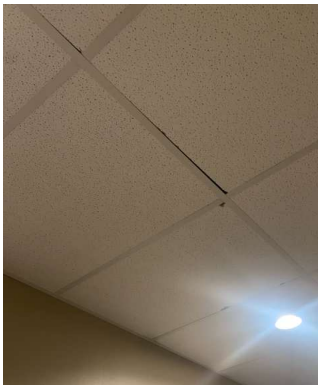
Good flooring conditions

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

	
Good flooring and casework conditions	A couple damaged ceiling tiles

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item K	Interior Lighting

Existing Conditions:

The building is equipped with 2' x 4' recessed fluorescent troffers in most rooms, Compact fluorescent downlights in the reception area and corridors, Strip lights with LED tubes in the mechanical room. Control is via wall mounted toggle switches, multi-level in select rooms, the restrooms and break room had wall mounted occupancy sensors. Most lighting is 4000K color temperature, the back office has 3000K lighting. Lighting levels: Conference room = 30-50 footcandle (fc), Lounge = 50-60 fc, Office = 20-60 fc, reception = 14-28 fc, restrooms = 40 fc, corridors = 20 fc, Break room = 10-50 fc. A box of 4' LED tubes was found in the electrical room, indicating the fluorescent lamps are being changed to LED as they fail. The lighting is in fair condition.

Rating: Satisfactory

Recommendations:

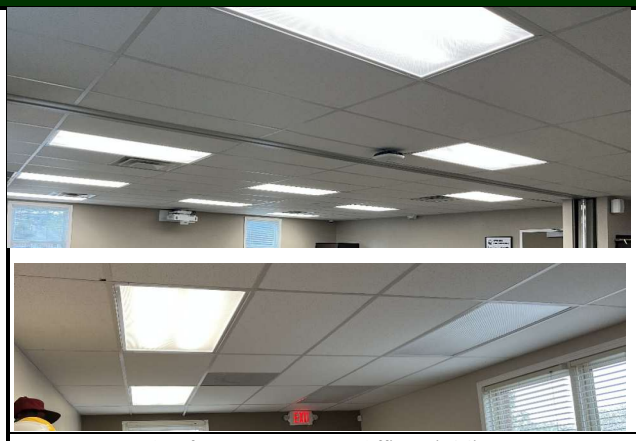
Near Term: continue to replace fluorescent lamps with LED tubes as they fail, or opt to change them all out at once for improved efficiency. Recommend adding occupancy sensors to all rooms.
Long Term: We would recommend upgrading to LED luminaires for improved efficiency and more even light level distribution. The new lights would be dimmable. Add dimming control for occupant comfort and occupancy sensors to comply with current energy codes.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Full lighting replacement to LED Luminaires	$8.84	SF	7,180	$63,471.20
Add Dimming Control	$18,000.00	allow	1	$18,000.00
Total Cost				$81,471.20

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
LED Tube Retrofit for all Lighting	$2.50	SF	7,180	$17,950.00
Add occupancy sensors to all rooms	$16,000.00	allow	1	$16,000.00
Total Cost				$33,950.00



Conference Room & Office Lighting



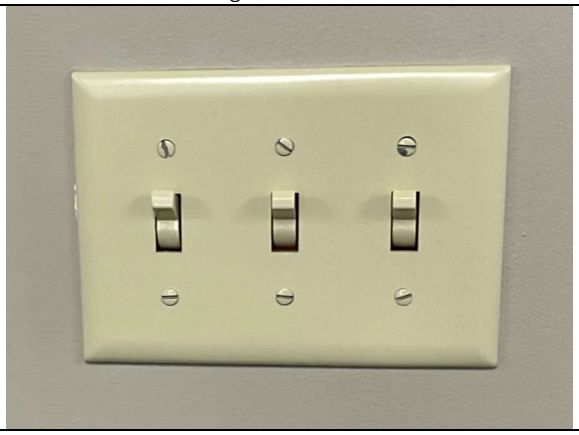
Corridor & Mechanical Room Lights - LED Tube

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical Lighting Control



Breakroom/Restroom Control

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item L	Security Systems

Existing Conditions:

Exterior Site Lighting is provided by building mounted LED fixtures. All exterior fixtures match with the exception of the fixture on the East side of the building which has a wall pack forward throw to it. Entrances feature round downlights in the entrance soffits. Parking lot in front of building includes two double-head LED pole mounted fixtures located in the landscaping area, each pole appears to be approximately 20 feet tall. Control is accomplished via a mechanical timer. Access contol, CCTV, intrusion Systems are fully installed within this facility and are functioning as they should. Current cameras are Digitial Watchdog, these are great cameras and appear to be newer.

Rating: Satisfactory

Recommendations:

The exterior site lighting appears to be functioning and looks like it would provide adequate coverage. No upgrades are needed at this time. Upgrade the access control to be consistent across the district.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Upgrade access control	$1.93	SF	8,500	$16,405.00
Total Cost				$16,405.00



Exterior LED Lighting



Canopy Lighting & Mechanical Timer

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Digital Watchdog camera



Intrusion system present and functional



Master Station for video phone for front door.



Airphone at front door

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item M	Emergency / Egress Lighting

Existing Conditions:

Emergency Lighting is provided with combination exit signs and bug-eye style fixtures with battery back-up. All units tested appeared to be in working order. Remote heads are provided on the exterior at egress doors.

Rating: Satisfactory

Recommendations:

No immediate repairs or upgrades are recommended.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Typical Battery Back-up Exit/Egress Lights



Typical Indoor & Outdoor Battery Back-up Egress Lights

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item N	Fire Alarm

Existing Conditions:

The building does not have a fire alarm system installed. Building codes do not require a fire alarm system for this type of building.

Rating: Satisfactory

Recommendations:

An addressable fire alarm system with manual pull stations, smoke detectors, and horn strobe devices could be installed for additional safety, but not required.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Install an Addressable Horn/Strobe Fire Alarm System	$3.50	SF	7,180	$25,130.00
Total Cost				$25,130.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item O	Handicap Accessibility

Existing Conditions:

An accessible route is provided from the public right-of-way and accessible parking areas to the building's main entrance. An accessible route connects most areas of the site via sidewalks and driveways. Access from the parking area to the building entrances is not impeded by steps or steep ramps. Adequate accessible parking is available. Exterior doors are equipped with ADA-compliant hardware. Inside the building, an accessible route is provided throughout, and space allowances and reach ranges are generally compliant. Ground and floor surfaces throughout are ADA-compliant. No vertical circulation is present as this is a single-story structure. Interior doors are not recessed, and have ADA-compliant hardware. ADA-compliant toilets, lavatories, and urinals are provided in group restrooms. Mirrors meet ADA mounting height standards. Toilet partitions provide appropriate ADA clearances. ADA-compliant accessories are in place. ADA signage is provided throughout the building.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



ADA compliant fixtures

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item P	Site Condition

Existing Conditions:

The site is generally in good condition, there's a small parking lot near the main entry of the building for staff and visitors. ADA spaces right by the door with the symbol. The number provided is to code but the spaces do not meet code and are lacking signage. A flush concrete walk is provided for ADA access to the building along majority of the front of the building. Curbing wraps around other portions of the building to protect it where adjacent parking lot/drives. There's a fenced in dumpster pad just off the parking lot for easy refuse truck access. Wrapping around to the side and back of the building there's additional parking connected by a drive from the front parking lot. There's a storage shed at the back of the building just off the parking lot. It appears there are some stormwater management detention/retention basins at the back of the site; it is unknown if these are specifically for the administration building or if they service the neighborhood adjacent the building. Catch basins catch stormwater in the parking lots throughout the site. At the front of the building it appears like there was a former playground area with play mulch still there. This isn't an issue; it's just unused and could be removed if desired. The HVAC unit sets within this play mulch area.

Rating: Satisfactory

Recommendations:

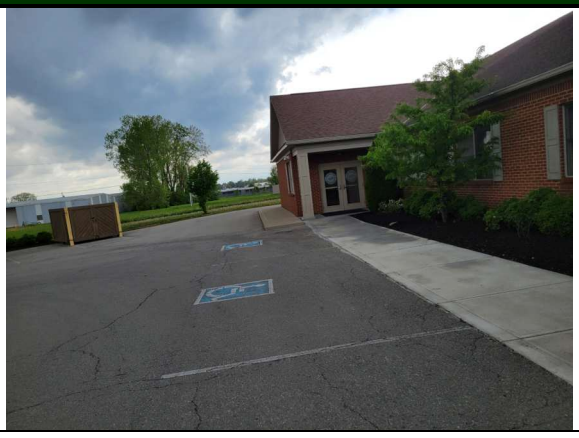
Short Term: Address the ADA parking concerns, crack fill seal and re-stripe parking lot. Long Term: Mill and Fill of parking lot will eventually be necessary. Provide allowances for other site items that may not be noted.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Mill and fill asphalt	$2.50	SF	23,107	$57,767.50
Total Cost				$57,767.50

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Repaint HC parking spaces to code	$100.00	EA	2	$200.00
Add HC parking signage	$250.00	EA	2	$500.00
Crack fill seal and re-stripe parking lot	$0.30	SF	23,107	$6,932.10
Total Cost				$7,632.10





Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item









Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item Q	Sewage System

Existing Conditions:

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

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No Images Available

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item R	Water Supply

Existing Conditions:

The domestic water supply system is tied in to the municipal system features 1.5'' service and 1'' water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system. The domestic water service is not equipped with a water booster pump and none is required. The system provides adequate pressure and capacity for the future needs of the building.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Incoming water main piping and accessories in fair condition.

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item U	Life Safety

Existing Conditions:

The building is not equipped with an emergency generator. The building is not currently equipped with an automated fire supression system, and the current incoming water main does not have the flow capacity and pressure to accommodate one in the future. Due to the size and occupancy category of the building, an automated fire suppression system is not required to be installed.

Rating: Needs Repair

Recommendations:

With this being the district office corrupted files due to a loss of power could be a concern. Not a requirement however, consider adding a generator or UPS systems to provide back-up power to technology racks, security, etc.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Generator	$130,000.00	LS	1	$130,000.00
UPS	$1,200.00	ea.	3	$3,600.00
Total Cost				$133,600.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No images available

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item S	Exterior Doors

Existing Conditions:

Typical exterior doors in the overall facility are a combination of hollow metal doors and hollow metal frames and aluminum doors and aluminum frames, which appear to be in good condition. There are no overhead doors in the facility.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Door at main entry



Typical door on backside of building

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item T	Hazardous Material

Existing Conditions:

Due to the age of construction there are no hazardous materials

Rating: Satisfactory

Recommendations:

No work needed.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item V	Loose Furnishings

Existing Conditions:

The loose furnishings in this building are in great condition and are satisfactory in the short term. In the long term, give an allowance for repair and replace for normal wear-and-tear. The typical furnishings consist of office/administrative type desking and seating along with collborative tables, chairs, and lounge seating.

Rating: Satisfactory

Recommendations: Give an allowance for repair and replacement as needed.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Allowance for repair and replacement as needed	$10.00	SF	11,888	$118,880.00
Total Cost				$118,880.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Typical Offices



Assembly Area

Facility Assessment

Building Name: District Office

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item W	Technology

Existing Conditions:

The district office is equipped with adequent technology data ports for multipurpose. Specialized electrical / sound system requirements of meeting rooms are adequately provided, and in good condition. Wireless access points are current and placed throughout to cover facility entirely.

Rating: Satisfactory

Recommendations:

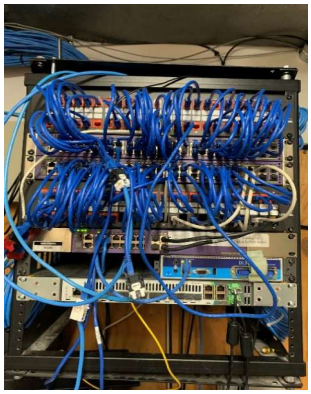
This facility has no repair or replacement reoommendations as of now.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Current Technology Rack



Wireless access points

Facility Assessment Summary

Building Name	District Office	County	Delaware
School District	Big Walnut LSD	Township	
Address	110 Tippett Ct	Acreage	4.50
	Sunbury, OH 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Building	1995	1	5,140	
Addition / Remodel	2016	1	2,040	
Total			7,180	

Assessment Summary

	Assessment Item	Rating	Long Term Cost Assessment	Near Term Cost Assessment
A	Heating System	Needs Replacement	$0.00	$30,000.00
B	Roofing	Satisfactory	$0.00	$0.00
C	Ventilation / Air Conditioning	Needs Replacement	$0.00	$0.00
D	Electrical Systems	Needs Replacement	$0.00	$4,779.88
E	Plumbing and Fixtures	Satisfactory	$0.00	$0.00
F	Windows	Satisfactory	$0.00	$0.00
G	Structure: Foundations	Satisfactory	$0.00	$0.00
H	Structure: Walls and Chimneys	Satisfactory	$0.00	$0.00
I	Structure: Floors and Roofs	Satisfactory	$0.00	$0.00
J	General Finishes	Satisfactory	$118,880.00	$0.00
K	Interior Lighting	Satisfactory	$81,471.20	$33,950.00
L	Security System	Satisfactory	$0.00	$16,405.00
M	Emergency / Egress Lighting	Satisfactory	$0.00	$0.00
N	Fire Alarm	Satisfactory	$25,130.00	$0.00
O	Handicap Accessibility	Satisfactory	$0.00	$0.00
P	Site Condition	Satisfactory	$57,767.50	$7,632.10
Q	Sewage System	Satisfactory	$0.00	$0.00
R	Water Supply	Satisfactory	$0.00	$0.00
S	Exterior Doors	Satisfactory	$0.00	$0.00
T	Hazardous Material	Satisfactory	$0.00	$0.00
U	Life Safety	Needs Repair	$133,600.00	$0.00
V	Loose Furnishings	Satisfactory	$118,880.00	$0.00
W	Technology	Satisfactory	$0.00	$0.00
X	Construction / Contingency		$130,880.13	$22,663.25
Total			**$666,608.83**	**$115,430.23**

APPENDIX 4E.7

Garmann Miller Facility Assessments -
General Rosecrans ES Assessment

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item A	Heating System

NON-OFCC

Existing Conditions:

The existing system for the overall facility is a gas fired, hot water system, installed in 2010 and is in good condition. The heating and chilled water system in the overall facility is a 4-pipe system, with a capacity for simultaneous heating and cooling operation. The two hot water boilers, manufactured by Bryan, were installed in 2010 and are in good condition. Heating water is distributed to terminal units consisting of cabinet heaters, unit heaters, and air handlers. The terminal equipment was installed in 2010 and is in good condition. The system does comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code. The DDC type system temperature controls were installed in 2010 and are in good condition. The system does feature individual temperature controls in all spaces. The overall system does not feature any central energy recovery systems. The overall heating system is evaluated as being in safe and efficient working order, and long term life expectancy of the existing system is anticipated.

Rating: Satisfactory

Overall the heating system appears to be in good condition. All equipment is original to building and is approaching 15 years of age. Repair/replacement can should be expected over the next 5-10 year period. DDC controls are 15 years old and should be expected to be updated in the next 6-10 years. Energy recovery systems are required by current code on AHUs systems - see ventilation tab for additional information.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replacement of boilers - Life expectancy 25 years	$90,000.00	EA	2	$180,000.00
Total Cost				$180,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replacement of heating pumps - Life expectancy 20 years	$7,000.00	EA	2	$14,000.00
Replacement of DDC Controls - Life expectancy 20 years	$6.43	SF	62,594	$402,479.42
Total Cost				$416,479.42

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: No current work is required at this time. However, future replacement should be planned as noted above.

OFCC Cost Assessment

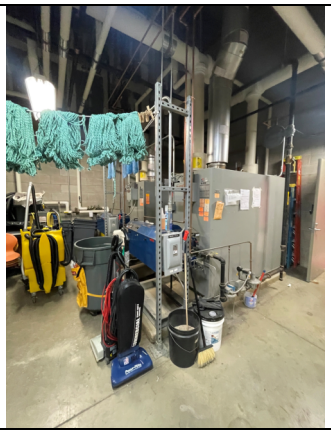
Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Existing Boilers



Existing Variable/Primary Heating Pumps

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item B	Roofing

NON-OFCC

Existing Conditions:

The roof over the overall facility is a standing seam metal roofing system on the sloped structure, original from 2010, and flat roof sections have a PVC membrane roof system. Both systems are in good condition. District reports small leaks believed to be associated with roof drains. These leaks could also be originating from the parapet between the sloped metal roof and the low-sloped membrane roof, which shows signs of significant thermal expansion/contraction and failing of the sealant. Access to the roof was gained by access hatch, which is in fair condition. Fall safety protection cages are not provided, nor are required. There were no observations of standing water on the roof. Roof storm drainage is addressed through a system of gutters and downspouts, internal roof drains, and overflow drains, which are properly located, and in good condition. No problems requiring attention were encountered with any roof penetrations. The covered walkway to the main entrance has a curved standing seam metal roofing system. The exterior soffits are of metal soffit panels, and are in good condition.

Rating: Needs Repair

Recommendations:

Repair/replace parapet cap/coping, replace (test) roof drains at membrane roof. Long term planning should include membrane Replacement.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Membrane Roof (all types, fully-adhered)	$21.01	sf	18,800	$394,988.00
Roof Insulation	$4.34	sf	18,800	$81,592.00
Total Cost				$476,580.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Repair/replace parapet cap	$25.02	l.f.	620	$15,512.40
Replace roof drains at Membrane roof	$1,330.00	EA	4	$5,320.00
Total Cost				$20,832.40

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Parapet caps and roof drains require repair or replacement.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



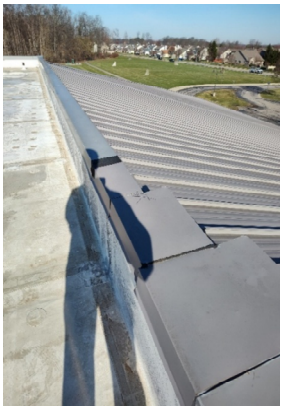
Standing seam metal roof from upper flat roof.



Typical roof drain on membrane roof.



Membrane roof.



Parapet cap with open seams, tape repair.



Attempted repair at open open joint in parapet cap.



Open joint with failed sealant at parapet cap.

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item C | Ventilation / Air Conditioning

NON-OFCC

Existing Conditions:

The overall facility is equipped with a central air conditioning system, which is in good condition. The system consists of an outdoor air cooled chiller (225 ton installed in 2010) with air handler units and VAV boxes. The ventilation system in the overall facility consists of air handlers, installed in 2010 and in good condition, providing fresh air to Classrooms, Gymnasiums, Student Dining, Media Center, and etc. Relief air venting is provided by ceiling plenums. The ventilation system does meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is compliant with Ohio Building Code. New code updates would require energy recovery systems on new air handler systems (AHSRAE 90.1-2019). Dust collection systems are not required in this facility. The Art program is equipped with a kiln and no kiln exhaust is present. The art room is not provided with a general exhaust fan. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are adequately placed, and in good condition. There is no dedicated cooling unit for the technology spaces - dedicated units should be provided. Staff noted restroom and washer/dryer area off of kitchen is very cold on winter days - recommend adding dedicated heater to the restroom. Owner may consider adding a wall grille in block wall to protect plumbing chase piping on exterior wall.

Rating: Needs Repair

Recommendations:

Most equipment has been installed in 2010 and is approaching the end of its service life and will need replaced over the next 10 years. Provide kiln exhaust fan. Provide general room exhaust fan for art room.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replacement of chiller (225 ton) - Life expectancy 20-25 years	$325,000.00	EA	1	$325,000.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$325,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replacement of chilled water pumps - Life expectancy 20 years	$7,000.00	EA	2	$14,000.00
Replacement of AHU-B201 outdoor DX condensing unit (Life expectancy 15 years)	$10,000.00	EA	1	$10,000.00
Replacement of VFD's (pumps/AHUs) - Life expectancy 15 years	$7,000.00	EA	7	$49,000.00
Provide dedicated cooling to technology rooms	$10,000.00	EA	2	$20,000.00
Provide dedicated heat to restroom off kitchen (C127)	$2,000.00	EA	1	$2,000.00
Kiln Exhaust System	$6,478.25	EA	1	$6,478.25
Other: Art Room Exhaust Fan and ductwork	$5,000.00	EA	1	$5,000.00
Total Cost				$106,478.25

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: GM has added additional near term/long term cost items that have been identified since the last time this building was assessed.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Kiln Exhaust System	$6,478.25	each	1	$6,478.25
Other: Art Room Exhaust Fan and ductwork	$5,000.00	per unit	1	$5,000.00
Total Cost				$11,478.25

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Existing VFD



Air Cooled Chiller



Existing Kiln - No dedicated exhaust



Office AHU with split DX Cooling



General Exhaust Fans



Office split DX condensing unit

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item D	Electrical Systems

NON-OFCC

Existing Conditions:

The electrical system is a 480/277V 3-phase, 4-wire system installed in 2010, a single 750KVA Utility owned transformer by AEP. (4)4#600kcmil ran underground from transformer to a single handle 1600A Main fusible switch on 1600A bussing in EATON Pow-R-LineC switchboard. A ground fault relay, digital meter, surge protective device and voltage monitor are provided. In the same main electric room a 300KVA transformer feeds 1200A, 208Y/120V, 3-phase, 4-wire distribution gear with a main 1200A fusible handle. A Digital meter, surge protective relay are provided. Both distribution cabinets have provisions for future expansion. The panel system consist of EATON PRL3A, and PRL1A panels in a combination of recessed and surface mounted. All 208Y/120V panels include a surge protective device and have a limited expansion for additional circuits. Additional 208Y/120V rated panels may need to be considered for future renovations/additions. Receptacles are grey with oversized stainless steel plates and is adequately provided throughout the building. Preschool spaces contain tamper-resistant type devices, while the rest of the spaces contain non-tamper-resistant type. Adequate GFI protected devices have been provided where required by code, with exception to the kitchen; weather-rated outlets are provided at entrances on the exterior. The facility is currently in process of being equipped with an emergency/standby generator and distribution system. Stage lighting power system is simple 4 manual dimming style hidden stage-left with every-other lamp control. Most the overall electrical system meets the current needs of the school.

Rating: Needs Replacement

Recommendations:

Current Ohio electric code requires tamper-resistant receptacles throughout building. The non-compliant non-GFCI kitchen receptacles are being addressed with the current generator project.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Receptacle Tamper-Resistant Replacement	$40.00	ea	355	$14,200.00
Total Cost				$14,200.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The stage lighting system could be improved with the OFCC recommendation, but not necessary if the space meets the district's needs.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Other: stage lighting system and controls	$75,000.00	allow	1	$75,000.00
Total Cost				$75,000.00

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item





Utility Transformer / Main 480V Distribution Gear

300kVA Transformer / Main 208V Distribution Gear







Typical 480V branch panel / 480&208V Kitchen Panels

Typical 208V panelboard with SPD





Typical Exterior Receptacle

Typical Smartboard and short throw projector

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item E: Plumbing and Fixtures

NON-OFCC

Existing Conditions:

The building is served by a 3" incoming water main and reduced pressure back flow preventer. The incoming water main and accessories are in good condition. No deficiencies or issues were found or expressed by the school. The waste piping in the building was reported as cast iron and has not been replaced since its installation. The school is equipped with two gas fired domestic water heaters in good condition. The domestic water heaters feed a separate storage tank that was replaced in 2025 and is in good condition. Within the school, there are 3 group restrooms for boys, 3 group restrooms for girls and 7 individual restrooms designated for staff use. There are no locker rooms / locker room restrooms in the school. Overall, there are currently 26 wall mounted toilets, 7 urinals, and 19 lavatories/ wash fountains. The conditions of restroom fixtures are fair to good. Select wash fountains have poor to no flow when activated and produced a strained sound when activated. There is one non-cooled drinking fountain and 4 electric water coolers throughout the school in fair condition. Two of the electric water coolers are non-ADA compliant as they are fully recessed into the wall. The classrooms are equipped with lay-in sinks and drinking fountain accessories on the sinks. Some drinking fountains have poor to no water flow when used. Sinks are in fair to good condition with some leaks of the faucets noticed. The kitchen fixtures are satisfactory and in good condition. The kitchen is equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via the existing domestic hot water system.Science Classroom, Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are provided. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair to good condition.

Rating: Satisfactory

Recommendations:

Replace the lavatory wash stations with poor flow. Replacements of all trim on classroom sinks to mitigate leaking.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replacement of fully recessed drinking fountains for ADA Compliant drinking fountains.	$3,886.95	ea	2	$7,773.90
Replacement of bubblers located on the lay-in sinks.	$500.00	ea	29	$14,500.00
Replacement of faucets for classroom sinks	$647.83	ea	29	$18,787.07
Total Cost				$41,060.97

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace lavatory decks in A142, C113	$5,182.05	ea	4	$20,728.20
Remount fixture, wall touch up (See Image 1)	$1,000.00	ea	1	$1,000.00
Low wall air transfer in family restroom and washing machine chase in C127 and C128 to prevent freezing.	$1,000.00	ea	1	$1,000.00
Total Cost				$22,728.20

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Lavatory decks with poor flow should be replaced. Classroom faucets that are leaking should be replaced as well.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

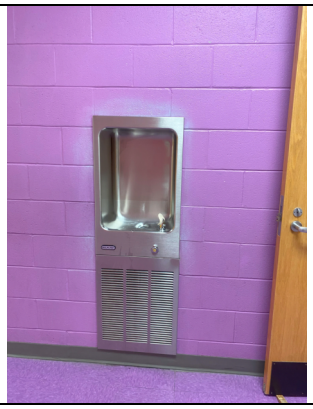
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Water closet in Family Restroom in A139 is separating from the wall. Over time, this will continue to worsen until drywall and/or fixture carrier cracks needing more work and total replacement.



Lavatory decks in A142, C113 produced low pressure when on. The lav decks also made a noise as if a pump was struggling to push water through.



Fully recessed drinking fountains located in A123 and C123 non-ADA compliant. Must have adequate knee and toe clearance. There are other drinking fountains in the corridors that do comply with ADA.



Bubblers of the lay-in sinks of A119, A133, C102, C122, and C124 all had little to no water when pressed.



Faucets in A125, A121, A119, A104, A108, A102, B110, C102, C124, and C145 all are leaking from the faucet handle and/or the base of the faucet neck. Could be a simple retighting or replacement of cartridges.



Family Restroom shown and washing machine connection and drainage box to the left of the image are located on an exterior wall. Cut new low wall air transfer to allow heat into the chase to prevent freezing.

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item F	Windows

NON-OFCC

Existing Conditions:

This overall facility has metal clad wood frame windows, which are thermally broken with insulated double glazing, in good condition. The typical window system located throughout the building is equipped with operable windows, which have opening limiters and insect screens, all of which are in good condition. Window system seals are in good condition, showing no signs of air or water infiltration. Window hardware is in good condition. Windows have integral blinds, which are also in good condition. This facility is not equipped with glass block windows, skylights, or clerestories. Window security grilles are not provided for ground floor windows. Also, there is no greenhouse associated with this building.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Although the district reports difficultly obtaining replacement parts, existing windows are in good condition and do not require replacement, as noted in the OFCC Assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Exterior view of typical metal clad wood windows



Interior view of typical windows with integral blinds

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item G	Structure: Foundations

NON-OFCC

Existing Conditions:

The overall facility has CMU foundation walls on concrete footings. Issues related to foundation cracking or spalling were not observed. No grading or site drainage deficiencies were noted around the perimeter of the structure contributing to foundation wall deterioration.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Foundations are in good condition, showing no need for repair at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Concrete masonry unit on concrete footings

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item H	Structure: Walls and Chimneys

NON-OFCC

Existing Conditions:

The overall facility features a split faced CMU veneer on a combination of masonry load bearing masonry walls and structural metal stud framed walls, which are in good condition. Properly spaced and caulked control joints are located in the exterior masonry. The split-faced block veneer masonry walls are cavity walls, with sufficient weep holes provided at the base of these cavity walls and at lintels. Interior walls are a combination of CMU and metal studs with drywall, all in good condition. The exterior steel lintels are painted and in good condition. There are no chimneys at this building. The canopy at the main entry is constructed of curved steel beams, with metal soffit panels following the same curved profile of the steel beams, in good condition. Exterior perforated metal soffit panels located around the perimeter of the building are in good condition. There is not a conventional loading dock at this school. At the food service area, there is an uncovered concrete loading area.

Rating: Needs Repair

Recommendations:

Minimal masonry cleaning of existing split-faced CMU veneer.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior Masonry Cleaning	$2.05	sf	2,500	$5,125.00
Total Cost				$5,125.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: OFCC assessment did not included masonry cleaning, which we recommend to maintain exterior masonry veneer.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Main building entry - split-faced CMU veneer with canopy



Location where masonry cleaning is recommended.

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item I	Structure: Floors and Roofs

NON-OFCC

Existing Conditions:

The overall facility floor construction throughout is concrete slab on grade and is in good condition. This building does not have a no crawl space. There are no intermediate floors as this is a single-story structure. The overall facility roof construction is metal deck on steel joists, steel trusses and beams, and is in good condition.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Conditions observed appear consistent with OFCC assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
	$0.00			
Total Cost				$0.00



Roof structure in gym

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item J	General Finishes

NON-OFCC

Existing Conditions:

The facility is organized with traditionally divided classrooms situated around a central common area that includes the cafeteria, gymnasium, and media center. Classrooms are finished with vinyl composition tile (VCT) flooring, 2x4 lay-in acoustic ceiling tiles, and a combination of painted block and drywall walls—all of which are in good condition. Corridors throughout the building have VCT flooring, a mix of 2x4 and 2x2 lay-in ceilings, and painted block walls with split-face block accents. These areas are also well maintained, but showing some reasonable wear-and-tear. Some gaps and damage have occured in the corridor flooring and should be repaired in isolated areas. Corridor walls should receive should be repainted. Restrooms are equipped with ceramic tile or sheet vinyl flooring, 2x4 lay-in ceilings, and painted block walls. Toilet partitions are metal and are in good condition. Classroom cabinetry is constructed from plastic laminate over particle board with plastic laminate countertops. Each typical classroom has 16 linear feet of casework, which is sufficient. Markerboards and tackboards are adequately provided and well maintained. A designated nook area in each classroom in provided for coat hooks. The art room includes a kiln that is functional, though the ventilation system for it appears to be inadequate. Interior doors throughout the facility are recessed, solid wood without louvers, and meet ADA standards for hardware and clearance. Doors are in good condition. The gymnasium has wood flooring, steel joists with metal deck ceilings, and painted block walls with operable partitions. The wood flooring is in good condition and is suitable for future refinishing. A refinish of the gymnasium floor is recommended based on typical wear-and-tear at this age of the building. Basketball backboards are manually operated and in good condition. The media center has carpet tile flooring, a combination of 2x4 and 2x2 lay-in ceilings, and painted block and drywall walls, all in good condition. The student dining area is adjacent to the gym and separated by an operable partition. This operable partition is a maintenance concern as it regularly gets stuck and does not operate as expected. This space has VCT flooring, 2x2 lay-in ceilings, and painted block walls. Stage equipment is in good condition. The kitchen is a full-service facility, and the original kitchen equipment remains in good condition. The kitchen hood is compliant with UL 300 standards and includes a wet chemical fire suppression system, with the required 6-inch overhang on all three exposed sides of the cooking area. Walk-in cooler and freezer units are located within the kitchen and are also in good condition

Rating: Needs Repair

Recommendations:

Provide for new acoustical lay-in ceiling tile in the Art room due to installation of required general room exhaust fan and kiln exhaust fan (Refer to Item C). Replace damaged and stained ceiling tiles throughout. Repair or replace flooring where gaps and damage have occured in VCT flooring.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace Operable Partition in Gymnasium	$24.50	SF	2,100	$51,450.00
Allowance to repair/replace damaged VCT flooring in Corridors	$9.52	SF	2,000	$19,040.00
Total Cost				$70,490.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Acoustic Ceiling replacement in Art Room	$7.62	SF	966	$7,360.92
Paint in corridors and touch-up in classrooms (25% of total SF)	$4.42	SF	15,650	$69,173.00
Refinish Gymnasium floor (maintenance)	$20,000.00	ALLOW	1	$20,000.00
Replace Group Restroom Flooring with Resinous or New Tile	$16.00	SF	1,100	$17,600.00
Total Cost				$114,133.92

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reason: Based on wear-and-tear in the building, there are additional recommendations that are not captured in the previous OFCC assessment as outlined above.

OFCC Cost Assessment

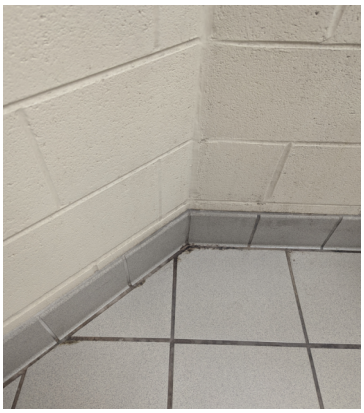
Item Description	Cost	Unit	Quantity	Unit Cost
Acoustic Ceiling	$7.26	sf	966	$7,013.16
Total Cost				$7,013.16

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

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Restroom Tile & Grout Stains/ Damaged



Gaps and damage in VCT Corridor Flooring



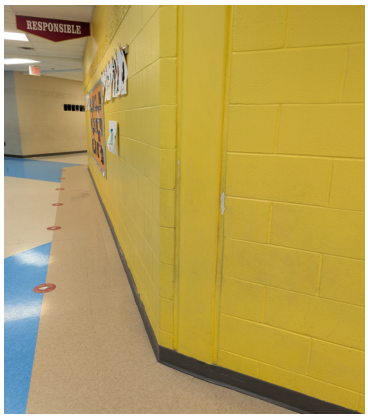
Damaged VCT Corridor Flooring



Walls to be re-painted



Operable Partition in Gymnasium



Walls to be re-painted / touch up

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item K	Interior Lighting

NON-OFCC

Existing Conditions:

The typical lighting in the facility overall appear to be original to the facility built in 2010. Many spaces are 3 lamp, T-8, 2x4 lay-in flat acrylic lens fluorescent fixtures. Medium to large classrooms provide dual level/zone on/off switching with ceiling occupancy sensor. Preschool classroom utilizes light dampening cloths as the lighting has no way to dim to reduce brightness and glare. Restrooms have wall occupancy PIR sensor switches. The typical Corridor utilizes single level 3-way tamper-resistant key switching located at admin spaces and exterior doors with occupancy sensors centered throughout. The Student Dining space is a high ceiling space equipped with single level tamper-resistant key switching. The Kitchen space is equipped with 4 lamp, T-8 2x4 lay-in acrylic fluorescent fixtures with single level switching, kitchen hood has integral lighting.
The Primary Gymnasium space is equipped with 6 lamp High Bay type lighting with tamper-resistant key switching. Lamps provide a mixture of CCT levels in a fixture. The Media Center is equipped with 3 lamp T-8 2x4 architectural basket direct/indirect full distribution lighting and direct/indirect suspended linear fluorescent fixture lighting. Service areas in the facility such as mechanical/electrical rooms and closets are equipped with 4' T-8 industrial fluorescent fixture type lighting in good condition. The typical Administrative spaces in the facility are equipped with 3 lamp T-8 2x4 architectural basket direct/indirect full distribution lighting, paired with 6" triple tube CFL downlights. Main entrances utilize 8" compact fluorescent downlight. Lighting controls/switches were grey in color with a stainless steel wall plate. Per owner fixtures are getting LED tube replacements. 6" CFL downlights do not have a LED lamp to replace with and will require a replacement.

Rating: Satisfactory

Recommendations:

Consider new dimming lighting controls throughout the building for occupant comfort.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Lighting controls replacement	$2.00	sf	62,594	$125,188.00
Total Cost				$125,188.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
6" CFL downlight replacement to LED fixture	$315.00	unit	14	$4,410.00
Total Cost				$4,410.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Lighting levels were reported as non-compliant, we found they they are compliant with the current OSDM

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Additional lighting	$250.00	ea	20	$5,000.00
Total Cost				$5,000.00

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical corridor fixture and occupancy sensor



Center basket-style full distribution with LED lamps



Gymnasium Lighting - LED & fluorescent mix



Typical Classroom lights and controls



Media Center Lighting



Typical PIR Sensor Switch

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item L: Security Systems

NON-OFCC

Existing Conditions:

The overall facility contains Bosch security system. Motion detectors are adequately provided in main entries, central gathering areas, offices, and main Corridors. Exterior doors are equipped with door contacts. An automatic visitor control system is not provided. 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 LCD Monitor, multiplexer, 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 security system is adequately provided throughout.
The exterior site lighting system includes recessed and surface-mounted HID fixtures at building entrances. Parking areas and bus pick-up/drop-off zones are illuminated by pole-mounted HID fixtures. According to the owner, failed HID lamps are being replaced with LED "corn cob" style lamps as part of an incremental upgrade strategy. Overall, the exterior lighting appears to provide adequate illumination. Select interior lighting fixtures operate in a continuous "night-light" mode, providing security lighting within the building during unoccupied hours.

Rating: Needs Repair

Recommendations:

Provide upgraded security/camera system/access control to be consistent across district.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
New security/camera system/access control	$1.93	sf	62,594	$120,806.42
Total Cost				$120,806.42

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

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

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

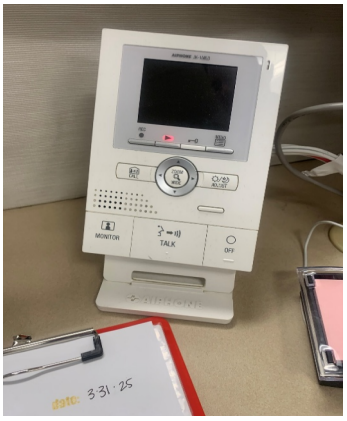
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Blue = Security Concern Item



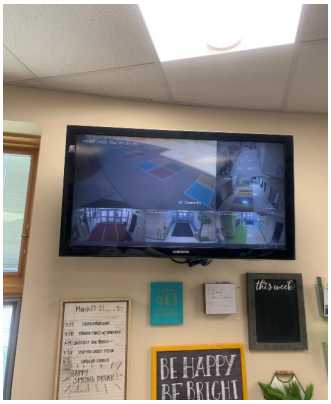
Typical Building Mounted HID Lighting



Typical Pole Lighting with 'corn-cob' LED lamps



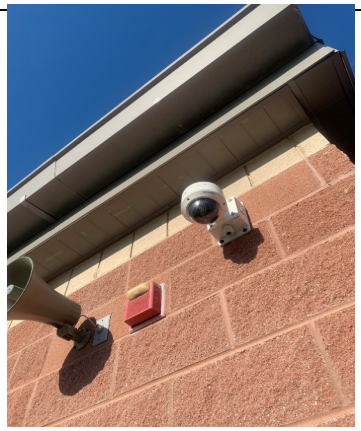
Airphone - for secured vstible



Secuity Workstation in main office



Intrusion system



Exterior CCTV

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item M	Emergency / Egress Lighting

NON-OFCC

Existing Conditions:

Exit Signs are self-testing, self-diagnosing cast aluminum LED type and appear to be compliant throughout the building. It was reported by the owner that the south exit sign in the music room is controlled via the room occupancy sensor, which causes the batteries to fail continuously. Emergency egress lighting is provided with in-fixture battery back up and appear to be functional. Egress lighting is extended to the exterior of the building via exterior downlights with remote battery battery packs. No issues were reported by the owner, coverage appears to be adequate per existing plans to meet Ohio Building Code requirements. The current generator project has all the building emergency exit and emergency lighting being replaced/retrofitted to remove all lighting battery back-up in the building. Generator transfer devices will be utilized to control switched emergency lighting.

Rating: Satisfactory

Recommendations:

The switched exit sign in the music room is being addressed in the current generator project. The emergency & egress lighting is being improved with the generator project and will need no further replacement or corrections once complete.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The emergency & egress lighting is being improved with the current generator project and will need no further replacement or corrections once complete.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Typical Exit Sign



Exit Sign with Bug-eye egress lights

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Light fixture with battery back-up



Exterior Egress Lights with Remote Battery Back-up

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item N: Fire Alarm

NON-OFCC

Existing Conditions:

The facility is equipped with a Siemens FireFinder addressable fire alarm system, installed in 2010, consisting of manual pull stations / horn and strobe indicating devices/ flow and tamper switches. Fire Alarm devices are red in color with some UV fading on devices near windows and doors. Exterior strobe device plastic lenses have become yellow from UV damage, this is likely reducing the visual candela power of the device. The system is automatic and appears to be monitored by a third party "Koorsen Fire and Security". The system is equipped with sufficient audible horns / strobe indicating devices / smoke detectors / heat sensors. The system is adequately provided throughout, and does have additional capabilities. Duct detectors appear to be adequately provided in the required locations in units that likely have more than 2000 cfm of air movement. The system currently supports the fire suppression systems.
Voice evacuation is not a feature of the current system. Any renovations in the future will require voice evacuation per Ohio Fire Code.

Rating: Satisfactory

Recommendations:

The system needs no immediate attention. Current Ohio code requirements dictate a fire alarm system with voice evacuation for school buildings. This system having been installed prior to this requirement can be grandfathered in, but the local jurisdictions can require an upgrade at their discretion. During any future renovations, upgrading the fire alarm system will need to be considered, and will most likely be required during that time. In the near-term recommend replacing UV damaged exterior fire alarm devices with one that is more UV resistant.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Fire Alarm System replacement and upgrade to voice	$4.08	sf	62,594	$255,383.52
Total Cost				$255,383.52

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior Devices with UV damage on lens	$1,500.00	ea	4	$6,000.00
Total Cost				$6,000.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

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

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



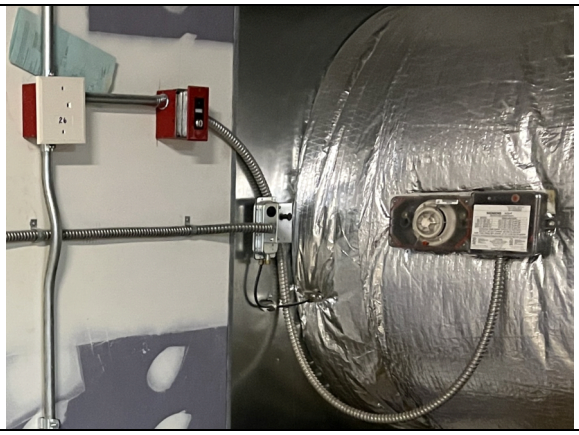
UV Faded Exterior Fire Alarm Device



Typical Fire Alarm Devices



Fire Alarm Head-End Station



Fire Alarm Connected Duct Detector

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item O	Handicap Accessibility

NON-OFCC

Existing Conditions:

An accessible route is provided from the public right-of-way, parking areas, and passenger unloading zones to the school's main entrances, supported by curb cuts and on-grade entry points. Sidewalks connect all areas of the site, forming a continuous accessible path. Access from parking and drop-off areas to the building entrances is unobstructed by steps or steep ramps. Adequate accessible parking is available. Exterior doors are equipped with ADA-compliant hardware, and power-assist entry doors are in good condition. The playground layout and equipment meet accessibility standards. Inside the building, space allowances and reach ranges are compliant, and accessible routes are free of protruding objects. Ground and floor surfaces throughout are ADA-compliant. As a single-story facility, there are no stairs. The stage is accessible via a ramp that is in good condition. Interior doors are recessed with proper clearances and feature ADA-compliant hardware. Restrooms are equipped with ADA-compliant toilet accessories, lavatories, water closets, urinals, and electric water coolers. Toilet partitions are ADA compliant with proper clearances. ADA-compliant signage is appropriately placed throughout the facility. Due to the building's existing grade-level configuration, there are no dedicated Science Classrooms. However, the Health Clinic includes an ADA-compliant toilet and sink, and a Special Education restroom with a shower is also provided.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Accessibility conditions observed appear consistent with OFCC assessment.

OFCC Cost Assessment

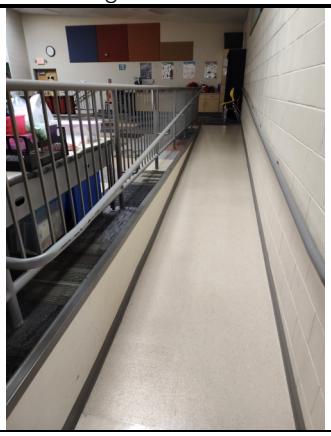
Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Ramp to access stage



ADA compliant large group restroom



ADA compliant restroom

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item P	Site Condition

Existing Conditions:

The site is approximately 21.6 acres, containing General Rosecrans Elementary, associated parking, sidewalks, a playground, 1 ballfield, and area sufficient for a multipurpose field. Entrance to the site exists to the Southeast off of Heartland Meadows Dr, and to the North off Fairland Dr, in a suburban residential setting. There is good separation of circulation and 2 drop-off loops. There are approximately 156 regular and 5 handicap accessible parking spaces across the site; 1 more HC parking space is required for this parking count. Site size and provided parking on site will need to be evaluated based on current enrollment numbers to verify they are sufficient for school needs per OSDM. The concrete curb surrounding the south drop-off loop needs repaired. Most of the concrete sidewalk is in good condition. There are a few areas of ponding that need regraded and reseeded around the site, both on pavement and grass, but these appear minimal. Miscellaneous site furnishings need re-set, including bike racks, benches, and one bollard. Dumpsters and dumpster pad are in fair condition. Playground equipment, surfacing, and concrete edge curbs need repair and replacement. Fencing around the playground is in need of repair/replacement. Asphalt within the playground needs an overlay and repainting of play paint, excluding the more recently paved area near basketball which is in good condition. The ballfield and multipurpose fields are in fair condition. The pavilion is in good condition.

Rating: Needs Repair

Recommendations:

Repair site asphalt. Add one more ADA accessible parking space. Repair concrete curb near south drop-off loop. Correct minimal ponding/grading/seeding issues across site. Reset uneven site furnishings. Repair and replace playground elements, and repair painted play after repair of playground asphalt. Provide allowances for other site items that may not be noted.

Long Term Cost Assessment

Item Description	Unit Cost	Unit	Quantity	Cost
General Site:				
Rake, regrade, and reseed grass on site/ correct grading as needed, backfill catch basins and concrete pad	$8,726.00	LS	1	$5,810.00
Repair concrete curbs	$43.52	LF	210	$9,139.20
Replace SD concrete	$12.40	SF	350	$4,340.00
Reset bike racks in SD concrete	$100.00	EA	6	
Backfill sidewalks and reseed	$2.00	SY	555	$1,110.00
Crack fill/sealcoat asphalt and repaint pavement striping	$0.30	SF	50,700	$15,210.00
Mill and fill asphalt and repaint pavement striping	$2.50	SF	63,500	$158,750.00
Replace SD asphalt pavement and repaint pavement striping	$51.00	SY	188	$9,588.00
Repair planting beds at ballfield	$3.39	SY	16	$54.24
Remove metal square footings from asphalt	$3,000.00	LS	1	$3,000.00
Sitework allowance	$50,000.00	LS	1	$50,000.00
Total Cost				$257,001.44

Near Term Cost Assessment

Item Description	Unit Cost	Unit	Quantity	Cost
Replace damaged bollard by mechanical yard	$1,000.00	EA	1	$1,000.00
Playground:				
Repair playground, including rake and addition of more EWF, replacement of rubber soft surfacing tiles, replace playground equipment	$211,848.00	LS	1	$211,848.00
Re-set benches at playground	$100.00	EA	4	$400.00
Overlay playground asphalt	$0.30	SF	17,115	$5,134.50
Re-paint asphalt playground games	$10,000.00	LS	1	$10,000.00
Reset fence footings at playground and replace fence where needed	$73.07	LF	250	$18,267.50
Repair curb border at playground	$43.52	LF	400	$17,408.00
Total Cost				$264,058.00

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Although most site items are still safe, there are some pieces needing repair or replacement. The playground is in the worst condition, requiring repair and/or replacement of components. There are some spots on site requiring re-grading and reseeding as well as elimination of minor ponding. Most asphalt on site requires an overlay and repainting, and some smaller areas require crack fill/seal or replacement. There are also miscellaneous items on site needing repair, such as bike racks and a bollard.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Base sitework allowance for unforeseen circumstances	$50,000.00	allowance	1	$50,000.00
Sitework allowance for unforeseen circumstances for 0 SF to 100,000 SF	$1.50	sf	62,594	$93,891.00
Total Cost				$143,891.00



Grade and on site, typ.



Curbs/sidewalk at front of school



Backfill sidewalks and reseed

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Exg asphalt on site, typ.



Existing catch basins/cleanouts/manhole covers/stub ups



Existing bike racks in concrete



Fence and footings at playground



Benches at playground

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item




Curb border at playground EWF section





Exg EWF at playground area





Grass/planting beds at ballfield




Concrete pad at pavilion




Metal squares in south asphalt pavement



Grass with water pooling

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Existing playground equipment



Existing asphalt with painted play games



Rubber square soft surfacing at playground



Planting beds under pines by dumpster/mechanical enclosure



Damaged bollard

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item Q	Sewage System

NON-OFCC

Existing Conditions:

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

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: No renovation or attention needed at the current time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No renovation required				
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item R	Water Supply

NON-OFCC

Existing Conditions:

The domestic water supply system is tied in to the municipal system, features 3'' service and a 3'' water meter, and is in good condition. The District was not able to provide water supply flow test data. The building also has a 1" incoming water line with reduced pressure backflow preventor assembly in good condition. The facility is equipped with an automated fire suppression system, for which the existing water supply provides adequate support. The domestic water service is not equipped with a water booster and none is required. The system provides adequate pressure and capacity for the future needs of the school.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

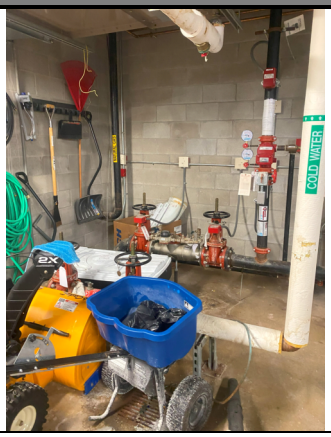
OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Water Supply piping, accessories, and fittings looked to be in good condition and require no attention at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Location of 3" incoming water main (white piping) in storage area.



1" incoming water line with reduced pressure backflow assembly.

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item S: Exterior Doors

NON-OFCC

Existing Conditions:

Typical exterior doors around the overall building are a combination of aluminum doors and frames and hollow metal doors and frames, which are in good condition. Typical entrance doors of the overall facility are aluminum full glass doors that are part of an aluminum storefront system with transom and sidelights, featuring insulated tempered glazing and appropriate hardware. Other typical entrance doors are aluminum doors and frames with insulated tempered glazing and appropriate hardware. This school does not have roof access doors or overhead doors.

Rating: Needs Repair

Recommendations:

Replace hollow metal door and frame at kitchen.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace door, frame, and hardware (single)	$3,399.46	ea	1	$3,399.46
Total Cost				$3,399.46

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: OFCC assessment did not include replacing hollow metal door and frame in kitchen. This door is rusted out at threshold and showing signs of age.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Main entry doors



Hollow metal door frame in kitchen

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item T	Hazardous Material

NON-OFCC

Existing Conditions:

Due to the construction date, there is no potential for lead based paint. Fluorescent lighting exists in the building, so there are no related abatement issues to consider

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons:

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item U	Life Safety

NON-OFCC

Existing Conditions:

The facility is in progress of adding an emergency generator. The building is equipped with an automated fire suppression system in good condition. The fire suppression water main has adequate flow capacity and pressure for the size of the building. Exit Corridors are situated such that dead-end Corridors are not present. Stair towers are not present in this single story structure. Guardrail at ramp to access Music Room does not meet the 4" ball test as required by the Ohio Building Code. The Kitchen hood is in good condition, and is 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 installed as required by the OSDM and OBCMC. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The existing water supply is provided by a tie-in to the municipal system, and is sufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: Satisfactory

Recommendations:

Provide new guardrail and handrail at ramp in Music Room to comply with Ohio Building Code.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
New guardrail and handrail at ramp in Music Room	$204.22	lf	31	$6,330.82
Total Cost				$6,330.82

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

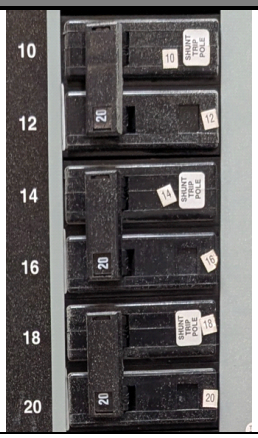
Reasons: We have found that the cooking equipment is de-energized and gas is removed upon discharge of the kitchen hood fire suppression system. The recommended generator is currently being installed. Fire suppression piping, accessories, and fittings appear to be in good condition and require no attention at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Generator	$50,000.00	ea	1	$50,000.00
Retrofit existing kitchen hood with Fire Suppression System	$8,421.72	per hood	1	$8,421.72
Total Cost				$58,421.72



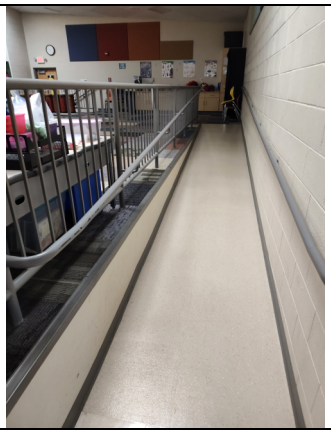
Kitchen Hood Fire Suppression



Shunt Trip Circuit Breakers for Kitchen Equipment

Facility Assessment

Building Name	General Rosecrans Elementary	Red = Code Requirement Item
		Yellow = Safety Concern Item
		Green = Energy Efficiency Item
School District	Big Walnut LSD	Blue = Security Concern Item



Gap between finish floor and bottom of guardrail greater than 4"



Incoming fire suppression main and risers.

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item V	Loose Furnishings

NON-OFCC

Existing Conditions:

The typical Classroom furniture is of consistent design, and in generally good condition, consisting of student desks & chairs , teacher desks & chairs, desk height file cabinets , reading tables, computer workstations, bookcases, and wastebaskets. Overall, the furniture is maintained well and but is showing typical wear-and-tear for the life expectancy and warranty of the products.

Rating: Needs Repair — Needs Replacement

Recommendations:

Provide for replacement of outdated or inadequate furnishings.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Provide for replacement of outdated or inadequate furnishings.	$6.00	SF	62,594	$375,564.00
Total Cost				$375,564.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Replace outdated furnishings. We have increased the dollar amount based on length of time since OFCC assessment and continued wear-and-tear

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
CEFPI Rating 8	$3.23	sf	62,594	$202,178.62
Total Cost				$202,178.62



Typical classroom tables and chairs



Media Center Tables and Chairs

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical classroom furniture



Conference Room furniture

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item W | Technology

NON-OFCC

Existing Conditions:

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

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons:

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00



New Backbone cabling



Newer horizontal cabling and network switches

Facility Assessment

Building Name: General Rosecrans Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical technology - classroom



New UPS to be installed

Facility Assessment Summary

Building Name	General Rosecrans Elementary	County	Delaware
School District	Big Walnut LSD	Township	
Address	301 South Miller Drive	Acreage	21.60
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Construction	2010	1	62,594	No

Assessment Summary

	Assessment Item	Rating	Long Term Cost Assessment	Near Term Cost Assessment
A	Heating System	Satisfactory	$180,000.00	$416,479.42
B	Roofing	Needs Repair	$476,580.00	$20,832.40
C	Ventilation / Air Conditioning	Needs Repair	$325,000.00	$106,478.25
D	Electrical Systems	Needs Replacement	$0.00	$14,200.00
E	Plumbing and Fixtures	Satisfactory	$41,060.97	$22,728.20
F	Windows	Satisfactory	$0.00	$0.00
G	Structure: Foundations	Satisfactory	$0.00	$0.00
H	Structure: Walls and Chimneys	Needs Repair	$0.00	$5,125.00
I	Structure: Floors and Roofs	Satisfactory	$0.00	$0.00
J	General Finishes	Needs Repair	$70,490.00	$114,133.92
K	Interior Lighting	Satisfactory	$125,188.00	$4,410.00
L	Security System	Needs Repair	$0.00	$120,806.42
M	Emergency / Egress Lighting	Satisfactory	$0.00	$0.00
N	Fire Alarm	Satisfactory	$255,383.52	$6,000.00
O	Handicap Accessibility	Satisfactory	$0.00	$0.00
P	Site Condition	Needs Repair	$257,001.44	$264,058.00
Q	Sewage System	Satisfactory	$0.00	$0.00
R	Water Supply	Satisfactory	$0.00	$0.00
S	Exterior Doors	Needs Repair	$3,399.46	$0.00
T	Hazardous Material	Needs Repair	$0.00	$0.00
U	Life Safety	Satisfactory	$6,330.82	$0.00
V	Loose Furnishings	Needs Repair	$375,564.00	$0.00
W	Technology	Satisfactory	$0.00	$0.00
X	Construction / Contingency		$516,944.71	$267,573.25
Total			**$2,632,942.92**	**$1,362,824.86**

Facility Assessment Summary (OFCC)

Building Name	General Rosecrans Elementary	County	Delaware
School District	Big Walnut LSD	Township	
Address	301 South Miller Drive	Acreage	21.60
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Construction	2010	1	62,594	No

Assessment Summary

	Assessment Item	OFCC Cost Assessment
A	Heating System	$0.00
B	Roofing	$0.00
C	Ventilation / Air Conditioning	$11,478.25
D	Electrical Systems	$75,000.00
E	Plumbing and Fixtures	$0.00
F	Windows	$0.00
G	Structure: Foundations	$0.00
H	Structure: Walls and Chimneys	$0.00
I	Structure: Floors and Roofs	$0.00
J	General Finishes	$7,013.16
K	Interior Lighting	$5,000.00
L	Security System	$0.00
M	Emergency / Egress Lighting	$0.00
N	Fire Alarm	$0.00
O	Handicap Accessibility	$0.00
P	Site Condition	$143,891.00
Q	Sewage System	$0.00
R	Water Supply	$0.00
S	Exterior Doors	$0.00
T	Hazardous Material	$0.00
U	Life Safety	$58,421.72
V	Loose Furnishings	$202,178.62
W	Technology	$0.00
X	Construction / Contingency	$122,880.19
Total		**$625,862.94**

APPENDIX 4E.8

Garmann Miller Facility Assessments -
Harrison Street ES Assessment

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item A	Heating System

NON-OFCC

Existing Conditions:

The existing system for the overall facility is a gas fired, steam boiler, orginally installed in 1957. The boiler was updated in 2021 but the rest of this system is original and is in poor condition. The new boiler in 2021 is manufactured by Weil McLain and is in good condition. Steam is distributed to terminal units consisting of unit ventilators, fan coils, cabinet heaters, unit heaters, fin tubes, and air handlers. The unit ventilators and fan coils were updated in 1991. Other terminal equipment like the radiators appear orginal and installed in 1952 and is in poor condition. Due to the buildings age, it is likely that the ventilation system does not meet the current Ohio Building Code 15 CFM per occupant fresh air requirement. The DDC type system temperature controls were installed in 1991 and are need of replacement. The steam system is difficult to control and occupant discomfort was reported. The overall system does not feature any central energy recovery systems. Mostly, the existing classroom system is not ducted, but floor to structural deck heights will accommodate the installation of properly sized ductwork for a future system. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: Needs Replacement

Recommendations:

Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code. Replace steam system with hydronic boiler system. Provide central cooling system. Convert to ducted system to facilitate efficient exchange of conditioned air.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
HVAC System Replacement	$54.42	SF	37,954	$2,065,456.68
Convert to Ducted System	$10.37	SF	37,954	$393,582.98
	$0.00			$0.00
Total Cost				$2,459,039.66

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The current system does not meet current code and operates inefficiently. Occupant discomfort was reported throughout our visit.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
HVAC System Replacement	$54.42	SF	37,954	$2,065,456.68
Convert to Ducted System	$10.37	SF	37,954	$393,582.98
	$0.00			$0.00
Total Cost				$2,459,039.66

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical classroom unit ventilator



Gym Ductwork



Exposed Finned-Tube Heat



Steam Boiler



Steam Return System



Steam control valve

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item B	Roofing

NON-OFCC

Existing Conditions:

Existing roof systems consist of modified bitumen systems on the main portion of the oldest building and the entry, and built-up ballasted systems on the new sections of the building and on the gym roof. All are in poor condition. There is no evidence of standing water - all roofs appear to drain adequately. The owner reported leaking in the gymnasium roof that appears to be coming from inside of or around the mechanical unit. Drainage is provided through a combination of gutters, downspounts, and internal roof drains (at the gym roof). At the gym roof, which is exclusively drained by internal drains, no overflow drainage is provided. Access to the highest roof (oldest section) is provided by a roof opening with no hatch. The gym roof and adjacent roofs can be accessed through windows on the third floor. Access to the lower sections of roof on the west side of the building can be access by portable ladder from the ground.

Rating: Needs Replacement

Recommendations:

Replace roof systems and insulation throughout the building. Replace gutters, downspouts, flashings, copings, and roof edge assemblies. Provide overflow roof drain where required by code. Install roof hatch.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Membrane (all types / fully adhered)	$21.01	sf	20,469	$430,053.69
Repair/replace cap flashing and coping	$25.02	lf	620	$15,512.40
Gutters/Downspouts	$22.48	lf	574	$12,903.52
Overflow Roof Drains and Piping	$4,079.35	each	2	$8,158.70
Roof Insulation	$4.34	sf	20,469	$88,835.46
Roof Access Hatch	$2,719.57	each	1	$2,719.57
	$0.00			$0.00
Total Cost				$558,183.34

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: All roof systems are in poor condition and require replacement. Costs updated to 2025.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Membrane (all types / fully adhered)	$20.02	sf	20,469	$409,789.38
Repair/replace cap flashing and coping	$23.84	lf	620	$14,780.80
Gutters/Downspouts	$21.42	lf	574	$12,295.08
Overflow Roof Drains and Piping	$3,886.95	each	2	$7,773.90
Roof Insulation	$4.14	sf	20,469	$84,741.66
Roof Access Hatch	$2,591.30	each	1	$2,591.30
Total Cost				$531,972.12

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Built-up ballasted roof at gym.



Lower west roofs from gym roof.



Typical condition of built-up roof.



Gym air handler support and flashing.



Temporary repair of coping.



Roof drainage - downspout leading to internal drain.

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item C	Ventilation / Air Conditioning

NON-OFCC

Existing Conditions:

The overall faciility is not equipped with central air conditioning. Throughout, window A/C units or split system cooling units are utlized to provide cooling to classrooms. There is a packaged RTU unit with cooling that provides cooling and ventilation to the gym. The ventilation for the building is provided by unit venitlators and air handlers. This equipment was last updated in 1991. Second floor classrooms have a Fan Coil/AHUs that serve the space equipped with split DX cooling coil and a steam heating coil. While on site, the lower level was not in use (Music/Art) due to water infiltration. If the lower level becomes remains an art space, provide dedicated exhaust for the room and for the kiln if provided. The diswasher system does not have a exhaust hood.

Rating: Needs Replacement

Recommendations:

Central cooling for the buiding, that is integrated with the ventilation system shall be installed. Currently, the majority of the cooling is separate for the ventilation. During cooling, ventilation is limited in the building. See item A for costs.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Provide Dishwasher exhaust hood (or remove dishwasher)	$6,000.00	QTY	1	$6,000.00
See Item A for costs.	$0.00			$0.00
	$0.00			$0.00
Total Cost				$6,000.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The HVAC system needs replaced. See item A.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Kiln Exhaust System	$6,478.25	each	1	$6,478.25
				$0.00
	$0.00			$0.00
Total Cost				$6,478.25



Cafeteria Indoor Split System Cooling Unit



Kitchen Window AC Unit

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Dryer Vent Exhaust



Gym Rooftop Unit



Split-System Condensing Unit



Typical Window AC Units for Classrooms

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item D	Electrical Systems

NON-OFCC

Existing Conditions:

208Y/120volt, 600A, 4 wire, 3 phase service is provided by AEP from the overhead pole mounted transformer cans on site. The service transitions to underground and enters the main electrical utility space to a 600A disconnect switch located in the basement of the building. A Square D, QMB type is the Main distribution gear installed in the basement electrical room. The utility meter is also located in the basement of the building. The panel system, installed is in poor condition, with minimal expansion capability. Panel "DP-1" is located in a janitorial closet and constantly against NEC clearance codes. The kitchen panelboards include a Federal Pacific, Murray, and ITE branded panels which all require to be replaced due to recorded possible failures from age and design. There is no automatic shutdown via shunt trip for devices below the kitchen hood. Receptacles are not evenly distributed throughout the facility, classrooms are not consistent on location and type, many are surface mounted and many appeared to have safety caps on them. Only two GFCI receptacles are provided on the south exterior of the building. The facility is not equipped with an emergency generator. Lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is not provided. A PV system is installed but does not appear to be in use. The overall electrical system will be inadequate to meet the facility's future needs.

Rating: Needs Replacement

Recommendations:

Replace the electrical system entirely to meet applicable codes and provide capacity for future changes. Provide Tamper-resistant receptacles and GFCI protection where required.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
System Replacement including a generator	$39.10	sf	37,954	$1,484,001.40
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$1,484,001.40

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The electrical system is aged and safety is a critical factor in some instances.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
System replacement	$37.26	sf	37,954	$1,414,166.04
				$0.00
				$0.00
Total Cost				$1,414,166.04

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item




Main service disconnect and distribution




Kitchen panels, Distribution panel "DP-1"




Pole Mounted Utility Transformers - Non-Used Solar




Panelboards






Two exterior GFCIs, broken conduit on roof, teacher quad






Classroom receptacles, deteriating roof equipment

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item E | Plumbing and Fixtures

NON-OFCC

Existing Conditions:

The building is supplied by a 3" water service and a reduced pressure backflow preventer. The incoming water main is copper and the piping and accessories are in good condition. The building does not have water treatment system though none is needed. The domestic water supply piping in the overall facility is copper, was installed in 2005, and is in good condition. No issues or deficiencies were reported by the school. The waste piping in the overall facility was reported as cast iron and is in good condition. Only one deficiency was reported by the school - the sanitary below the triple bowl sink in the kitchen has been backing up and appeared to have failed. The school was currently in the process of reworking this sanitary line. The facility is equipped with a 100 gallon gas water heater in good condition. The school has two large group restrooms for boys, two large group restrooms for girls, and four single restrooms designated for staff use. Overall, the school has 19 toilets, 6 urinals, and 15 lavatories. This is sufficient for the current occupancy of the school and sufficient for future needs of the school. The condition of fixtures is fair to good. The facility is equipped with seven electric water coolers, in poor to fair condition. The sinks in the classrooms are not equipped with the drinking fountain accessories though not required. Kitchen fixtures consist of a single compartment sink, triple compartment sink, dishwasher, and disposal, 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 a100 gallon gas fired type water heater, which is in fair condition. The school is not equipped with lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash, but they are not required due to existing grade configuration. Likewise, due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are provided. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in poor to fair condition. Gas piping for mechanical equipped was routed exposed on the roof and is in poor to fair condition. The pipes are supported via wooden blocks rather than approved piping supports. Piping showing significant signs of rusting.

Rating: Needs Replacement

Recommendations:

Faucets within the individiual restrooms and in classrooms are showing age and beginning to leak. Faucets in poor condition should be replaced. Gas piping to rooftop unit is in poor condition. Gas piping to be replaced and painted for protection. Piping should be placed on proper piping supports rather than wooden blocks.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace Faucets	$679.90	ea	15	$10,198.50
Replace gas piping on roof to rooftop unit with pipe supports	$10,000.00	ls	1	$10,000.00
Natural gas connection	$1,087.83	ea	1	$1,087.83
Total Cost				$21,286.33

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Electric Water Cooler	$4,079.35	ea	7	$28,555.45
	$0.00			$0.00
Total Cost				$28,555.45

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Sinks with drinking fountains are not needed within the classrooms. The school has adequate drinking fountains around. The new toilet and sink for a new restroom is not needed. The school is equipped with an adequate number of toilets and sinks.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Toilet (New)	$4,923.47	unit	1	$4,923.47
Sink (New)	$3,239.12	Unit	1	$3,239.12
Electric water cooler	$3,886.95	Unit	7	$27,208.65
Other: Sink with drinking fountain	$2,500.00	Unit	20	$50,000.00
Total Cost				$85,371.24

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Non-ADA electric water cooler in fair condition.



Restroom fixtures in the required kitchen restroom. Fixtures in good condition, non-ADA compliant



Gas piping exposed on the roof supported by wooden blocks



Floor mounted toilet at Child ADA height. Fixture and flush valve in good condition.



Lavatory hung at standard height. Fixture and faucet in good condition. Non-ADA compliant, no insulation on under side piping.



Wall hung urinals in large group restroom. Fixtures and flush valves in good condition.

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item F	Windows

NON-OFCC

Existing Conditions:

The facility overall has thermally broken aluminum frame windows with double glazed insulated glazing , which are in good condition. Operable windows with opening limiters within the window system are in good condition. Window seals are in good condition as well and no signs of air or water infiltration are present. Windows feature surface mounted blinds that are in fair condition. Aluminum storefront window system located in gathering/play area (former cafeteria) are in fair condition. There is a glass block window located on the north façade, above the west entry. The facility has one skylight in the main entry canopy, which is in fair condition. There are no clerestories in the facility. Window security grilles are not provided at ground floor windows. There is not a greenhouse associated with this school. There are several windows with air conditioning units that need to be removed.

Rating: Needs Replacement

Recommendations:

Remove air conditioning units in windows and install operable window panels. Replace glass block with new aluminum window system.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Insulated Glass/Panels	$138.08	sf	200	$27,616.00
Aluminum window system	$1,329.76	sf	28	$37,233.28
	$0.00			$0.00
Total Cost				$64,849.28

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Since we are unsure if cost in OFCC assessment accounted for replacing glass block, we broke this out as a separate line item. Also, costs have been updated to reflect current OFCC 2025 costs sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Insulated Glass/Panels	$131.57	sf	200	$26,314.00
	$0.00			$0.00
Total Cost				$26,314.00



Exterior view of air conditioning unit



Exterior view of glass block

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item G	Structure: Foundations

NON-OFCC

Existing Conditions:

The 1926 portion of the building has masonry foundation walls on concrete footings, and the 1957 building addition has concrete foundation walls on concrete footings. Signs of leaking and moisture seepage observed in the basement of the original 1926 building on the north and east walls at the window wells. Therefore, water proofing around perimeter of 1926 portion of the building is suggested.

Rating: Needs Repair

Recommendations:

Provide spray applied waterproofing and new drainage system as required along perimeter of 1926 portion of basement.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Spray applied waterproofing	$10.12	sf	1,800	$18,216.00
Drainage tile / foundation drainage system	$25.54	lf	225	$5,746.50
	$0.00			$0.00
Total Cost				$23,962.50

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: We observed same drainage issues in basement that were noted in the OFCC assessment. Also, costs have been updated to reflect current OFCC 2025 cost sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Waterproofing Spray Applied	$9.72	sf	1,800	$17,496.00
Drainage Tile Systems / Foundation Drainage	$23.33	lf	225	$5,249.25
	$0.00			$0.00
Total Cost				$22,745.25



Foundation at exterior stair



Interior view of basement leakage

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item H | Structure: Walls and Chimneys

NON-OFCC

Existing Conditions:

The overall facility has masonry load bearing walls with a brick veneer, with plaster and brick on the interior of the 1926 portion of the building. Exterior walls are not cavity walls, and weeps and vents are not provided. There are no expansion joints in the brick, but none appear to be needed as no signs of cracking were observed. Cleaning, tuckpointing, and sealing of masonry is needed. The exterior window lintels are steel and some appear to be in poor condition needing replacement. Interior walls are a combination of CMU, glazed block, brick, and plaster. The chimney is in fair condition. There are concrete canopies over exterior doors that are deteriorating and in poor condition. The steel framed canopy with masonry columns at the main entry is in good condition. There is no loading dock associated with this facility. There also is no greenhouse associated with this school.

Rating: Needs Repair

Recommendations:

Around overall exterior of facility, provide masonry cleaning and sealing as required. Also provide tuck pointing in all areas of mortar deterioration as required. Provide allowance to infill 2 window wells. Replace rusted masonry steel lintels as required. Prep and paint exposed steel lintels, as required. Provide allowance for replacement of 6 exterior door canopies. Provide allowance for removal and infill of 10 unit ventilators.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Infill window wells	$15,000.00	allow	1	$15,000.00
Paint steel lintels	$7,000.00	allow	1	$7,000.00
Replace canopies	$35,000.00	allow	1	$35,000.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$57,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Tuckpointing	$11.00	sf	1,500	$16,500.00
Exterior masonry cleaning	$2.29	sf	16,433	$37,631.57
Exterior masonry sealing	$1.80	sf	16,433	$29,579.40
Replace/infill brick veneer system	$47.59	sf	44	$2,093.96
Replace lintels	$339.94	sf	43	$14,617.42
Total Cost				$100,422.35

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: We observed similar issues with exterior walls that were noted in the OFCC assessment. Also, costs have been updated to reflect current OFCC 2025 costs.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Tuckpointing	$9.72	sf	1,500	$14,580.00
Exterior masonry cleaning	$1.95	sf	16,433	$32,044.35
Exterior masonry sealing	$1.30	sf	16,433	$21,362.90
Replace Brick Veneer System	$45.35	sf	44	$1,995.40
Lintel Replacement	$323.91	lf	43	$13,928.13
Other: Infill window wells	$15,000.00	allow	1	$15,000.00
Other: Paint Steel Lintels	$7,000.00	allow	1	$7,000.00
Other: Replace canopies	$30,000.00	allow	1	$30,000.00
Total Cost				$135,910.78

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

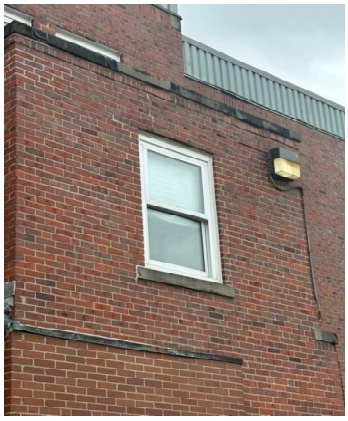
Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Exterior view of steel lintel



Exterior view of door canopy



Example where tuck pointing is recommended



Example where exterior lintel painting is recommended

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item I	Structure: Floors and Roofs

NON-OFCC

Existing Conditions:

Floor and roof structure system types could not be verified in all cases, but given the age and phases of construction, can be assumed to be a mix of cast concrete, concrete or gypsum deck supported by steel joists, and concrete slab on grade. All floor and roof structural systems appear to be in satisfactory condition. No sagging or deflecting area were observed.

Rating: Satisfactory

Recommendations:

Existing systems are in good condition - no recommended work at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: we agree with observations that systems are in good condition.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				$0.00
				$0.00
	$0.00			$0.00
Total Cost				$0.00



Cast concrete structure visible at roof hatch.



Observable floor and roof conditions at 1957 section.

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item J	General Finishes

NON-OFCC

Existing Conditions:

The overall facility features conventionally partitioned Classrooms with carpet type flooring and 2' x 4' acoustical tile in good condition. Drywall type ceilings, as well as painted brick, plaster, and drywall type wall finishes are in poor condition. The overall facility has Corridors with VET type flooring and 2' x 4' acoustical tile are in good condition. Plaster type ceilings, as well as drywall and brick wall finishes are in poor condition. Toilet partitions are in good condition. Classroom casework in the overall facility is laminate over particle board type construction with plastic laminate tops, is adequately provided, and in poor condition.Classrooms are provided adequate markerboards and tackboards which are in good condition. The facility is equipped with wood non-louvered interior doors that are recessed with proper ADA clearances, and are in good condition. The Gymnasium has vinyl sheet flooring in good condition. Gym has exposed metal structure and metal panel type ceilings, as well as painted brick wall finishes, and they are in fair condition. Gymnasium telescoping stands are in good condition. Gymnasium basketball backboards are in good condition. Stage curtain is in good condition. The Kitchenequioment is currently not used and unkown condition from the staff. The biggest complaint from the staff is that this building is not ADA compliant.

Rating: Needs Repair

Recommendations:

GM's recommendation is a complete replacement of finishes and casework, along with a total kitchen replacement.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00	SF		$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete Replacement of Finishes and casework	$37.73	SF	37,954	$1,432,004.42
Total Kitchen Equipment Replacement	$258.36	SF	828	$213,922.08
	$0.00			$0.00
Total Cost				$1,645,926.50

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reason:

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete Replacement of Finishes and casework (Elementary)	$35.95	sf	37,954	$1,364,446.30
Total Kitchen Equipment Replacement	$246.17	sf	828	$203,828.76
Total Cost				$1,568,275.06



VCT Flooring



Gymnasium

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Wall repair needed



Carpet flooring condition



Wall repair needed



Ceiling repair needed

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item K | Interior Lighting

NON-OFCC

Existing Conditions:

Most of the building is equipped with fluorescent lighting, with the exception of a few upgrades in the administrative area. Classrooms are equipped with surface mount wraps and recessed 2' x 4' troffers - fixtures are in okay condition - lighting levels are adequate. Corridors also utilize surface wraps and recessed 2' x 4' recessed troffers - fixture condition is okay - lighting levels are adequate. The media center is equipped with 2' x 4' recessed troffers in okay condition with adequate, but high light levels. The student dining is equipped with 2' x 4' surface mount fixtures in good condition, light levels appear low. The kitchen is equipped with 1' x 4' surface fixtures in okay condition providing adequate lighting levels. Service areas are typically surface wraps in okay condition providing adequate lighting levels. The above mentioned rooms are controlled via wall mounted toggle switches, dual level in the classrooms, kitchen, and student dining. There is a simple stage system with wall mounted dimmers switches. The Administrative area has recently been upgraded with LED 2' x 4' recessed fixtures, occupancy sensors, and Lutron controls - lighting levels are adequate. The gymnasium has also been upgraded to LED pendant mount fixtures.

Rating: Needs Replacement

Recommendations:

Provide a complete lighting and controls replacement utilizing LED luminaires, dimming, and occupancy sensors.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete Building Lighting Replacement including Controls	$8.84	SF	37,954	$335,513.36
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$335,513.36

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The lighting system & controls should be replaced.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete Building Lighting Replacement	$8.42	sf	37,954	$319,572.68
				$0.00
Total Cost				$319,572.68



Typical Classroom Lighting & Control



Typical Corridor Lighting & Control

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Gymnasium & Kitchen Lighting



Light Fixtures with T-8 Fluorescent Lamps



Stage Lighting & Control



Newer Admin Lighting & Control

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item L	Security Systems

NON-OFCC

Existing Conditions:

The exterior site lighting system is equipped with recessed canopy mounted incandescent entry lights in poor condition. Walkways are illuminated with surface mounted HID metal halide fixtures in poor condition with UV damage. Parking areas are lit with a single dual-head LED pole fixture and Metal Halide flood fixtures. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures. Access control, CCTV and Intrusion systems are present and functional within space.

Rating: Needs Replacement

Recommendations:

Replacement of security system, with replacement of Hikvision cameras.
Provide new exterior site LED lighting for better coverage and improved efficiency. A new exterior lighting control system to be installed to dim lights after hours without occupancy.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior Site Lighting	$1.36	SF	37,954	$51,617.44
Security System	$3.87	sf	37,954	$146,881.98
	$0.00			$0.00
Total Cost				$198,499.42

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Systems and lighting are at the end of life and can be improved.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Security System	$3.69	sf	37,954	$140,050.26
Exterior Site Lighting	$1.30	sf	37,954	$49,340.20
	$0.00			$0.00
Total Cost				$189,390.46



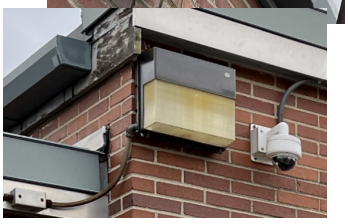


Pole Lights









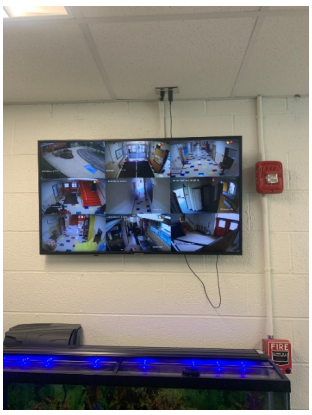
Building Mounted Lights

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

	
Access Control into main office	CCTV Security Workstation in Main office

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item M	Emergency / Egress Lighting

NON-OFCC

Existing Conditions:

The emergency egress lighting in the building is provided by wall mounted bug-eye type battery backed egress fixtures and exit signs. Exit signs appear to be provided according to code requirements. Some are of the LED type, it appears some are of the incandescent type. Egress lighting does extend to the exterior landings.

Rating: Satisfactory

Recommendations:

We would recommend testing of the batteries to verify operation, and continue to replace the incandescent type as they fail. If the full building lighting replacement is selected (tab K), the emergency lights would be replaced at that time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Battery testing	$1,500.00	Allow	1	$1,500.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$1,500.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: The OFCC Emergency/Egress lighting description & recommendation is about the fire alarm. Pricing appears to indicate full replacement of the emergency lighting. We feel there is nothing immediately wrong with the emergency lighting and replacement is not necessary (unless all the building lights are upgraded).

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Emergency/Egress Lighting	$1.30	sf	37,954	$49,340.20
Total Cost				$49,340.20



Typical Bug-eye fixtures



Typical Exit Sign fixtures

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item N: Fire Alarm

NON-OFCC

Existing Conditions:

The building is equipped with a Fire Lite Alarms fire alarm system by Honeywell. It appears to have been designed and installed in 2018, consisting of manual pull stations, speaker/strobe notification devices and monitored by State Security with a cellular communicator. The system does have voice evacuation. The system appears to be up to date and equipped with sufficient ADA compliant notification devices, smoke detectors, and heat detectors. Devices in the gymnasium have wire guards to protect them. Lower level basement electrical spaces do not appear to have fire alarm notification devices. The fire suppression System and kitchen hood suppression system is monitored by the fire alarm system.

Rating: Needs Repair

Recommendations:

Provide new fire alarm devices in main electrical room in basement to meet Ohio Building Code, Ohio Fire Code, NFPA requirements. Remove any leftover fire alarm devices such as the horn/strobe in kitchen bathroom.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Add Fire Alarm Devices to Electrical Room	$1,500.00	ea.	3	$4,500.00
Remove abandoned fire alarm devices.	$200.00	ea.	3	$600.00
	$0.00			$0.00
Total Cost				$5,100.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: The fire alarm system has been replaced and provides adequate coverage with speaker notification devices.

OFCC Cost Assessment

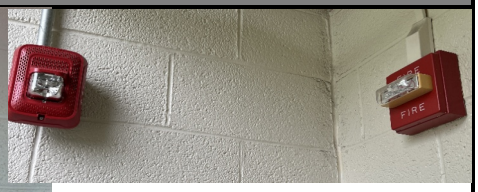
Item Description	Cost	Unit	Quantity	Unit Cost
Fire Alarm System replacement	$3.89	SF	37,954	$147,641.06
Total Cost				$147,641.06



Head-end fire alarm equipment, Typical pull station











Typical fire alarm devices, doubled up in kitchen restroom

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item





Voice Communicator, Dialer & Annunciator Panel



Fire Suppression Monitoring

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item O	Handicap Accessibility

NON-OFCC

Existing Conditions:

The main entrance of the facility is ADA accessible with power assisted door openers and curb cuts provided. The access to the parking lot and drp-off area is not compromised by any steep ramps or steps. The building entrance provides 1 ADA power assist door which is in good condition. ADA parking spaces recommended to be moved closer to the main entry (or at least one of the spaces shall be located near the front entry; near the drop-off drive loop).For the interior of the building, the space allowances are mainly not ADA compliant. Ramps and stairs within the facility do not meet ADA requiremtns because the handrails are not compliant. The building does not include an elevator. The building does provide a chair lift which provides access to the gym. Even on each floor, no accessible path is provided through the building, as floors between additions do not allign - the result of this condition is at least seven levels that do not accesibly connect. The interior doors are not AD compliant becaue the doors are not recessed and ADA compliant hardware is not provided. The large group restrooms provide ADA compliant toilets, lavatories, and urinals. The water coolers are not ADA compliant. ADA signage is not provided in the interior portion of the building. The Health-Clinic is not ADA compliant. Special Education restrooms are not compliant.

Rating: Needs Repair

Recommendations:

Provide an elevator(s) and construction to create an accessible path to all areas - the solution proposed is to add two multi-stop two-door elevators. The first would be located in the room off of the northeast corner of the gym, connection the two floors of the two-story building and the gym. The second would be located east of the stage and connect the gym, stage, and all floors in the three-story section. In addition to the cost of the elevators and shafts, significant re-work adjacent areas will be required. Provide ADA signage for the interior. Replace a portion of the interior doors of the 1957 portion of the building to meet ADA requirements. Replace a portion of the interior door hardware in both the original and 1957 portion of the building. Replace any exterior door hardware that is not ADA compliant. Electric water coolers are addressed in item E.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00		0	$0.00
	$0.00		0	$0.00
	$0.00		0	$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
ADA compliant hardware	$475.93	set	50	$23,796.50
Signage	$0.27	sf	37,954	$10,247.58
Elevator - two - sided, multi-stop elevator	$178,786.00	each	2	$357,572.00
Elevator - construction allowance for shaft and modifications	$400,000.00	allow.	1	$400,000.00
Replace Doors	$1,684.34	leaf	45	$75,795.30
Provide toilet accessories	$1,295.65	per restroom	8	$10,365.20
				$0.00
Total Cost				$877,776.58

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: We believe the addition of elevators to create and accessible path to all spaces is significanlty more complex and costly that previously identified. We observed similar issues with the signage, doors, and door hardware that were noted in the OFCC assessment. Also. Costs have been updated to reflect current OFCC 2025 cost sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Handicapped Hardware	$453.48	set	56	$25,394.88
Signage	$0.26	sf	37,954	$9,868.04
Elevators	$66,078.15	each	3	$198,234.45
Replace Doors	$1,684.34	leaf	51	$85,901.34
Total Cost				$319,398.71

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



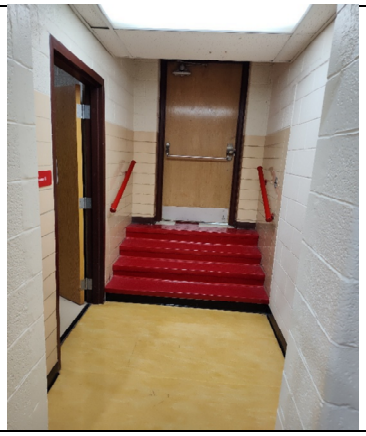
Existing water cooler



Exterior door near library



ADA restroom fixtures



Non-accessible path of travel.

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item P | Site Condition

NON-OFCC

Existing Conditions:

This 4.5 acre site includes the Early Learning Center at Harrison St, associated parking, and three playgrounds ranging in size. The parking lot includes 2 handicap accessible parking spaces and 46 regular parking spaces. Plants on site appear to be established and healthy. The asphalt drive and parking lot on site is severely damaged. Handicap accessible parking areas need to be repainted and marked with signage to be up to code. The asphalt play area is also severely damaged with exposed holes and cracks which are a safety concern. Sidewalks on the site are also in need of repair in certain areas. The site has one large updated play structure area and two smaller outdated structures. The smallest playground of the three has EWF surfacing while the other two have pour-in-place. The new playground equipment is in good shape, but the two smaller play structures are faded and rusted. There are two separated swing sets on site, both of which need replaced. The swing set areas also require more EWF and potentially a larger surface area of EWF to accommodate for fall risks. Fencing on site is in good condition. The lawn on the site is overall in good condition as well. The concrete seating area on the North side of the building is above floor grade and may be causing drainage issues, leading to flooding problems reported within the building.

Rating: Needs Repair

Recommendations:

Mill and fill all asphalt on site, replacing areas that are in total disrepair. Replace concrete walk where damaged. Repaint parking lines in both regular parking spaces and handicap accessible parking spaces. Add handicap accessible signage up to code. Move the dumpster to a more secure location, adding an enclosure if needed. Repair broken asphalt in asphalt play area that is a current safety concern. Replace swing sets on site and the two smaller play structures that are outdated. Add more EWF to swing set area and expand to accommodate for fall risk. Move swing sets in closer proximity to play areas. Add or refresh painted play on hard surfacing. Replace basketball hoops, smaller play equipment, bike racks, and benches. Provide allowances for other site items that may not be noted.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
General Site				
Crack fill and sealcoat asphalt pavement & repaint pavement markings	$0.30	SF	50,608	$15,182.40
Add ADA parking signage and striping up to code	$48.00	EA	5	$240.00
Regrade in asphalt parking lot to correct ponding	$66.20	SY	44	$2,912.80
Replace concrete walk	$12.20	SF	3,000	$36,600.00
Define new location for dumpster and provide enclosure if needed	$6,263.00	LS	1	$6,263.00
Add lawn to area where concrete pad seating area is removed	$2.00	SY	111	$222.00
Remove elevated concrete pad seating area	$2.20	SF	1,000	$2,200.00
Repaint parking lines	$48.00	EA	46	$2,208.00
Additional parking spaces	$25,000.00	LS	1	$25,000.00
Site allowance	$50,000.00	LS	1	$50,000.00
Playgrounds				
Playground (far North area): replace swings and move closer to play areas, add painted play games on hard surfacing within playground, replace old basketball hoops, replace old playground equipment	$100,000.00	LS	1	$100,000.00
Playground (small East area): replace swings and move closer to play areas, add painted play games on hard surfacing within playground, replace old play equipment	$99,524.00	LS	1	$99,524.00
New top coating of existing EWF areas	$8.25	SF	3,000	$24,750.00
Replace playground benches and old bike rack	$1,835.00	LS	1	$1,835.00
Total Cost				$366,937.20

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
General Site				
Asphalt replacement	$56.20	SY	1,402	$78,792.40
Asphalt mill and fill	$2.50	SF	50,500	$126,250.00
Playgrounds				
Expand EWF surfacing around swings - safety concern	$8.25	SY	222	$1,831.50
Replace broken/pulled up asphalt in asphalt play area	$51.00	SY	44	$2,244.00
Total Cost				$209,117.90

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: More items have aged and are in need of repair/replacement since the last assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Playground Equipment	$1.95	sf	37,954	$74,010.30
Removal of existing playground equipment	$2,591.30	lump	3	$7,773.90
Asphalt Paving / New Wearing Course	$24.61	sy	2,961	$72,870.21
Additional Parking Spaces Required for Middle	$213.78	per student	25	$5,344.50
Concrete Sidewalk	$9.72	sf	2,092	$20,334.24
Provide Soft Surface Playground Material	$38.87	sy	528	$20,523.36
Base sitework allowance for unforeseen circumstances	$50,000.00	allowance	1	$50,000.00
Sitework allowance for unforeseen circumstances for 0 SF to 100,000 SF	$1.50	sf	37,954	$56,931.00
Total Cost				$307,787.51



Existing concrete walk

Existing asphalt drive/parking lot

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Existing parking lines



Existing handicap accessible parking spaces



Asphalt ponding



Existing dumpster location



Existing asphalt play area



Existing basketball hoops/court

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Existing swing sets and EWF



Existing old playground equipment



Existing benches



Existing elevated seating area



Existing bike rack



Existing painted play

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item Q	Sewage System

NON-OFCC

Existing Conditions:

The sanitary sewer system is a municipal system, and is in fair condition. Only one deficiency reported by the school during the assessment. The sanitary line connected to the triple bowl sink has been repeated backing up. The school was currently addressing this situation during the assessment. No other significant issues were reported by the school district or noted during the assessment.

Rating: Satisfactory

Recommendations:

Once the kitchen sanitary is resolved, no issues to be addressed or concerned about at this time. No other work or replacements needed.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Sanitary Waste Piping (Includes excavation and backfilling)	$61.20	sf	200	$12,240.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$12,240.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: School custodian shared that the sanitary line in the kitchen under the three bowl sink keeps backing up and potentially has failed. Sanitary to be replaced and reconnected.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No renovation required	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00



Three-Compartment Sink in kitchen labeled as "Do Not Use" so sanitary piping can be fixed.



Hole for sanitary drop that has been backing up serving the three-compartment sink in the kitchen.

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item R: Water Supply

NON-OFCC

Existing Conditions:

The building is currently tied into the municipal water service with a 3" entering main and 3" water meter. The service and accessories are in good condition. The district was not able to provide water supply flow test data. The existing supply is sufficient for the current occupancy of the building. The domestic water service is sufficient for the future domestic water needs of the building.

Rating: Satisfactory

Recommendations:

The existing conditions do not require renovations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons:

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

	
Incoming water main with reduced pressure backflow assembly in basement in good condition.	New incoming copper water main piping.

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item S	Exterior Doors

NON-OFCC

Existing Conditions:

Exterior doors of the facility are a combination of hollow metal doors on hollow metal frames and aluminum framed storefront systems. Exterior doors and frames throughout the facility are in good condition. The facility is not equipped with overhead doors.

Rating: Needs Repair

Recommendations:

Replace the exterior door at kitchen.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Hollow metal door and frame with hardware (single)	$3,399.46	ea	1	$3,399.46
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$3,399.46

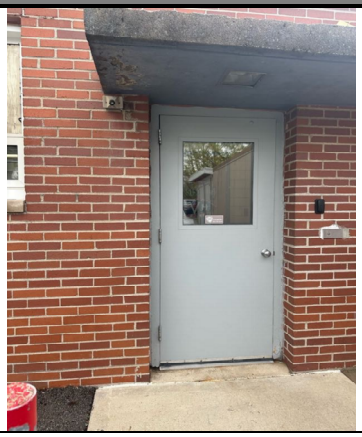
OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: We observed similar conditions that were noted in the OFCC assessment. Also, costs have been updated to reflect current OFCC 2025 cost sets.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Door/leaf frame and hardware	$3,239.12	per leaf	1	$3,239.12
				$0.00
				$0.00
Total Cost				$3,239.12



Exterior door off of kitchen

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item T	Hazardous Material

NON-OFCC

Existing Conditions:

Known and assumed locations of asbestos and other hazardous materials are documents in an AHERA three-year reinspection report provided by the school district. This report is dated March 2024 and was prepared by the district's environmental consultants. The AHERA report lists resilient floor covering and mastic as asbestos containing materials. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted to establish abatement scope and budget. Due to the construction date, there is a potential for lead based paint and asbestos in ballasts of fluorescent lighting.

Rating: Needs Repair

Recommendations:

Abate hazardous materials in the building, per recent reports.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Estimated cost for abatement contractor to peform lead mock-ups	$1.30	unit	5,000	$6,500.00
Special engineering fees for LBP mock-ups	$1.30	unit	5,000	$6,500.00
Fluorescent lamps & ballasts recycling/incineration	$0.13	sf	34,758	$4,518.54
Resilient flooring removal, including mastic	$4.28	sf	533	$2,281.24
Total Cost				$19,799.78

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Abate any hazardous materials.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Estimated cost for abatement contractor to peform lead mock-ups	$1.30	unit	5,000	$6,500.00
Special engineering fees for LBP mock-ups	$1.30	unit	5,000	$6,500.00
Fluorescent lamps & ballasts recycling/incineration	$0.13	sf	34,758	$4,518.54
Resilient flooring removal, including mastic	$4.28	sf	605	$2,589.40
Total Cost				$20,107.94

No Photos Available.

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item U | Life Safety

NON-OFCC

Existing Conditions:

The building is not equipped with an automatic generator. The lower mechanical area of the building has a fire suppression system, but the system is not extended to the rest of the building. The current incoming water main does not have the current flow capacity and pressure for an automated suppression system in the future. The current fire suppression lines do not have the flow capacity and pressure for an extension to the rest of the building. The kitchen hood has an ANSUL system installed.

Rating: Needs Repair

Recommendations:

We recommend adding an emergency/standby generator; however, it would only be required if a full-building fire suppression system is installed and includes a fire pump. The cost of the generator is included with tab D, Electrical Systems. Fire suppression system shall be upgraded to include all floors of the building and integrating into the kitchen hood.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Sprinkler/Fire Suppression	$5.10	sf	37,954	$193,565.40
Upsizing water main to feed fire suppression and domestic use	$67.99	lf	250	$16,997.50
Total Cost				$210,562.90

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

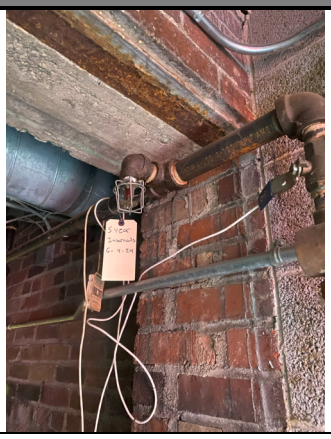
OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The existing kitchen hood has now be equipped with an ANSUL system.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Sprinkler/fire suppression	$4.86	sf	37,954	$184,456.44
Interior Stairwell Closure	$6,478.25	per level	10	$64,782.50
Water Main	$64.78	lf	250	$16,195.00
Handrails	$6,478.25	per level	10	$64,782.50
Retrofit existing kitchen hood with Fire Suppression System	$8,421.72	per hood	1	$8,421.72
Total Cost				$338,638.16



Protected exposed sprinkler head in the lower mechanical area.



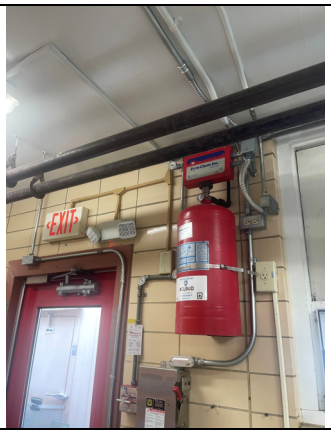
Fire suppression main located in the basement.

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

	
Kitchen Hood Ansul System	Kitchen hood with Fire Suppression

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item V	Loose Furnishings

NON-OFCC

Existing Conditions:

Overall the loose furnishings in this building were consistent in design and generally good condition, with the exception of some outdated furniture in currently unused classroom. These consisted of typical classrom furniture such as student tables and chairs along with teacher desks, task chairs, storage, etc. The facility's furniture and loose equipment were evaluated in item 6 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 7 due to observed conditions.

Rating: Needs Repair — Needs Repair

Recommendations:

Provide for replacement of outdated or inadequate furnishings.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Provide for replacement of outdated or inadequate furnishings.	$6.00	SF	37,954	$227,724.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$227,724.00

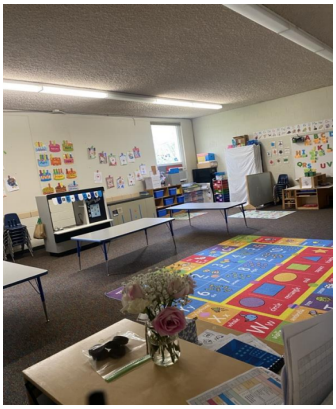
OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

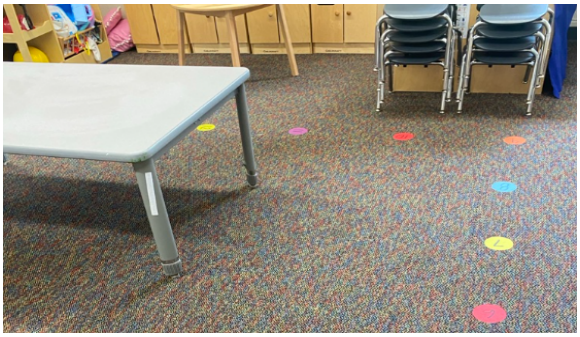
Reasons: Some existing furniture needs replacement.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
CEFPI Rating 6	$5.84	sf	37,954	$221,651.36
	$0.00			$0.00
Total Cost				$221,651.36



Classroom furniture



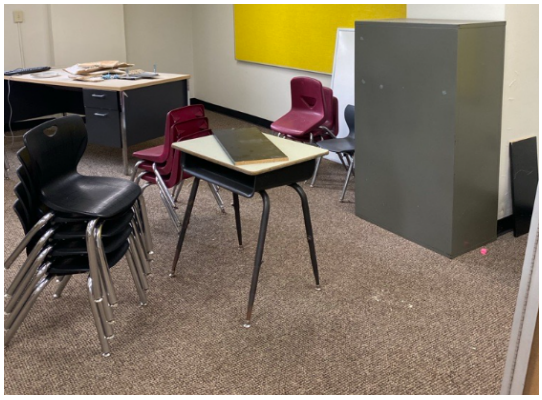
Classroom Furniture

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Classroom furniture

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item W	Technology

Existing Conditions:

The typical Classroom is equipped with the required four technology data ports for student use, one data port for teacher use, one voice port with a digital based phone system, one cable port and monitor, and a 2-way PA system that can be initiated by either party. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided, and in good condition. A lot of classrooms have no technology or furniture as well. There is one technology space within the building with poor cable magement and no phyiscal security.

Rating: Needs Replacement

Recommendations:

While all these systems exist within the school, they are dated and a significate amount of classrooms have nothing. I would recommend a total replacement of all technology systems.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Paging System Replacement	$65,000.00	QTY	1	$65,000.00
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$65,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Horizontal and Backbone Cabling	$2.50	SQFT	37,954	$94,885.00
Additional technology Room and Reno of Existing	$15,000.00	QTY	1	$15,000.00
UPS (Battery Back ups)	$5,000.00	QTy	4	$20,000.00
Network Equipment	$4.00	SQFT	37,954	$151,816.00
Classroom Video Displace Equipment & Cabling	$5.00	SQFT	37,954	$189,770.00
Sound Reinforcement	$2,500.00	QTY	26	$65,000.00
Wireless Access Points	$1.25	SQFT	37,954	$47,442.50
Total Cost				$583,913.50

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Very similar estimate for building.

OFCC Cost Assessment

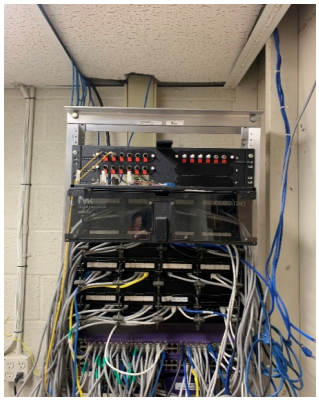
Item Description	Cost	Unit	Quantity	Unit Cost
ES Portion of building with total SF < 50,000	$16.85	sf	37,954	$639,524.90
	$0.00			$0.00
	$0.00			$0.00
Total Cost				$639,524.90

Facility Assessment

Building Name: Harrison Street Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Existing Technology Space



Exisiting paging system



Missing technology withing classroom spaces



Functional technology withing classroom

Facility Assessment Summary

Building Name	Harrison Street Elementary	County	Delaware
School District	Big Walnut LSD	Township	
Address	70 Harrison Street	Acreage	4.50
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Building	1926	3	16,082	No
Addition No. 1	1957	2	21,757	Y
Addition 2	1991	1	115	Y
Total			37,954	

Assessment Summary

	Assessment Item	Rating	Long Term Cost Assessment	Near Term Cost Assessment
A	Heating System	Needs Replacement	$0.00	$2,459,039.66
B	Roofing	Needs Replacement	$0.00	$558,183.34
C	Ventilation / Air Conditioning	Needs Replacement	$0.00	$6,000.00
D	Electrical Systems	Needs Replacement	$0.00	$1,484,001.40
E	Plumbing and Fixtures	Needs Replacement	$21,286.33	$28,555.45
F	Windows	Needs Replacement	$0.00	$64,849.28
G	Structure: Foundations	Needs Repair	$0.00	$23,962.50
H	Structure: Walls and Chimneys	Needs Repair	$0.00	$100,422.35
I	Structure: Floors and Roofs	Satisfactory	$0.00	$0.00
J	General Finishes	Needs Repair	$0.00	$1,645,926.50
K	Interior Lighting	Needs Replacement	$0.00	$335,513.36
L	Security System	Needs Replacement	$0.00	$198,499.42
M	Emergency / Egress Lighting	Satisfactory	$0.00	$1,500.00
N	Fire Alarm	Needs Repair	$0.00	$5,100.00
O	Handicap Accessibility	Needs Repair	$0.00	$877,776.58
P	Site Condition	Needs Repair	$366,937.20	$209,117.90
Q	Sewage System	Satisfactory	$0.00	$12,240.00
R	Water Supply	Satisfactory	$0.00	$0.00
S	Exterior Doors	Needs Repair	$0.00	$3,399.46
T	Hazardous Material	Needs Repair	$19,799.78	$0.00
U	Life Safety	Needs Repair	$210,562.90	$0.00
V	Loose Furnishings	Needs Repair	$0.00	$227,724.00
W	Technology	Needs Replacement	$65,000.00	$583,913.50
X	Construction / Contingency		$167,002.16	$2,156,151.02
Total			**$850,588.37**	**$10,981,875.72**

Facility Assessment Summary (OFCC)

Building Name	Harrison Street Elementary	County	Delaware
School District	Big Walnut LSD	Township	
Address	70 Harrison Street	Acreage	4.50
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Building	1926	3	16,082	No
Addition No. 1	1957	2	21,757	Y
Addition 2	1991	1	115	Y

Assessment Summary

	Assessment Item	OFCC Cost Assessment
A	Heating System	$2,459,039.66
B	Roofing	$531,972.12
C	Ventilation / Air Conditioning	$6,478.25
D	Electrical Systems	$1,414,166.04
E	Plumbing and Fixtures	$85,371.24
F	Windows	$26,314.00
G	Structure: Foundations	$22,745.25
H	Structure: Walls and Chimneys	$135,910.78
I	Structure: Floors and Roofs	$0.00
J	General Finishes	$1,568,275.06
K	Interior Lighting	$319,572.68
L	Security System	$189,390.46
M	Emergency / Egress Lighting	$49,340.20
N	Fire Alarm	$147,641.06
O	Handicap Accessibility	$319,398.71
P	Site Condition	$307,787.51
Q	Sewage System	$0.00
R	Water Supply	$0.00
S	Exterior Doors	$3,239.12
T	Hazardous Material	$20,107.94
U	Life Safety	$338,638.16
V	Loose Furnishings	$221,651.36
W	Technology	$639,524.90
X	Construction / Contingency	$2,151,470.13
Total		**$10,958,034.63**

APPENDIX 4E.9

Garmann Miller Facility Assessments -
Hylen Souders ES Assessment

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item A	Heating System

NON-OFCC

Existing Conditions:

The existing system for the overall facility is a gas fired, hot water boiler system, was updated in 2024 and is in good condition. The heating and chilled water system in the overall facility is a 4-pipe system, with a capacity for simultaneous heating and cooling operation, however the duct distribution is a dual duct VAV system. The two boilers, manufactured by RBI (DB900) along with new heating hydronic pumps were installed in 2024 and are in good condition. Heating water is distributed to terminal units consisting of cabinet heaters, unit heaters, and air handlers. Piping appears to be mostly original, and the condition is unknown. The terminal equipment was installed in 1990 and is past its expected service life. The controls on the dual duct boxes were updated from pneumatic to DDC controls in 2019 and are in good condition. The Dual Duct AHU provides ventilation to the building, but due to its age, it is likely that the system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code. The DDC type system temperature controls were installed recently (2020) and are in good condition. The system does feature individual temperature controls. The overall system does not feature any central energy recovery systems. The heating system plant is new and expected to last 20+ years. However, the terminal heating equipment (AHU, cabinet heaters, unit heaters, etc.) are evaluated as being in safe and working order, but long term life expectancy of the existing system is not anticipated. The site does not contain underground fuel tanks.

Rating: Needs Replacement

Recommendations:

The dual deck AHU is from 1974 and is beyond its expected life expectancy. The AHU and return fan is expected to need replacement. In the meantime, ongoing maintenance is expected. The other recent updates to the chilled and hot water plants, and updates to the dual duct terminal units have extended their expected life span. Other terminal equipment The recently upgraded boiler plant and chiller plant (see item C) are new and can be utilized for any terminal equipment upgrades.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Upgrade AHU and other orginal terminal equipment - keep chiller / boiler plants, dual duct boxes	$20.00	SF	42,574	$851,480.00
Total Cost				$851,480.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: We partially agree. Since the OFCC assessment - upgrades have been made to the chiller and boiler plants, and controls that will reduce the overall square foot cost of a replacement.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
HVAC System Replacement	$54.42	SF	42,754	$2,326,672.68
Total Cost				$2,326,672.68

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Boilers



Heating Hydronic Pumps



Dual Duct Air Handling Unit (Hot Deck/Cold Deck)



Return/Relief Fan for AHU



Building Automation Controls



Variable Frequency Drive

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item B	Roofing

NON-OFCC

Existing Conditions:

The roof of the entire building is a built-up ballasted system in poor condition. The age of the roof is not known. Some evidence of past leaks exist in the school, though no active leaks were reported. Drainage is through internal roof drains, with no overflow drainage installed. The roof was accessed through a roof hatch, which is dangerously close to the roof edge and lacks fall protection.

Rating: Needs Replacement

Recommendations:

Replace complete roof system, adde overflow drainage measures, re-install roof hatch with a safe orientation from the roof edge and add fall protection.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Membrane roof system	$21.01	sf	42,754	$898,261.54
Repair/replace cap flashing and coping	$25.02	lf	1,200	$30,024.00
Overflow Roof Drains and Piping	$4,079.35	each	8	$32,634.80
Roof Insulation	$4.34	sf	42,754	$185,552.36
Replace and re-orient roof hatch, add fall protection	$5,235.18	each	1	$5,235.18
Total Cost				$1,151,707.88

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Roof hatch needs to be reinstalled and fall protection added. Recommend single-ply membrane system. Costs updated to 2025.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Built-up Asphalt (was under contract in 2016)	$17.10	sf	42,754	$731,093.40
Repair/replace cap flashing and coping	$23.84	lf	1,200	$28,608.00
Overflow Roof Drains and Piping	$3,886.95	each	8	$31,095.60
Roof Insulation	$4.14	sf	42,754	$177,001.56
Total Cost				$967,798.56



Overall roof - modified bitument ballasted system.



Roof access hatch - proximity to roof edge.

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Large expanse of open roof with one drain, no overflow



Un-flashed roof penetration



Un-ballasted vestibule roof



Typical flashing conditions

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item C	Ventilation / Air Conditioning

NON-OFCC

Existing Conditions:

The overall facility is equipped with an air cooled chiller system which was just recently updated in 2025. The chiller (Trane) and corresponding chilled water pump (B&G) are in good/new condition. The building is served via an air handling unit and a dual duct VAV system of air distribution which is original to the building and is in fair/poor condition. Window units or isolated room systems consisting of RTU's are provided in1 location. The ventilation system in the overall facility consists of air handlers installed in 1974 and in poor condition, providing fresh air to Classrooms. A packaged rooftop installed in 2005 (Carrier) provides fresh air and cooling to the office area and is near its expected end of life. Relief air venting is provided by ceiling plenums. Due to the buildings age, it is likely that the ventilation system does not meet the current Ohio Building Code 15 CFM per occupant fresh air requirement. Dust collection systems are not required in this facility to support woodworking program and no system is provided. The Art program is equipped with a kiln and now has a kiln ventilation system. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are adequately placed, and in poor condition. No general exhaust is provided for the art room.

Rating: Needs Repair

Recommendations:

Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Provide kiln exhaust system

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace RTU - near end of life	$20,000.00	QTY	1	$20,000.00
Total Cost				$20,000.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

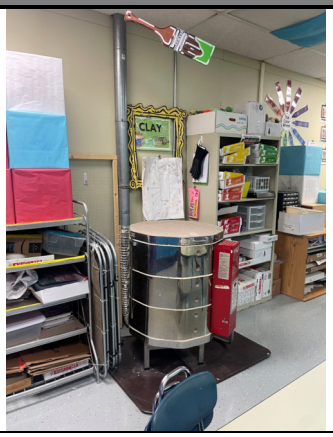
Reasons: Kiln system has been provided.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Kiln Exhaust System	$6,478.25	each	1	$6,478.25
Total Cost				$6,478.25



Rooftop Unit (RTU and Exhaust Fan)



Kiln with Exhaust

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Air-Cooled Chiller



Chiller Water Pump



Dishwasher Exhaust Hood



Gym Ductwork

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item D	Electrical Systems

NON-OFCC

Existing Conditions:

The electrical service is routed underground to a pad-mounted utility transformer located in the mechanical yard near the main electrical/mechanical room. A chiller is situated approximately 42 inches from the transformer on the door side, which may present clearance concerns. From the transformer, the service routs underground and splits to two fused Arrow-Hart Inc. switchboards (MDP-1 and MDP-2) each rated at 1,600 amps, 480/277 volts, 3-phase, 4-wire, and equipped with ground fault protection. MDP-1 supplies power to large mechanical equipment and a motor control center (MCC). MDP-2 serves well pumps, the sewage treatment plant, water heater, lighting panels, and power panels via dry-type transformers. Surge protection devices are not included in the current system. Panelboards are distributed throughout the building, with several located in corridors and accompanied by ceiling-mounted transformers. Most electrical equipment appears original to the building, approximately 1974. The building is not equipped with an emergency generator. The sewage treatment plant's electrical equipment—located in the southeast portion of the property—also appears to consist of original enclosures that have been modified over time. Many of these lack proper covers, leaving live conductors and terminations exposed, which presents a significant safety hazard. There is a 200-amp pole mounter service panel located south of the building that is no longer in use.

On average, classrooms are equipped with four general-use receptacles, though some rooms have fewer. There are no dedicated circuits provided for teacher stations or A/V equipment. Receptacle coverage in the corridors is limited and does not meet typical functional expectations. GFCI protection is insufficient throughout the building. GFCI receptacles are missing near sinks in classrooms and in the kitchen, and weather-rated GFCI receptacles are not present near each building entrance on the exterior. Receptacles throughout the facility are ivory-colored and paired with stainless steel cover plates

Rating: Needs Replacement

Recommendations:

Due to the system's age, deteriorating condition, and multiple code compliance deficiencies, we recommend a full replacement of the electrical system.
Remove the 200-amp pole mounted service that is no longer in use to avoid unnecessary monthly utility charges.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Electrical System Replacement	$39.10	sf	42,754	$1,671,681.40
Remove the unused 200-amp exterior service panel	$5,000.00	ALLOW	1	$5,000.00
Total Cost				$1,676,681.40

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: We agree the system needs replaced.

OFCC Cost Assessment

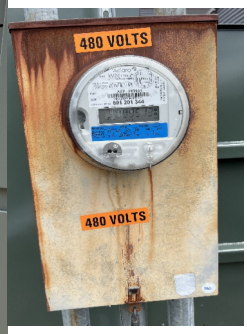
Item Description	Cost	Unit	Quantity	Unit Cost
System replacement	$37.26	sf	42,754	$1,593,014.04
Total Cost				$1,593,014.04

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Utility Transformer & Meter - Clearance Issues





Main Switchboard & MCC

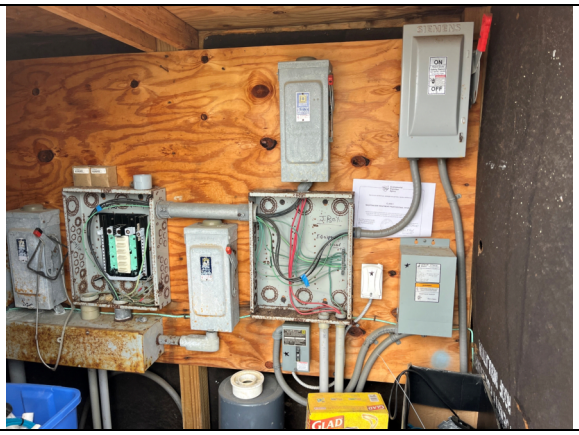



Typical Panelboards





Typical Receptacles - Lacking GFCI Protection



Sewage Treatment Electrical Equipment



Unused Electrical Service

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item E	Plumbing and Fixtures

NON-OFCC

Existing Conditions:

The building is current served by a 3" water main and reduced pressure backflow preventer in fair condition. The domestic water system does not have a water treatment system, but none is required for the municipal water. The domestic water supply piping throughout the building is mainly galvinized iron piping in poor to fair condition. The sanitary waste piping in the building is reported as cast iron and in fair condition. The sanitary waste piping is connected to an on-site septic system. The building is equipped with a gas fire water heater in poor to fair condition. The Kitchen is provided the required 140 degree hot water supply from a 119 gallon electric type water heater in poor to fair condition. The two combined water heaters provide sufficient capacity for the hot water needs. The school contains one large group restroom for boys, one large group restroom for girls, one lockerroom restroom for boys, one lockerroom restroom for girls, and four individual restrooms designated for staff use. Overall, the school contains 22 toilets, 12 urinals, 8 lavatories, and 4 group wash fountains. The condition of the restroom fixtures is fair to good. The school contains 6 electric water coolers in fair to good condition. Most of the classroom lay-in sinks are not equipped with drinking fountain accessories though not required. The drinking fountain accessories that are installed are in poor condition. The kitchen fixtures are in fair condition, and the kitchen is equipped with an adequate grease interceptor. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair condition. The school is not equipped with lab utility sinks, gas connections, compressed air connections, and safety shower /eyewash due to current grade configuration. Likewise, the school is not equipped with any chemical/acid waste piping or interceptors. Adequate wall hydrants are located around the building.

Rating: Needs Replacement

Recommendations:

The water heaters in the building are the age and in a condition that should be replaced to help with efficiency. Replacing the electric water heater with a gas-fired water heater will help with efficiency. Current gas supply should have capacity to accomodate two more efficient units. All urinals to be replaced to remove urinal decks. Majority of the building is still galvanized water supply piping that should be replaced with copper piping.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace wash fountains	$3,000.00	ea	4	$12,000.00
Replace domestic galvanized water piping.	$4.53	SF	42,574	$192,860.22
Total Cost				$204,860.22

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace gas & electric water heaters with 2 gas water heaters	$6,000.00	ea	2	$12,000.00
Replace all urinals (including urinal deck) with individual wall hung urinals	$2,039.68	ea	12	$24,476.16
Replace piping and insulation after RPBP but before water heaters	$5,000.00	ls	1	$5,000.00
Total Cost				$41,476.16

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Sinks with drinking fountains are not necessary. School has adequate drinking fountains throughout. The toilets appear in fair/good condition and they do not need to be the low-flow type. Galvanized domestic piping should be replaced with copper piping.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Toilet (New)	$4,923.47	unit	2	$9,846.94
Toilet (Remove / Replace)	$1,943.48	Unit	22	$42,756.56
Urinal (Remove / Replace)	$1,943.48	Unit	12	$23,321.76
Sink (New)	$3,239.12	Unit	2	$6,478.24
Sink (Remove / Replace)	$1,943.48	Unit	8	$15,547.84
Electric water cooler	$3,886.95	Unit	6	$23,321.70
Other: Sink with drinking fountain	$2,500.00	Unit	23	$57,500.00
Other: Wash fountain	$2,500.00	unit	4	$10,000.00
Total Cost				$188,773.04

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

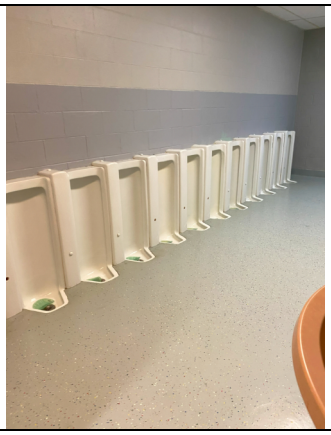
Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Gas fired water heater in poor to fair condition.



Gas meter and regulator set assembly.



Floor mounted urinal decks in poor to fair condition.



Wash fountains in poor to fair condition.



Classroom sink with bubbler accessory. Bubbler accessory has poor water flow and pressure.



Staff restroom lavatory in fair condition, but is seperating from the wall at the top of the fixture.

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item F	Windows

NON-OFCC

Existing Conditions:

Throughout the overall facility, there is a combination of aluminum storefront window systems and hollow metal framed window systems. There are several instances of aluminum storefront window systems installed adjacent to hollow metal framed window systems. Operable windows are not provided. Aluminum storefront window systems feature roller shades in good condition. Vestibules on east side of the building have aluminum frames with non-insulated single pane glazing in poor condition. There are no skylights in this facility. Security grilles are not provided at ground floor windows. There is no greenhouse associated with the building.

Rating: Needs Replacement

Recommendations:

At typical classroom windows, replace hollow metal framed windows with new aluminum storefront system to match adjacent aluminum storefront systems. Replace hollow metal framed systems with aluminum storefront systems at entries (doors addressed in item S). Replace east entry vestibules with new aluminum storefront systems (doors addressed in item S). Replace hollow metal framed window system with new aluminum storefront system at admin area.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Aluminum storefront system adjacent to typical classroom storefronts	$105.31	sf	587	$61,816.97
Aluminum storefront systems at east vestibules	$96.32	sf	486	$46,811.52
Aluminum storefront systems at entries	$73.21	sf	132	$9,663.72
Aluminum storefront system at admin area	$105.31	sf	3,630	$382,275.30
Total Cost				$500,567.51

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Some hollow metal frame windows at typical classrooms win75dows have been replaced since OFCC assessment was completed. However, replacing all hollow metal frames was not included in OFCC assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Insulated Glass/Panels	$131.57	sf	1,254	$164,988.78
Curtain Wall System	$115.18	sf	598	$68,877.64
Total Cost				$233,866.42



Aluminum storefront systems adjacent to hollow metal frame



Hollow metal framed system

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item G	Structure: Foundations

NON-OFCC

Existing Conditions:

This facility has CMU foundation walls on concrete footings with no signs cracking and deterioration. No grading or site drainage deficiencies were noted around the perimeter of the building contributingto foundation wall deterioration.

Rating: Satisfactory

Recommendations:

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: We agree that the foundation appears in good condition.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Add photo description

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item H | Structure: Walls and Chimneys

NON-OFCC

Existing Conditions:

The overall facility has a combination of steel framed metal stud walls with brick veneer and vinyl siding and masonry load bearing CMU with vinyl siding. Control joints in exterior masonry are not properly caulked. Brick masonry walls are cavity walls with weeps provided. Exterior masonry has not been cleaned recently, and overall shows no signs of deterioration. Vinyl siding is in poor condition, particularly at the gym and above insets with storefronts. Interior walls are a combination of CMU, demountable partitions, full height metal studs with drywall, and partial height metal studs with drywall, which are in fair condition. Exterior cement plaster soffits are in fair condition. There is no loading dock associated with this school.

Rating: Needs Repair

Recommendations:

Provide cleaning and sealing of exterior masonry as required. Re-caulk existing control joints. Replace vinyl siding at gymnasium wall and above typical insets of typical classroom windows. Repaint exterior cement plaster soffits.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior masonry cleaning	$2.29	sf	10,376	$23,761.04
Exterior masonry sealing	$1.80	sf	10,376	$18,676.80
Exterior Caulking	$10.19	lf	300	$3,057.00
Paint cement plaster soffits	$4,000.00	allow	1	$4,000.00
Vinyl siding repairs	$25,000.00	allow	1	$25,000.00
Total Cost				$74,494.84

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Recommendations in OFCC assessment still apply.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior masonry cleaning	$1.95	sf	10,376	$20,233.20
Exterior masonry sealing	$1.30	sf	10,376	$13,488.80
Exterior Caulking	$9.72	lf	300	$2,916.00
Other: Paint cement plaster soffits	$3,000.00	allow	1	$3,000.00
Other: Vinyl siding repairs	$15,000.00	allow	1	$15,000.00
Total Cost				$54,638.00

Facility Assessment

Building Name	Hylen Souders Elementary
School District	Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Exterior masonry and vinyl siding



Vinyl siding

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item I	Structure: Floors and Roofs

NON-OFCC

Existing Conditions:

The overall floor construction of the facility is concrete slab on grade and is in good condition. There is no crawl space in this facility. This is a single story structure with no intermediate floors. The overall roof construction is metal deck and steel bar joists, and is in fair condition.

Rating: Satisfactory

Recommendations:

Existing conditions do not require renovation at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

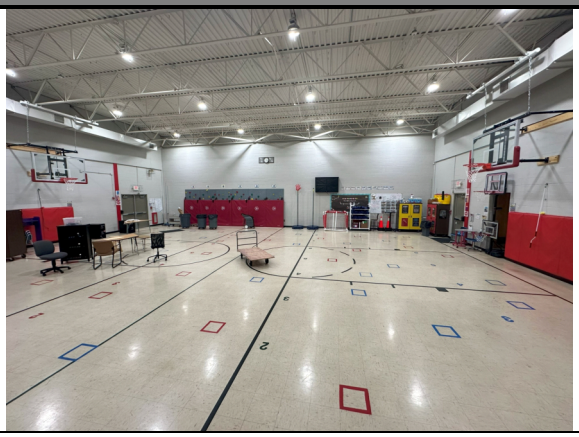
OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Conditions observed appear consistent with OFCC assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No work needed				
Total Cost				$0.00



Roof structure

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item J	General Finishes

NON-OFCC

Existing Conditions:

The overall facility features clerestory partitioned Classrooms with carpet and resilient sheet type flooring that are in good condition. Painted block and drywall type wall finishes as well as 2' x 4' acoustical tile ceilings are in poor condition. The overall facility has Corridors with vinyl tile and carpet type flooring that are in fair condition. Drywall and split faced block type wall finishes are in poor condition. Carpet flooring transitions and 2' x 4' acoustical tile type ceilings are in poor condition. The overall facility has Restrooms with 1'' x 1'' ceramic tile type flooring, and drywall type ceilings, as well as painted block type wall finishes, and they are in fair condition. Toilet partitions are metal, and are in good condition. Toilet accessories are in poor condition. Classroom casework in the overall facility is laminate over particle board type construction with plastic laminate tops, is adequately provided, and in good condition. Classrooms are provided adequate markerboards and tackboards which are in good condition. The facility is equipped with wood non-louvered interior doors that are recessed with proper ADA clearances, and are in good condition. The Gymnasium has VCT flooring in good condition and exposed web-joist frame and metal panel type ceiling. Gymnasium basketball backboards are in poor condition. Stage carpet flooring is in good condition. The Stage ceiling and folding partition are both in poor condition. The Media Center has carpet type flooring, 2' x4' type ceilings, as well as gypsum board type wall finishes, and they are in good condition. OSDM-required fixed equipment for Stage is not adequately provided, and in fair condition. The existing Kitchen is full service and is old, but good condition. Walk-in cooler does not work, needs replacement.

Rating: Needs Replacement

Recommendations:

GM recommends a complete replacement of finishes and casework in the long run, along with toilet accessory replacement and basketball backboard replacement. In the near term, GM recommends a total kitchen equipment replacement, folding partitions, and remove demountable partitions/install new GWB partitions.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete replacement of finishes and casework	$37.73	SF	42,754	$1,613,108.42
Toilet Accessory Replacement	$0.27	SF	42,754	$11,543.58
Basketball Backboard Replacement	$4,351.31	EA	1	$4,351.31
Total Cost				$1,629,003.31

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Kitchen Equipment Replacement	$258.36	SF	2,000	$516,720.00
Remove demountable partitions /install new GWB partitions	$12.23	SF	42,754	$522,881.42
Replace folding partitions	$8,000.00	EA	1	$8,000.00
Total Cost				$1,047,601.42

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reason: The scope identified aligns with conditions observed during the assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete Replacement of Finishes (exclude casework) Elementary	$25.29	sf	42,754	$1,081,248.66
Partial Casework (base and wall)	$583.05	lf	282	$164,420.10
Toilet Accessory Replacement	$0.26	sf	42,754	$11,116.04
Basketball Backboard Replacement	$4,146.08	each	2	$8,292.16
Remove demountable partitions /install new GWB partitions	$11.65	sf	11,330	$131,994.50
Total Kitchen Equipment Replacement	$246.17	sf	1,416	$348,576.72
Other: Replace folding partitions	$7,500.00	allow	1	$7,500.00
Total Cost				$1,753,148.18

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical Classroom Ceiling Condition



Wall Cracking throughout Facility



Gymnasium



Media Center Carpet Transition



Stage



Classroom

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item K	Interior Lighting

NON-OFCC

Existing Conditions:

The typical classrooms in the facility are equipped with 2x4 acrylic lay-in fluorescent fixtures. The classroom fixtures provide sufficient illumination. However, some fixtures are damaged. Classrooms are equipped with single level switching. There is not dimming or occupancy sensors in the classrooms. The corridors are equipped with 2x4 acrylic lay-in fluorescent fixtures and are controlled via occupancy sensors. There are toggle switches in the corridors. The gymnasium/student dining area is equipped with LED pendant lighting, providing adequate illumination for the area. The media center is equipped with 2x4 acrylic lay-in fluorescent fixtures and is controlled with single level switching. The kitchen is equipped with 1x4 surface mount vapor tight fixtures, providing adequate illumination. Fixtures in the admin area have been upgraded to LED flat panels with dimming and occupancy sensors. Overall, the fixtures in the building are in poor condition. There are minimal occupancy sensors throughout the building, and there is only dimming in a select few rooms.

Rating: Needs Replacement

Recommendations:

It is recommended to provide a complete lighting system replacement. Provide lighting controls along with occupancy sensors.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Interior replacement to LED	$8.84	sf	42,754	$377,945.36
Total Cost				$377,945.36

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Minimal fixtures have been upgraded to LED. Therefore, it is still recommended to upgrade the lighting system.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete Building Lighting Replacement	$8.42	sf	42,754	$359,988.68
Total Cost				$359,988.68



Typical Corridor Lighting



Typical Storage Room Lighting

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical Classroom Lighting



Typical Classroom Switch



Typical Restroom Lighting



Typical Kitchen Lighting

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item L	Security Systems

NON-OFCC

Existing Conditions:

The exterior fixtures are wall mounted fluorescent fixtures. There are LED pole lights being added this summer to illuminate the parking lot. The exterior fixtures are controlled by a control panel on a timer. There is Access control, CCTV, and Intrusion systems installed within this facility and appear to functioning as it should.

Rating: Needs Replacement

Recommendations:

It is recommended to update the exterior wall mounted site lighting to LED. I would recommend a full replacement of security systems due to age and manufacture of cameras is not FCC complaint anymore.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior Wall Mounted Lighting	$0.68	sf	42,754	$29,072.72
Security/Camera System	$3.87	sf	42,754	$165,457.98
Total Cost				$194,530.70

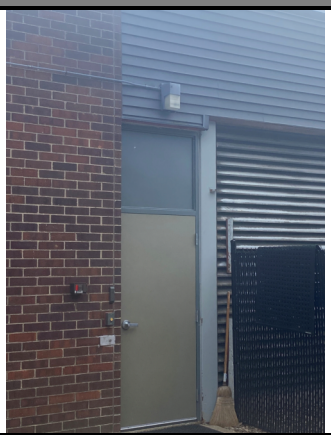
OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Updating the remaining portion of the exterior lighting to LED is recommended.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Security System	$3.69	sf	42,754	$157,762.26
Exterior Site Lighting	$1.30	sf	42,754	$55,580.20
Total Cost				$213,342.46



Exterior Wall Mounted Lighting



Exterior Wall Mounted Camera

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item M | Emergency / Egress Lighting

NON-OFCC

Existing Conditions:

The school is equipped with white thermoplastic exit signs with red lettering. The facility does not have a generator and uses battery back-up fixtures to power exit signs and emergency lights. The emergency feed is tapped off of the main switchboard bus through a fused disconnect. There are not emergency lights in interior rooms or rooms without windows. The current egress lighting is not adequate and the existing fixtures are in fair condition.

Rating: Needs Replacement

Recommendations:

It is recommended to provide new emergency / egress lighting throughout the building.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
New Emergency/Egress Lighting	$1.36	sf	42,754	$58,145.44
Total Cost				$58,145.44

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The emergency / egress lighting has not been updated. Updating the emergency / egress lighting in the building will improve the safety of the occupants in the building during an emergency.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Emergency/Egress Lighting	$1.30	sf	42,754	$55,580.20
Total Cost				$55,580.20



Typical Exit Combo



Typical Exit Sign

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item N	Fire Alarm

NON-OFCC

Existing Conditions:

The facility is equipped with a Simplex zoned fire alarm system, original to the 1974 construction. Initiating devices include manual pull stations, duct-mounted smoke detectors, and a limited number of ceiling-mounted smoke detectors. Notification appliances consist of horn/strobe devices.

Rating: Needs Replacement

Recommendations:

We recommend upgrading the fire alarm system to a code-compliant, addressable system with voice evacuation capabilities in accordance with current Ohio codes.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Fire Alarm Replacement	$4.08	sf	42,754	$174,436.32
Total Cost				$174,436.32

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: The system is old, out of date, and should be replaced with a new code compliant system.

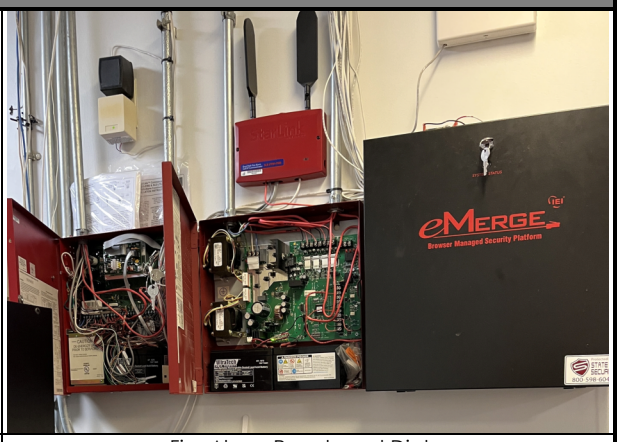
OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Fire Alarm System replacement	$3.89	SF	42,754	$166,313.06
Total Cost				$166,313.06





Main Fire Alarm Panel & Annunciator



Fire Alarm Panels and Dialer

Facility Assessment

Building Name: Hylen Souders Elementary

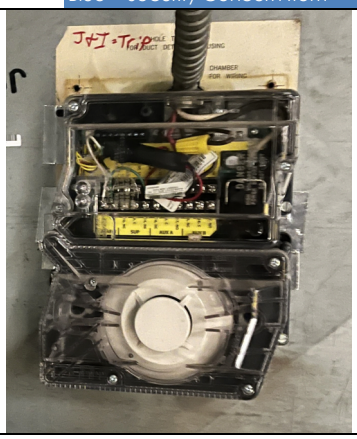
School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item





Pull Station & Horn-Strobe



Duct Mounted Smoke Detector

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item O	Handicap Accessibility

NON-OFCC

Existing Conditions:

An accessible route is provided from the public right-of-way, accessible parking areas, and the passenger unloading zone to the school's main entrance because the entrance is at grade level and curb cuts are provided. An accessible routes connect most areas of the site via sidewalks and driveways. Access from the parking and drop-off areas to the building entrances is not impeded by steps or steep ramps. Three ADA parking spaces are required and have been provided. Exterior doors are equipped with ADA-compliant hardware. Building entrances should have 2 ADA power assist doors and none are provided. The playground is not ADA accessible due to deficiencies in both layout and equipment. Inside the building, an accessible route is provided throughout, and space allowances and reach ranges are generally compliant. Floor surfaces meet ADA requirements. Vertical circulation is minimal since this is a single-story structure. The gymnasium stage is accessible via a lift, which is in fair condition. Interior doors are not recessed, and most have ADA-compliant hardware. In large group restrooms, ADA-compliant toilets, lavatories, and urinals are inadequately provided. Most mirrors meet ADA mounting height standards. Required ADA compliant toilets, lavatories, showers, and water coolers that are not provide are addressed under Item E. Toilet partitions do not provide appropriate ADA clearances. ADA-compliant accessories are only partially in place. There are no Science Classrooms that require evaluation with the existing grade level configuration in this building. The restroom in the Health Clinic is non-compliant due to a non-ADA toilet. The facility does not include a designated special education restroom. ADA signage is not provided throughout the interior or around the exterior of the building.

Rating: Needs Repair

Recommendations:

Provide two ADA-compliant power assist door openers. Provide ADA hardware as required. ADA compliant electric water coolers, toilets, sinks and urinals are covered under item E. Toilet accessories are covered under item J. Provide ADA signage on the exterior and interior of the building, as required. Site issues are corrected in Item P.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
ADA-compliant power assist door and frame	$10,198.39	ea	2	$20,396.78
Handicapped Hardware	$475.93	set	4	$1,903.72
Signage	$0.27	sf	42,754	$11,543.58
Total Cost				$33,844.08

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Accessibility conditions observed appear consistent with OFCC assessment. Costs have been updated.

OFCC Cost Assessment

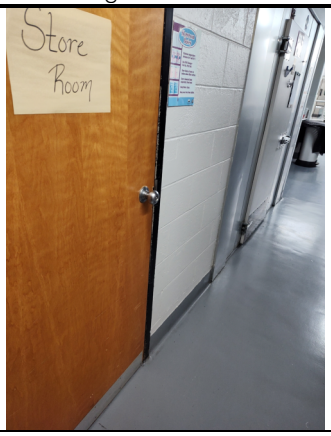
Item Description	Cost	Unit	Quantity	Unit Cost
Handicapped Hardware	$453.48	set	4	$1,813.92
Signage	$0.26	sf	42,754	$11,116.04
ADA Assist Door & Frame	$9,717.38	unit	2	$19,434.76
Total Cost				$32,364.72

Facility Assessment

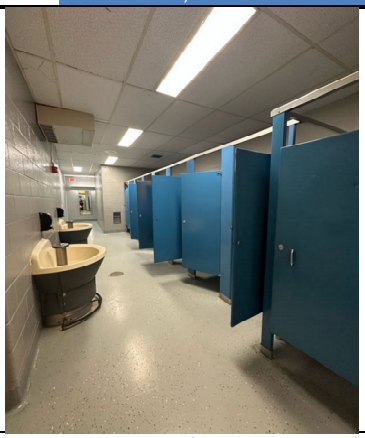
Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Non-ADA compliant hardware



Non-ADA compliant restroom

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item P	Site Condition

NON-OFCC

Existing Conditions:

The site is approximately 32 acres, including Hylen Souders elementary, associated parking and playgrounds, and soccer fields. Access to the site is off of Miller-Paul Rd, and in a suburban/rural setting. Plants on site appear to be mostly healthy, especially the front entry planting area. Plantings at northwest window bays require updates. Parking includes 41 regular parking spaces and 3 handicap accessible parking spaces, as well as unmarked parking in the gravel lot. Site size and provided parking on site will need to be evaluated based on current enrollment numbers to verify they are sufficient for school needs. Asphalt and concrete pavement are in varying conditions on site, including some that was recently resurfaced, and some that needs more urgent repair. There are a few areas of ponding on and near this pavement around site. Dumpsters require new heavy duty concrete pads. The mechanical yard near the gravel lot needs a new fencing enclosure. Circulation on site makes logical sense, with two separate drop-off loops. The small playground by the main entrance (for younger students) is in need of replacement with old surfacing and equipment. The larger playground at the rear of the building (for older students) needs repair, including some play equipment and revisions to surfacing and asphalt. Both playgrounds require updated painted play events. Soccer fields on site are in good condition with no grading issues observed, but need field lines repainted. Site furnishings include benches and tables, with most benches on site requiring replacement. Site signage needs updated to conform to ADA parking requirements, as well as replacement where signs are faded.

Rating: Needs Repair

Recommendations:

Repair asphalt pavement on approximately two-thirds of drives and parking spaces. Repair approximately 50% concrete pavement and walkways on site. Replace site furnishings where old or missing. Provide new concrete pads for dumpsters. Provide new small playground in entirety, including surfacing, grading, play equipment, and play paint. Repair asphalt and soft surfacing at large playground, replace swings area in entirety, and replace a few play equipment pieces as needed. Replace site furnishings where worn out (especially benches). Update site signage to meet ADA requirements and make readable. Regrade and replace gravel parking lot. Provide an allowance for drainage and grading issues on site. Replace chain link fencing around mechanical yard. Provide allowances for other site items that may not be noted.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
General Site				
Mill and fill SD asphalt pavement	$2.50	SF	16,550	$41,375.00
Add HD asphalt pad under recycling dumpster	$3,263.48	EA	1	$3,263.48
Tidy up gravel edge of asphalt drive	$0.60	SF	2,174	$1,304.40
Replace 6' height, 20' width galvanized CL cantilever gate and associated fencing	$73.07	LF	50	$3,653.50
Regrade around site to correct ponding and make site utilities flush with ground	$2,500.00	LS	1	$2,500.00
Replace site furnishings including missing wooden bollard, existing benches, and fire lane sign	$5,810.00	LS	1	$5,810.00
Crack fill and seal SD asphalt pavement	$0.30	SF	63,377	$19,013.10
Regrade and replace gravel lot	$37.80	SY	10,555	$398,979.00
Replace concrete sidewalks by small playground	$12.40	SF	315	$3,906.00
Replace SD asphalt in small drop-off loop	$51.00	SY	2	$102.00
Repair/replace SD concrete pavement on site.	$51.00	SY	222	$11,322.00
Misc. site demolition and removals	$3,000.00	LS	1	$3,000.00
Sitework allowance	$50,000.00	LS	1	$50,000.00
Playgrounds				
Small Playground: -Replace equipment, soft surfacing, SD asphalt, painted play, equipment, remove concrete circles from grass area; total area (grass and paved) about 10,000 SF	$107,257.00	LS	1	$107,257.00
Large Playground: -Overlay SD asphalt and repaint painted play -Replace soft surfacing (and ensure even grade with adjacent pavement), replace 3 pieces of play equipment, replace swings, replace wooden gaga pit, replace border around swings EWF -Regrade as needed to eliminate ponding	$137,369.00	LS	1	$137,369.00

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Total Cost $788,854.48

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace signage at HC parking space and repaint HC parking spaces per ADA requirements (aisles, widths, spacing, etc.)	$48.00	EA	3	$144.00
Replace 6' height galvanized CL fence surround mechanical yard	$73.07	LF	275	$20,094.25
Total Cost				$20,238.25

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: Some items are in need of more repair since the last OFCC assessment.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Asphalt Paving / New Wearing Course	$24.61	sy	3,732	$91,844.52
Additional Parking Spaces Required for Elementary	$213.78	per student	60	$12,826.80
Concrete Sidewalk	$9.72	sf	2,720	$26,438.40
Provide Soft Surface Playground Material	$38.87	sy	128	$4,975.36
Provide Exterior Parking Lot Catch Basin	$3,239.12	each	4	$12,956.48
Base sitework allowance for unforeseen circumstances	$50,000.00	allowance	1	$50,000.00
Sitework allowance for unforeseen circumstances for 0 SF to 100,000 SF	$1.50	sf	42,754	$64,131.00
Other: Concrete Pavement	$5,000.00	allowance	1	$5,000.00
Other: Playground equipment	$10,000.00	allowance	1	$10,000.00
Total Cost				$278,172.56



Front entry



Existing site furnishings

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Existing asphalt



Existing site signage



Small front playground



Existing monument sign



Ponding by asphalt

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item





Existing gravel/old asphalt lot




Existing utilities/mechanical yard by gravel lot






Soccer fields



Big playground by back of school



Hydrant, typ.



Memorial bricks by big playground

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Window bays







Dumpsters



Electric wires exposed (by front asphalt loop)

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item Q	Sewage System

NON-OFCC

Existing Conditions:

The building's sanitary sewer system is a septic system maintained by a third party. No significant issues or deficiencies were reported by the school during the assessment.

Rating: Satisfactory

Recommendations:

No attention or repairs needed at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: No attention or repairs needed at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No renovation required				
Total Cost				$0.00



Water passages for treatment in fair condition



Pumps in fair condition

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Leech fields in fair condition



Shed housing all electrical in fair condition

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item R	Water Supply

NON-OFCC

Existing Conditions:

The building is currently tied into the municipal system and is served by a 3" incoming main and 3" water meter. The incoming main, reduced pressure backflow preventer, and accessories are in fair to good condition. The piping and insulation after the assembly is in poor to fair condition. The existing domestic water service is adequately sized for the building's domestic water use need. However, the service does not have the capacity for an automated fire suppression system that the building is currently not equipped with. The district did not supply any flow test data. No major deficiencies or issues were reported by the school during the assessment.

Rating: Satisfactory

Recommendations:

No attention or repairs needed at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: No attention or repairs needed at this time.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Incoming water main and reduce pressure backflow assembly in good condition.



Domestic water supply insulation in poor condition.

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item S: Exterior Doors

NON-OFCC

Existing Conditions:

The overall facility has hollow metal doors on hollow metal frames, in varying condition. Doors at gym and food service area are in good condition. Doors and frames with single are in fair condition. Entries on east side of building have aluminum doors installed on aluminum frames with single pane vision panels. The overhead door is in poor condition.

Rating: Needs Repair

Recommendations:

Provide new aluminum doors in new aluminum storefronts (storefronts addressed in item F). Repaint overhead door.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Aluminum storefront door with hardware	$4,589.25	per leaf	10	$45,892.50
Paint overhead door	$750.00	allowance	1	$750.00
Total Cost				$46,642.50

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and disagree

Reasons: It appears some exterior doors have been replaced since OFCC assessment has been completed.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Door/leaf frame and hardware	$3,239.12	per leaf	14	$45,347.68
Other: Paint overhead door	$500.00	allowance	1	$500.00
Total Cost				$45,847.68



East entry



Overhead door

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item T: Hazardous Material

NON-OFCC

Existing Conditions:

Known and assumed locations of asbestos and other hazardous materials are documents in an AHERA three-year reinspection report provided by the school district. This report is dated March 2024 and was prepared by the district's environmental consultants. The AHERA report lists resilient floor covering and mastic as asbestos containing materials. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted to establish abatement scope and budget. Due to the construction date, there is a potential for lead based paint and asbestos in ballasts of fluorescent lighting.

Rating: Needs Repair

Recommendations:

Remove hazardous materials as identifed in previous assessements, dispose of fluorescent lighting, preform testing for lead-base paint.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Estimated cost for abatement contractor to peform lead mock-ups	$1.30	unit	5,000	$6,500.00
Special engineering fees for LBP mock-ups	$1.30	unit	5,000	$6,500.00
Fluorescent lamps & ballasts recycling/incineration	$0.13	sf	39,719	$5,163.47
Resilient flooring removal, including mastic	$4.28	sf	3,809	$16,302.52
	$0.00			$0.00
Total Cost				$34,465.99

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Potential hazardous materials observed in previous assessements appear to still be in place.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Estimated cost for abatement contractor to peform lead mock-ups	$1.30	unit	5,000	$6,500.00
Special engineering fees for LBP mock-ups	$1.30	unit	5,000	$6,500.00
Fluorescent lamps & ballasts recycling/incineration	$0.13	sf	39,719	$5,163.47
Resilient flooring removal, including mastic	$4.28	sf	3,668	$15,699.04
Total Cost				$33,862.51

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Vinyl tile flooring



Fluorescent light fixtures

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item U	Life Safety

NON-OFCC

Existing Conditions:

The building does not have an emergency generator. The building is not equipped with an automated fire suppression system. The current domestic water service does not have the capacity to supply the fire suppression system. The kitchen hood is equipped with the code compliant UL 300 wet chemical fire suppression system and provides the minimum 6" overhang over the cooking equipment.

Rating: Needs Repair

Recommendations:

We recommend installing an emergency/standby generator to power emergency/egress lighting, technology equipment, security/access control, fire alarm, kitchen cooler/freezer, and select mechanical equipment. Cost is included with Tab D, Electrical Systems. A low hazard occupancy automated fire suppression system should be installed.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Automated Fire Suppression system	$5.10	sf	42,754	$218,045.40
New fire suppression service	$67.99	lf	300	$20,397.00
Retrofit existing kitchen hood with Fire Suppression System	$8,421.72	ea	1	$8,421.72
Total Cost				$246,864.12

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Fire suppression system to eventually be added to the school.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Sprinkler/fire suppression	$4.86	sf	42,754	$207,784.44
Water Main	$64.78	lf	300	$19,434.00
Retrofit existing kitchen hood with Fire Suppression System	$8,421.72	per hood	1	$8,421.72
Total Cost				$235,640.16



Kitchen hood wet chemical fire supression system.

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item V	Loose Furnishings

NON-OFCC

Existing Conditions:

The loose furnishings in this facility includes typical classroom type furniture consisting of tables, desks, task, student seating, cafeteria tables, and administrative furniture. The overall condition of the furniture did notbring up a red flag, however there are signs of aging and wear and tear.

Rating: Needs Replacement

Recommendations:

Replace some loose furnishings.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Furniture replacement	$6.13	SF	42,754	$262,082.02
Total Cost				$262,082.02

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: Replace worn out loose furnishings.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
CEFPI Rating 6	$5.84	sf	42,754	$249,683.36
Total Cost				$249,683.36



Building furniture

Facility Assessment

Building Name: Hylen Souders Elementary

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item W	Technology

NON-OFCC

Existing Conditions:

The typical Classroom is equipped with the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor, and a 2-way PA system that can be initiated by either party. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided, and in good condition.

Rating: Needs Replacement

Recommendations:

While all systems needed are in place and functioning, they are dated and are getting closer to end of life. I would recommend a total replacement of thechnology systems.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Technology Systems	$16.85	sf	42,754	$720,404.90
Total Cost				$720,404.90

OFCC

We have reviewed the OFCC Assessment for this item and are in agreement

Reasons: A lot of systems need to be replaced due to age.

OFCC Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
ES Portion of building with total SF < 50,000	$16.85	sf	42,754	$720,404.90
Total Cost				$720,404.90



Paging System



Typical classrom technology

Facility Assessment Summary

Building Name	Hylen Souders Elementary	County	Delaware
School District	Big Walnut LSD	Township	
Address	4121 Miller Paul Road	Acreage	19.00
	Galena, Oh 43021		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Construction	1974	1	42,754	No

Assessment Summary

	Assessment Item	Rating	Long Term Cost Assessment	Near Term Cost Assessment
A	Heating System	Needs Replacement	$851,480.00	$0.00
B	Roofing	Needs Replacement	$0.00	$1,151,707.88
C	Ventilation / Air Conditioning	Needs Repair	$0.00	$20,000.00
D	Electrical Systems	Needs Replacement	$0.00	$1,676,681.40
E	Plumbing and Fixtures	Needs Replacement	$204,860.22	$41,476.16
F	Windows	Needs Replacement	$500,567.51	$0.00
G	Structure: Foundations	Satisfactory	$0.00	$0.00
H	Structure: Walls and Chimneys	Needs Repair	$0.00	$74,494.84
I	Structure: Floors and Roofs	Satisfactory	$0.00	$0.00
J	General Finishes	Needs Replacement	$1,629,003.31	$1,047,601.42
K	Interior Lighting	Needs Replacement	$0.00	$377,945.36
L	Security System	Needs Replacement	$0.00	$194,530.70
M	Emergency / Egress Lighting	Needs Replacement	$0.00	$58,145.44
N	Fire Alarm	Needs Replacement	$0.00	$174,436.32
O	Handicap Accessibility	Needs Repair	$0.00	$33,844.08
P	Site Condition	Needs Repair	$788,854.48	$20,238.25
Q	Sewage System	Satisfactory	$0.00	$0.00
R	Water Supply	Satisfactory	$0.00	$0.00
S	Exterior Doors	Needs Repair	$46,642.50	$0.00
T	Hazardous Material	Needs Repair	$0.00	$34,465.99
U	Life Safety	Needs Repair	$246,864.12	$0.00
V	Loose Furnishings	Needs Replacement	$262,082.02	$0.00
W	Technology	Needs Replacement	$0.00	$720,404.90
X	Construction / Contingency		$1,106,779.11	$1,374,442.02
Total			**$5,637,133.27**	**$7,000,414.76**

Facility Assessment Summary (OFCC)

Building Name	Hylen Souders Elementary	County	Delaware
School District	Big Walnut LSD	Township	
Address	4121 Miller Paul Road	Acreage	19.00
	Galena, Oh 43021		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Construction	1974	1	42,754	No

Assessment Summary

	Assessment Item	OFCC Cost Assessment
A	Heating System	$2,326,672.68
B	Roofing	$967,798.56
C	Ventilation / Air Conditioning	$6,478.25
D	Electrical Systems	$1,593,014.04
E	Plumbing and Fixtures	$188,773.04
F	Windows	$233,866.42
G	Structure: Foundations	$0.00
H	Structure: Walls and Chimneys	$54,638.00
I	Structure: Floors and Roofs	$0.00
J	General Finishes	$1,753,148.18
K	Interior Lighting	$359,988.68
L	Security System	$213,342.46
M	Emergency / Egress Lighting	$55,580.20
N	Fire Alarm	$166,313.06
O	Handicap Accessibility	$32,364.72
P	Site Condition	$278,172.56
Q	Sewage System	$0.00
R	Water Supply	$0.00
S	Exterior Doors	$45,847.68
T	Hazardous Material	$33,862.51
U	Life Safety	$235,640.16
V	Loose Furnishings	$249,683.36
W	Technology	$720,404.90
X	Construction / Contingency	$2,324,687.05
Total		**$11,840,276.51**

APPENDIX 4E.10

Garmann Miller Facility Assessments - Prairie Run Assessment

GARMANN MILLER

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item A	Heating System

Existing Conditions:

The central heating plant is shared between the Big Walnut High School and Prarie Run Elementary schools. The central heating plant consists of (4) Artic Boilers by Thermal Solutions. There are (5) heating hydronic pumps (Grundfos pump bank) that supplies hot water to terminal equipment (Air Handlers, VAV boxes, cabinet unit heaters). Hydronic piping is routed throughout the building to each terminal equipment. Per the drawings, the hydronic fluid is at 35% propylene glycol mixture. There are five (5) rooftop air handling units (RTUs) that provide heating, cooling and ventilation to the building manufactured by Nortek/Temtrol. The RTUs consist of supply and return fan arrays, hydronic heating and cooling coils, filters.

Classrooms are served by VAV boxes with re-heat coils, connected to multi-zone VAV rooftop air handlers (RTUs). Ductwork from the RTU's is routed above the ceiling to each VAV box. VAV boxes are connected to diffuser for overhead air distribution. Each classroom has its own individual temperature control. The RTU utilizes a plenum return. Vestibules and stairwells are heated by hydronic cabinet unit heaters and storage/mechanical spaces are heated but hydronic unit heaters.

Rating: Satisfactory

Recommendations:

There are no near-term improvements needed to the HVAC system. The system should serve the building well for the foreseeable future.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Rooftop Air Handling Unit



Rooftop Air Handling Unit



Typical DDC Room Thermostat



Typical classroom with overhead diffusers



Gym Ductwork and Air Distribution

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item B	Roofing

Existing Conditions:

The existing roof is a mix of PVC membrane and asphalt shingle systems, original to construction in 2022 - all in good condition. The sloped asphalt shingle areas are drained by gutters and downspouts. The PVC membrane areas are drained by internal roof drains with overflow provided by scuppers and secondary drains. Roof access is proved by roof hatches at each of the flat roof areas - the sloped roofs can be accessed from these areas.

Rating: Satisfactory

Recommendations:

Roof Systems are in good condition - no recommended work at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Membrane roof with roof drain and scupper.



Membrane and asphalt shingle roof with gutter, heat trace.



Membrane roof area with walk-up roof hatch.



Asphalt shingles on sloped roof at entry.

GARMANN MILLER

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item C	Ventilation / Air Conditioning

Existing Conditions:

The central cooling plant is shared between the Big Walnut High School and Prarie Run Elementary schools. The central cooling plant consists of (3) water cooled chillers (mfg York), (3) cooling towers (mfg REYMSA). The cooling tower loop and chilled water loop each have a pump bank consisting of five (5) pumps (mfg by Grundfos). The hydronic chilled water is routed throughout the building to five (5) rooftop air handling units which provide condintioned air to the building (see HEAT section). Per the drawings, the hydronic fluid is at 35% propylene glycol mixture.

Technology rooms and electrical rooms are conditioned with ductless split system cooling units. These are manufactured by Mitsubishi. There are nine (3) cooling only units.

Exhaust systems are placed were required and appear in good working order. These include, general exhaust for storage and restroom groups, kitchen hood exhaust system with makeup air, and art exhaust.

Rating: Satisfactory

Recommendations:

There are no near-term improvements needed to the HVAC system. The system should serve the building well for the foreseeable future.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Exhaust Fans



Kitchen Makeup Air Unit



Dishwasher Exhaust Hood



Kiln with exhaust



Exhaust fans / Split System Cooling Units



Rooftop Air Handling Unit

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item D	Electrical Systems

NON-OFCC

Existing Conditions:

The main electrical service is routed underground to a pad-mounted utility transformer located near the main electrical room, with the meter base mounted directly on the transformer. From there, power is fed underground to an Eaton PRL-C fused switchboard. The main switch is rated at 1,200 amps, 480/277 volts, 3-phase, 4-wire, and includes ground fault and surge protection. This switchboard distributes power to lighting panels and large mechanical equipment. Building lighting is supplied by 277V panelboards. Additionally, a transformer within the main electrical room steps down voltage to 208/120 volts, 3-phase, 4-wire, feeding an Eaton switchboard with fused overcurrent protection. This board supplies panelboards serving receptacles and small motors throughout the facility. Classrooms typically include 4–5 general-use receptacles and dedicated circuits for teacher stations and A/V equipment. Most classrooms are equipped with plugmold strips above countertops on two walls, each containing two separate circuits. Receptacles are also well-distributed in corridors and along the building's exterior. Kitchen panel K2 contains a broken 100A, 3-pole, shunt trip circuit breaker that is difficult to reset and requires attention. Group restrooms are equipped with high-velocity hand dryers, and heat tape is installed on building gutters to prevent ice buildup. Emergency and backup power is provided by a diesel generator, which supports the High School, Central Plant, and Prairie Run Elementary.

Rating: Needs Repair

Recommendations:

The circuit breaker in panel 'K2' should be repaired to ensure reliable and simplified resetting. No other immediate improvements to the electrical system are necessary. Overall, the system is expected to continue serving the building effectively for the foreseeable future.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace Panel K2 100A, 3-pole Shunt Trip Circuit Breaker	$2,500.00	ALLOW	1	$2,500.00
Total Cost				$2,500.00

Facility Assessment

Building Name	Prairie Run Elementary
School District	Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item D	Electrical Systems




Utility Transformer & Meter




Main Electrical Room & Main Fused Switch




Typical Panelboards & Transformer




Typical Receptacles




Hand Dryer & Heat Tape



Broken Main Circuit Breaker - Kitchen Panel K2

GARMANN MILLER

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item E	Plumbing and Fixtures

Existing Conditions:

The building is served by a 2" incoming water main and reduced pressure back flow preventer. The incoming water main and accessories are in good condition. No deficiencies or issues were found or expressed by the school. The school is equipped with two gas fired domestic water heaters in good condition. The kitchen fixtures are satisfactory and in good condition. The kitchen is equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via the existing domestic hot water system. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are iin good condition. Within the school, there are 3 group restrooms for boys, 3 group restrooms for girls and 11 individual restrooms designated for classroom (Pre-K / Kindergarten) or staff use. There are no locker rooms / locker room restrooms in the school. Overall, there are currently 29 wall mounted toilets, 6 urinals, and 17 lavatories/ wash fountains. All restroom fixtures are in good condition. Natural gas is provided by Columbia gas company. Meter is located away from the building for the entire campus, but regulator set is located at the rear of the building in good condition. Science Classroom, Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are provided.

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
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Blue = Security Concern Item



Lavatory deck in group restroom



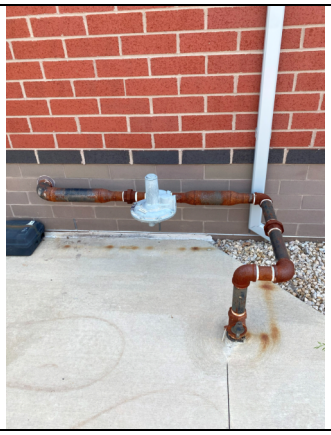
Gas fired water heaters serving the school



ADA-compliant wall mounted toilet with wall hydrant.



Triple-bowl sink in kitchen in good condition.



Natural gas regulator set in good condition.



Corner wash fountain located in group restroom in academic wing.

GARMANN MILLER

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item F	Windows

Existing Conditions:

The facility includes thermally broken aluminum storefront window systems with double glazed insulated glazing which are in good condition. The window system includes an operable window for egress and is in good condition. There are no signs of air or water infiltration and the window seals are in good condition. Windows include integral blinds that are in good condition. The school has multiple skylights in the academic corridors, which are in good condition. The facility includes clerestory windows in the gym that are in good condition. There is not a greenhouse associated with the school.

Rating: Satisfactory

Recommendations:

The existing windows are in good condition. No modifications required.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

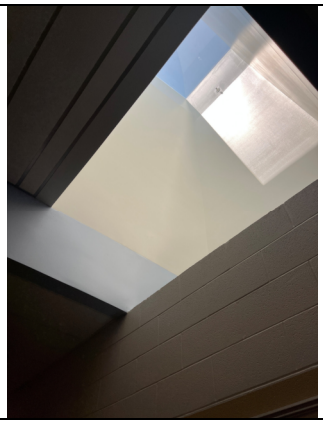
Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Exterior view of windows



Interior view of windows



Interior view of skylight

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item G	Structure: Foundations

Existing Conditions:

The overall facility has concrete unit masonry foundation walls on concrete footings in good condition. There are no locations of significant differential settlement, leaking, or cracking and there are no issues related to the foundation cracking or spalling. There are no grading or site drainage deficiences around the perimeter of the building that are contributing or could contribute to deterioration of the structural wall.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovation or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Exterior view of foundation

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item H	Structure: Walls and Chimneys

Existing Conditions:

The exterior walls are a combination of load bearing masonry block with brick veneer and metal panel and structural metal studs back up walls with metal panel. The masonry walls are cavity walls which are in good condition. The school has sufficient expansion joints which are in good condition. Weep holes are provided which are in good condition. The interior walls in the facility are a combination of concrete masonry units and metals studs with gypsum wall board which are in good condition. Interior masonry appears to have adequately spaced control joints which are caulked appropriately and are in good condition. Window systems have aluminum snap trim with bullnose CMU sills at masonry walls and solid surface sills metal stud walls. The architectural exterior accent materials consist of varying colors of brick and metal panel which are in good condition. The exterior canopy on the west side of the building near recieving is damaged and needs repaired.

Rating: Needs Repair

Recommendations:

Repair damaged canopy. All other existing conditions require no renovations or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Repair damaged canopy	$20,000.00	ALLOW	1	$20,000.00
Total Cost				$20,000.00



Exterior view of brick



Exterior view of metal panels



Damaged canopy

Facility Assessment

Building Name	Prairie Run Elementary
School District	Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item I	Structure: Floors and Roofs

Existing Conditions:

The floor construction of the building is slab on grade which is in good condition. The roof structure is a combination of steel trusses and steel joists with metal deck type constructure, which is in good condition.

Rating: Satisfactory

Recommendations:

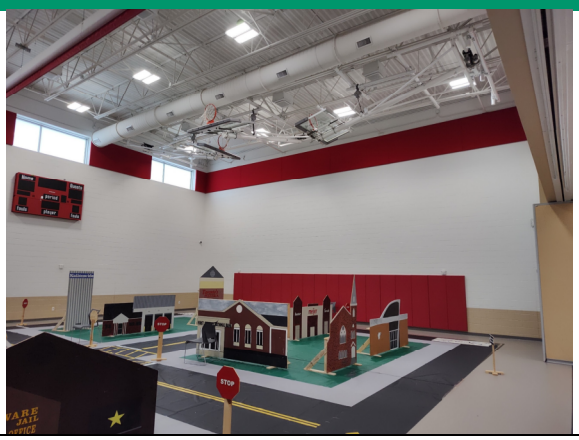
Existing conditions require no recommendations or rennovations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Interior view of roof structure at gym

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

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Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item J	General Finishes

Existing Conditions:

The overall facility features conventionally partitioned Classrooms with carpet and LVT type flooring, 2' x 4' acoustical tile ceilings are in good condition with the exception of some damaged ceiling tiles in the Student Dining. The overall facility has Corridors with LVT type flooring and 2' x 4' acoustical tile type ceilings in good condition. The overall facility has Restrooms with poured resilient type flooring and 2' x 4' acoustical tile ceilings that are in good condition. Toilet partitions are in good condition. Classroom casework in the overall facility is laminate over particle board type construction with plastic laminate tops, is adequately provided, and in good condition. The typical Classroom contains 17'-9'' lineal feet of casework. The facility is equipped with wood non-louvered interior doors that are recessed with proper ADA clearances, and are in good condition. The Gymnasium has rubber athletic type flooring in good condition. Gym has exposed web joist and metal exposed structure type ceilings in good condition. The Kitchen equipment is in good condition. The biggest thing the owner wishes for is more storage.

Rating: Satisfactory

Recommendations:

No recommendations for Near Term. Building was recently constructed and is in good shape. General Finishes are being maintained well.

For the long term, we recommend the school district reserve an allowance for future repair and replacement costs caused by typical wear-and-tear on flooring, casework, paint, etc.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Allowance for Repair and Replacement as needed	$10.00	SF	56,745	$567,450.00
Total Cost				$567,450.00

Near Term Cost Assessment

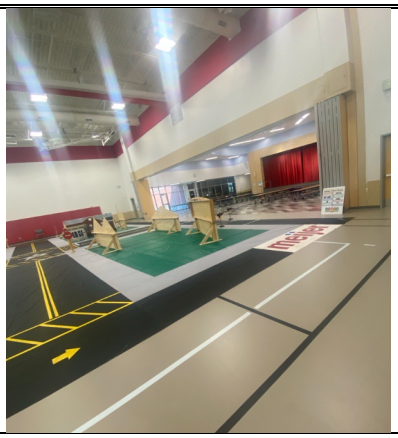
Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

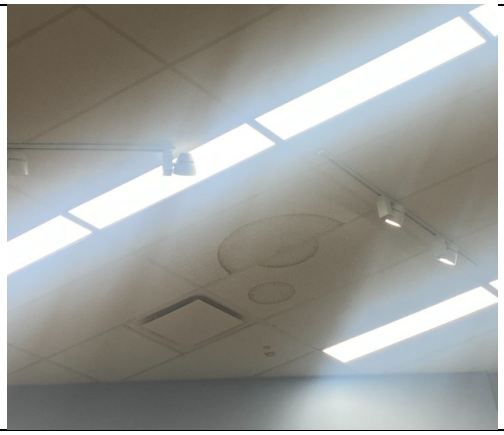
Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Gymnasium



Student Dining



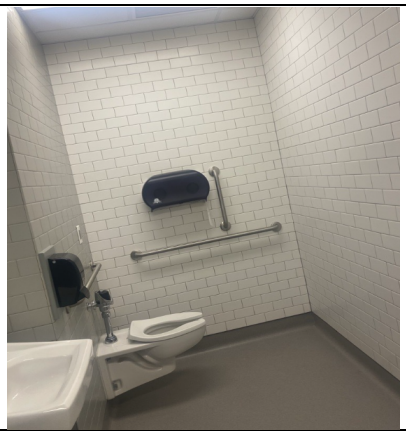
Ceiling Tile Damage in Student Dining



Typical Classroom



Corridor



Individual Restrooms

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item K	Interior Lighting

Existing Conditions:

The typical classrooms in the building have 1x4 LED flat panels with dimming control. The teacher wall is switched separately from the remaining classroom fixtures. There is an occupancy sensor in each classroom. The corridors throughout the building consist of 1x4 LED flat panels and are controlled by occupancy sensors and local switching. The media center also contains 1x4 LED flat panels and are controlled by occupancy sensors and wall switches with dimming control. The gymnasium contains LED high bay fixtures that are controlled by key switches and occupancy sensors. The student dining area has 1x4 LED flat panels with local control dimming control and occupancy sensors. Overall, the building has adequate lighting levels with adequate lighting control.

Rating: Satisfactory

Recommendations:

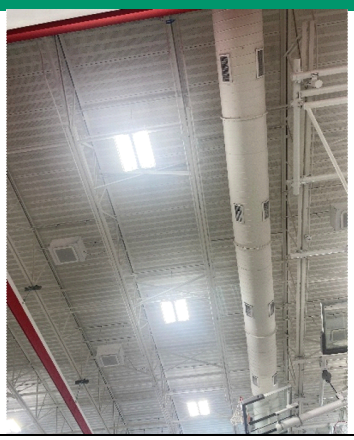
The existing lighting is in good condition. No modifications required.

Long Term Cost Assessment

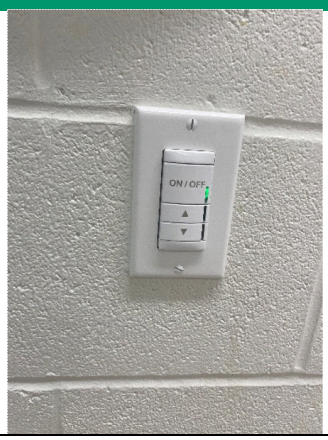
Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Gymnasium Lighting



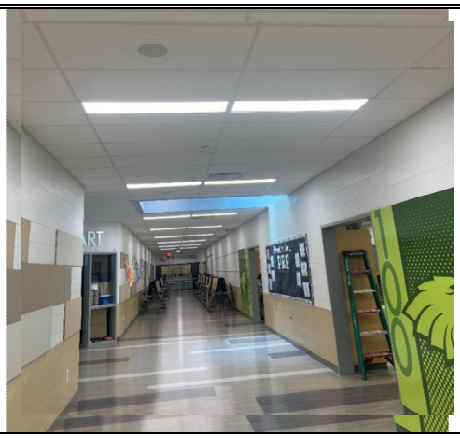
Typical Lighting Control

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Typical Corridor Lighting



Typical Classroom Lighting



Media Center Lighting



Typical Classroom Lighting Control

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item L	Security Systems

Existing Conditions:

The exterior site lighting is equipped with round grey LED pole lights and round grey LED post top fixtures. There are LED wall packs mounted above every exterior door and downlights at the main covered entries. The site lighting provides adequate illumination of the parking lots, drives, building entries, and walkways. Secuirty, access control, and intrusion systems are present around the building and are in good working order.

Rating: Satisfactory

Recommendations:

The existing exterior lighting is in good condition.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Typical Post-Top Fixture



Typical Building Entry with Wall Pack



Typical Building Entry with Downlights



Typical Pole Light

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item M	Emergency / Egress Lighting

Existing Conditions:

The campus is equipped with a diesel-fired standby generator rated at 350 kW, 480/277 V, 3 phase, 4 wire. Upon detecting a utility power outage, the generator, via automatic transfer switches, automatically activates and supplies power to the main school, central plant, and Prairie Run Elementary. These switches deliver power to emergency panels at both 480/277 V and 208/120 V, 3 phase. Critical systems powered by this emergency source include: Emergency lighting, Fire alarm, Security systems, Freezer and cooler equipment, Telephone systems, Building intercom. Within corridors, selected light fixtures are designated for emergency lighting and are directly tied to the generator. Die-cast aluminum exit signs, positioned along required egress paths, also rely on generator backup. On the exterior, wall packs and downlights adjacent to egress doors are equipped with Generator Transfer Devices (GTDs), ensuring illumination of landings during utility interruptions.

Rating: Satisfactory

Recommendations:

The generator is in excellent condition, and the emergency and egress lighting throughout the building is both sufficient and well-maintained. With its current state of upkeep and expected lifespan of a properly maintained diesel standby system, typically 20 to 30 years or more, the system is set to remain reliable for many years to come.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00





Emergency Diesel Generator & Transfer Switches





Exit Signs

Facility Assessment

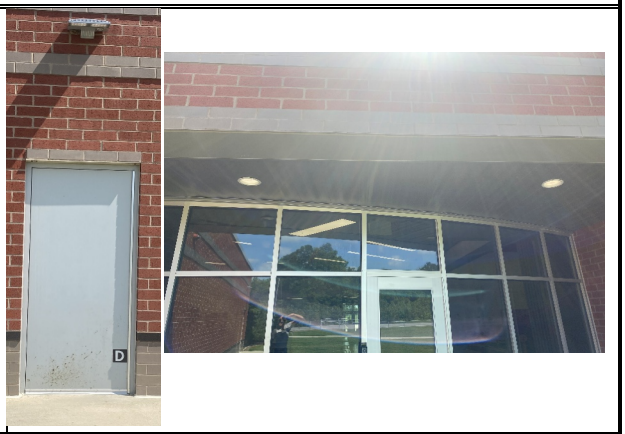
Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Interior Egress Light



Exterior Egress Light

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item N	Fire Alarm

Existing Conditions:

The building is protected by an addressable fire alarm system featuring a Notifier CPU2-640 main control panel (by Honeywell). The system includes manual pull stations, strategically located smoke and heat detectors, duct-mounted smoke detectors, and devices to monitor the automatic sprinkler system for alarm initiation. Notification appliances consist of wall and ceiling mounted speaker/strobes, which appear to be well-placed for effective coverage and intelligibility. Additional speaker/strobe units are installed on the building's exterior. Emergency push buttons are located in common areas and are integrated with the fire alarm system to alert local law enforcement when activated. The system is currently operating normally, with no visible trouble conditions, and is actively monitored by a third-party monitoring service.

Rating: Satisfactory

Recommendations:

The fire alarm system is code-compliant, well-maintained, and fully operational. No deficiencies were observed, and no corrective action is required at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Main FA Panel & Annunciator

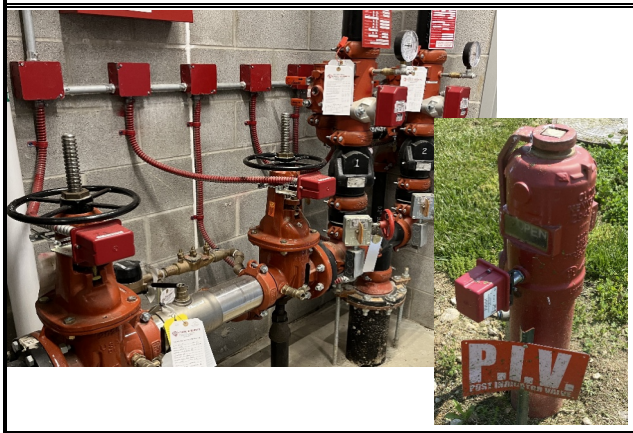


Pull Station, Heat & Smoke Detector

Facility Assessment

Building Name	Prairie Run Elementary
School District	Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Sprinkler System - Monitored



Speaker/Strobes



Panic Button

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item O	Handicap Accessibility

Existing Conditions:

An accessible route is provided from the public right-of-way, parking areas, and passenger unloading zones to the school's main entrances, supported by curb cuts and on-grade entry points. Sidewalks connect all areas of the site, forming a continuous accessible path. Access from parking and drop-off areas to the building entrances is unobstructed by steps or steep ramps. Adequate accessible parking is available. The exterior entrances are ADA compliant due to a power assisted entrance provided with a push button which are in good condition. Exterior doors are eqiupped with ADA compliant hardware. The playground layout and equipment meet accessibility standards. For the interior of the building, space allowances and reach ranges are compliant. There is an accecible route through the building. The ground and floor surfaces are compliant and are in good condition. Access to the stage is facilitated by a series of ramps from the first floor level. The interior doors are recessed with adequate clearances provided. Interior doors provide ADA compliant hardware. The restrooms include ADA compliant accessories, lavatories, water closets, urinals, and water coolers. The toilet partitions are plastic with proper clearances meeting ADA requirements. Science classrooms, Health Clinic, and Special Education restrooms are compliant with ADA requirements. Adequate ADA signage is provided for both the interior and exterior of the building.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovations or recommendations at this time.

Long Term Cost Assessment

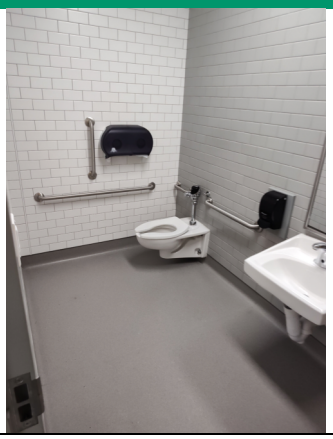
Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Exterior view of main entrance

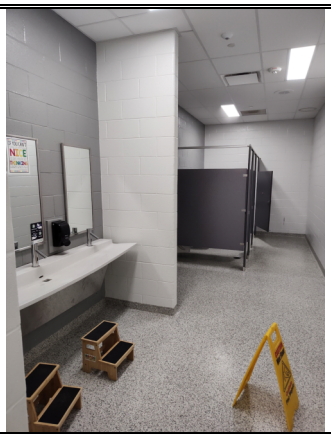


ADA compliant single use restroom

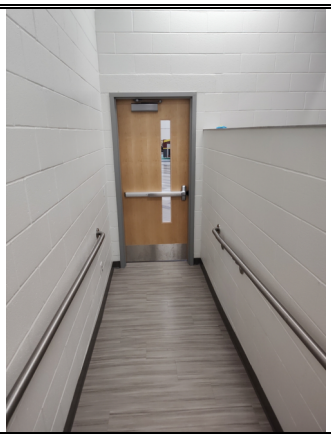
Facility Assessment

Building Name	Prairie Run Elementary
School District	Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



ADA compliant group restroom



Interior view of ramp to stage

GARMANN MILLER

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item P	Site Condition

Existing Conditions:

The site includes Prairie Run elementary, associated parking, playground, and ballfield. Access to the site is off of North Miller Dr, and in a suburban/rural setting. Plants on site appear mostly healthy except for young trees in the parking islands, which require replacements. Handicap parking spaces off of the drop-off loop need repainted. Asphalt and concrete are in mostly good condition on site, with some cracking in the asphalt in the East parking lot. There are a few areas of ponding near pavement on site and next to the ballfield. Circulation on site makes logical sense with one main drop off loop. The playground on site is too small for the school's needs and should be expanded. The existing play equipment on site is also faded, broken, and in need of replacement. The school would benefit from more soft surfacing within their play area. The ballfield on site is in decent condition but needs more infield mix and outfield maintenance. The dugout is in good shape but the benches on the outside of the ballfield are outdated and need replaced. There are grading concerns throughout the site where stub-ups, catch basins, utility valves, fire hydrants, and communication boxes are raised.

Rating: Needs Repair

Recommendations:

Provide for removal and replacement of old playground equipment systems and replace wood fiber mulch. Add additional area for play and replace asphalt play space. Regrade around raised or lowered stub-ups, catch basins, fire hydrants, utility valves, and communication boxes to be flush with ground and accessible. Repaint handicap parking lines off of drop-off loop up to code. Provide site work allowances for unforeseen circumstances.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
General Site				
Crack fill and sealcoat asphalt pavement & repaint pavement markings	$0.30	SY	12,000	$3,600.00
Reseed sparse grass areas (5% of site)	$2.00	SY	1,449	$2,898.00
Regrade around site- includes correcting ponding, backfilling near hardscapes, making site utilities flush to ground, and regrading stabilization grid	$2,077.00	LS	1	$2,077.00
Move/remount wheel stop to correct slanting	$100.00	EA	1	$100.00
Add gate/fencing to garbage area	$73.03	LF	40	$2,921.20
Site allowance	$50,000.00	LS	1	$50,000.00
Playground				
New Playground Needed- currently about 14,000 SF -includes EWF, rubber mats, post-and-platform play equipment structures, swings, basketball nets, expanding play area, replacing asphalt with EWF	$206,159.00	LS	1	$206,159.00
Ballfield				
Replace benches next to ballfield	$850.00	EA	2	$1,700.00
Add more infield mix to ballfield	$1.15	SF	8,500	$9,775.00
Total Cost				$279,230.20

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Repaint handicap parking space striping	$48.00	QTY	10	$480.00
Total Cost				$480.00

Facility Assessment

Building Name	Prairie Run Elementary
School District	Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item P	Site Condition



Existing asphalt on site (typical, varies in quality



Existing parking islands



Ponding alongside drive loop



Existing drive loop island



Typical existing high/low stub-ups



Typical existing high catch basins

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
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Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item P	Site Condition




Existing handicap parking striping




Existing site furniture placement



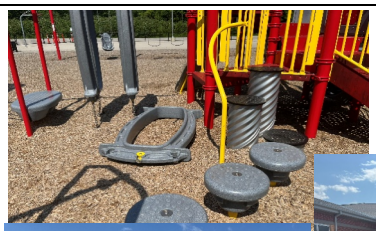
Existing baseball / softball bench



Existing high fire hydrant



Existing open dumpster area





Existing play equipment

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item P	Site Condition





Existing four square





Existing basketball court and hoops

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item Q	Sewage System

Existing Conditions:

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

Rating: Satisfactory

Recommendations:

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

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item R	Water Supply

Existing Conditions:

The domestic water supply system is tied in to the municipal system, features 2'' service and a 2'' water meter, and is in good condition. The District was not able to provide water supply flow test data. The facility is equipped with an automated fire suppression system on a seperate supply line with adequate capacity and pressure.. The domestic water service is not equipped with a water booster and none is required. The system provides adequate pressure and capacity for the future needs of the school.

Rating: Satisfactory

Recommendations:

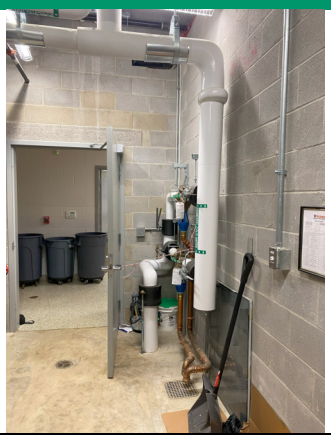
Existing conditions require no renovation or replacement at the present time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Incoming 2" water main



Reduced Pressure Backflow Preventor assembly

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item S	Exterior Doors

Existing Conditions:

Exterior doors are a combination of hollow metal doors installed on hollow metal frames and aluminum doors installed on aluminum frames which are in good condition. A number of doors feature insulated vision panels and appropriate hardware, and are in good condition. There are no overhead doors in the facility.

Rating: Satisfactory

Recommendations:

Existing conditions require no recommendations or rennovations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Exterior aluminum door and frame



Exterior hollow metal door and frame

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item T	Hazardous Material

Existing Conditions:

With the construction date of this building, there are assumed to be no hazardous materials throughout this facility.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovation or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Facility Assessment

Building Name	Prairie Run Elementary
School District	Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item U	Life Safety

Existing Conditions:

The campus is equipped with a diesel-fired standby generator rated at 350 kW, 480/277 V, 3 phase, 4 wire, Reference Tab "M - Emergency" for more detailed information. The building is equipped with an automated fire suppression system in good condition. The fire suppression water main has adequate flow capacity and pressure for the size of the building. The Kitchen hood is in good condition, and is 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 installed as required by the OSDM and OBCMC. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system.

Rating: Satisfactory

Recommendations:

The generator is in excellent condition, and the emergency and egress lighting throughout the building is both sufficient and well-maintained. With its current state of upkeep and expected lifespan of a properly maintained diesel standby system, typically 20 to 30 years or more, the system is set to remain reliable for many years to come.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Emergency Diesel Generator & Transfer Switches



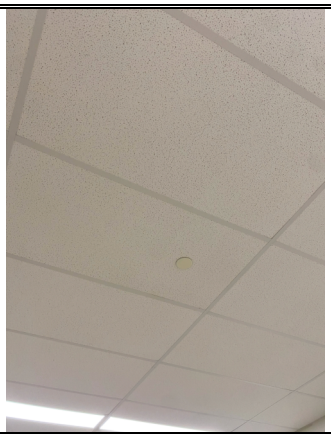
Automated fire supression system main and risers

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

	
Concealed fire sprinkler in ceiling tile	Kitchen Hood Fire Supression System

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item V	Loose Furnishings

Existing Conditions:

The loose furnishings in the building are fairly new and in satisfactory condition. They consist of mobile rectangle cafeteria tables with foldable capability, various collaborative work tables and seating, lounge seating, book nooks, and typical administrative furniture.

Rating:	Satisfactory	Satisfactory	Satisfactory

Recommendations:

Existing conditions require no renovation or replacement in the short term. In the long term, give an allowance for repair and replacement as needed.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Allowance for repair and replacement as needed	$6.00	SF	56,745	$340,470.00
Total Cost				$340,470.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Cafeteria Tables



Typical Classroom Furniture

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Lounge Furniture



Media Center



Group Activity Area



Typical Classroom

Facility Assessment

Building Name: Prairie Run Elementary

School District: Big Walnut Local Schools

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item W	Technology

Existing Conditions:

The typical Classroom is equipped with the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor, and a 2-way PA system that can be initiated by either party. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided, and in good condition.

Rating: Satisfactory

Recommendations:

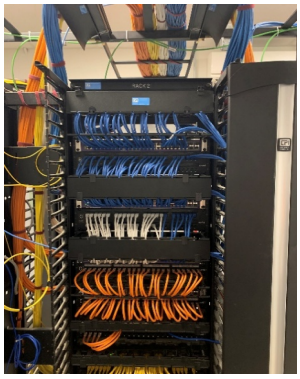
Existing conditions require no renovation or replacement at the present time.

Long Term Cost Assessment

		Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Current network infrastructure



New Phone syste,m

Facility Assessment		
Building Name	Prairie Run Elementary	Red = Code Requirement Item
		Yellow = Safety Concern Item
		Green = Energy Efficiency Item
School District	Big Walnut Local Schools	Blue = Security Concern Item

Assessment Item W	Technology

Facility Assessment Summary

Building Name	Prairie Run Elementary	County	Enter County
School District	Big Walnut Local Schools	Township	Enter Township
Address	701 North Miller Drive	Acreage	X.XX
	Sunbury, OH 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Original Building	XXXX	-	-	-
Addition 1	XXXX	-	-	-

Assessment Summary

	Assessment Item	Rating	Long Term Cost Assessment	Near Term Cost Assessment
A	Heating System	Satisfactory	$0.00	$0.00
B	Roofing	Satisfactory	$0.00	$0.00
C	Ventilation / Air Conditioning	Satisfactory	$0.00	$0.00
D	Electrical Systems	Needs Repair	$0.00	$2,500.00
E	Plumbing and Fixtures	Satisfactory	$0.00	$0.00
F	Windows	Satisfactory	$0.00	$0.00
G	Structure: Foundations	Satisfactory	$0.00	$0.00
H	Structure: Walls and Chimneys	Needs Repair	$0.00	$20,000.00
I	Structure: Floors and Roofs	Satisfactory	$0.00	$0.00
J	General Finishes	Satisfactory	$567,450.00	$0.00
K	Interior Lighting	Satisfactory	$0.00	$0.00
L	Security System	Satisfactory	$0.00	$0.00
M	Emergency / Egress Lighting	Satisfactory	$0.00	$0.00
N	Fire Alarm	Satisfactory	$0.00	$0.00
O	Handicap Accessibility	Satisfactory	$0.00	$0.00
P	Site Condition	Needs Repair	$279,230.20	$480.00
Q	Sewage System	Satisfactory	$0.00	$0.00
R	Water Supply	Satisfactory	$0.00	$0.00
S	Exterior Doors	Satisfactory	$0.00	$0.00
T	Hazardous Material	Not Applicable	$0.00	$0.00
U	Life Safety	Satisfactory	$0.00	$0.00
V	Loose Furnishings	Satisfactory	$340,470.00	$0.00
W	Technology	Satisfactory	$0.00	$0.00
X	Construction / Contingency	Not Applicable	$0.00	$0.00
Total			**$1,187,150.20**	**$22,980.00**

APPENDIX 4E.11

Garmann Miller Facility Assessments -
Wrestling Building Assessment

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item A	Heating System

Existing Conditions:

The existing wrestling building is heated by two (2) residential style furnaces located in the attic. The units are manufactured by Bryant and are dated 2004. The units are equipment with a DX cooling coil, ready for cooling, but are not connected to outdoor condensing units. The units are 132,000 BTU/h each. The units are 21 years old and are near end of life.

The concessions area is equipped with a electric unit heater (7.5kw) (age unknown) and appears in fair condition.

The restrooms connected to the concessions building do not have heat and are winterized.

Rating: Needs Replacement

Recommendations:

The existing furnaces are near end of life and should plan for replacment in the near future. Existing ductwork appears in good condition and could be reused. Cooling could be added if desired.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
New Furnce (including demo)	$7,500.00	EA	2	$15,000.00
Total Cost				$15,000.00

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Furnace (AC Ready) installed in attic



Furnace (AC Ready) installed in attic



Overhead Air Distribution



Electric Heater in Concessions

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item B	Roofing

Existing Conditions:

The roof over the overall facility is an asphalt shingle system on pre-engineered wood trusses. Condition of the asphalt shingles is fair, except at damaged areas of the concession stand. Soffits are typically vinyl ventilated panels and in fair condition, except at the covered area connection the wrestling and concessions structures. At that location, soffices are wood framed and in poor condition. The roof, substrate, and framing is also in poor condition in this area: the connection point of the lower concession roof to the wrestling building make it susceptable to ice damage and water infiltration. Access to the roof is gained by placing a ladder on the side of the building. Roof drainage is addressed through a system of gutters and downspouts, which appear to be in fair condition. PRESSBOX - The adjacent visiting pressbox was evaluated under this section: Overall, the pressbox is in poor condition. Roof, walls, and exterior materials are all in general dis-repair. The access stair to the pressbox is not not code compliant, lacking safe guardrails. Galvanized steel structural support structure has replaced the original wood supports and is in fair condition.

Rating: Needs Repair

Recommendations:

The full extent of the roof/soffit assembly connecting the wrestling and concessions structures should be demolished. If the connection is to be maintained, roof structure should be re-built to aligned with soffit/gutter of the higher wrestling structure to eliminate the condition creating ice and water damage. Long term recommendation is for the asphalt shingle to be replaced. PRESSBOX - Pressbox should be demolished and re-constructed on the existing steel support structure. Code compliant access should be installed from the existing bleachers.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace asphalt shingle roof.	$4.08	sf	8,950	$36,516.00
Total Cost				$36,516.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Demolish and replace existing connecting soffit, structure, and roof	$75,000.00	allow.	1	$75,000.00
PRESSBOX - demolish and replace existing pressbox (match size)	$60,000.00	allow.	1	$60,000.00
Total Cost				$135,000.00

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Structural damage at roof connecting wrestling & concessions.



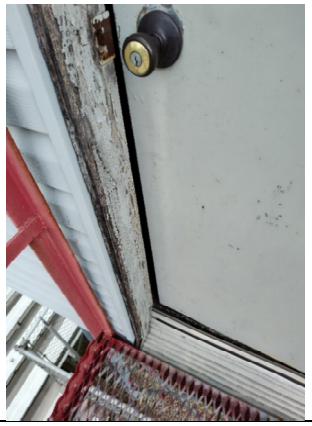
Soffit Damage.



Typical roof at wrestling building.



Pressbox - general deterioration.



PRESSBOX - deteriorating materials at door.



PRESSBOX - non-compliant access stair.

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item C	Ventilation / Air Conditioning

Existing Conditions:

There is no air conditioning in the wrestling room. The space is ventilated by (2) Bryant furnaces located in the attic. The furnaces bring in fresh air from a roof mounted air intake. The wrestling room does not appear to have a dedicated exhaust system. The shower and restroom areas are equipped with ceiling mounted exhaust fans that are in need of replacement.

The concession building does not appear to have any dedicated exhaust or cooling systems. There is a residential range that is not equipped with an exhaust hood.

The restrooms connected to the concessions building have individual exhaust fans that are in need of replacement.

Rating: Needs Replacement

Recommendations:

See "Heat" section for furnace replacment. Provide dedicated exhaust/makup air system for the wrestling room. Repair existing exhaust systems, all areas. The residential range in the concessions area will require an exhaust hood per current code if it is to remain.
**Depending on code official - this hood may require a suppression system.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Add DX cooling to furnace (optional)	$7,500.00	EA	2	$15,000.00
Total Cost				$15,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Add exhaust to wresting room / makeup	$5,000.00	LS	1	$5,000.00
Add exhaust hood to residential range (assume suppression)	$9,000.00	EA	1	$9,000.00
Replace existing exhaust systems	$3,000.00	LS	1	$3,000.00
Total Cost				$17,000.00

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item





Shower Exhaust Fan Missing









Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item D	Electrical Systems

Existing Conditions:

There are two electrical services to the building, provided by AEP, each is a 120/240V, single-phase, 3 wire service from utility pole mounted 50KVA transformer "cans". From the pole mounted transformers, the service entrance routes underground to two individual feed through meter bases. One of the service entrance conduits is broke with exposed conductors. Two service panelboards are provided for the two different sections of the building. One service stubs into the south, wrestling portion of the building directly into a Cutler-Hammer 200A rated, 42 circuit, 120/240V panelboard. A second service from the same utility source provides power to a separate meter on the exterior of the north, concessions portion of the building, which stubs into a 200A rated, 40 circuit, 120/240V Square D QO Load Center. Both panelboards appear to be in acceptable condition, however mice are clearly making a home in the concession building which may be destroying electrical wiring. Wiring in the wrestling is a mixture of MC cable, conduit and non-metallic sheathed cable (Romex). Concession building wiring is a mixture of conduit and MC cable. Receptacles in the wrestling building are surface mounted in galvanized boxes, coverage appears to be adequate for this type of building. Surface mounted devices are provided in furred out walls. Concessions portion of the building is a mixture of recessed and surface mounted receptacles, and GFCI receptacles were not observed throughout the concession space. There was one GFCI exterior receptacle observed. Surge protection is not provided.

Rating: Needs Replacement

Recommendations:

Concession building electrical system will likely need to be replaced during any renovation of that portion of the building. The new service entrance would be sized for current load with capacity for future growth. Surge protection would be provided. The broken service entrance conduit should be repaired for safety - this would need coordinated with the local utility for power outage, disconnect and reconnect.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

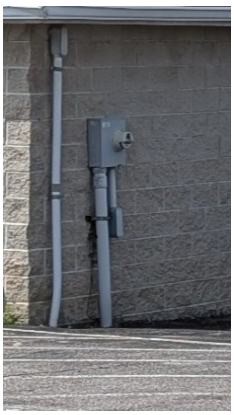
Item Description	Cost	Unit	Quantity	Unit Cost
Concession Building electrical system replacement	$39.10	sf	1,545	$60,409.50
Repair broken service entrance conduit	$12,000.00	allow	1	$12,000.00
Total Cost				$72,409.50

Facility Assessment

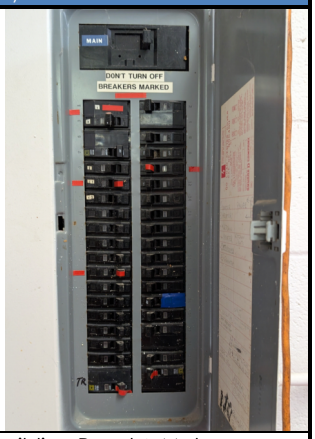
Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

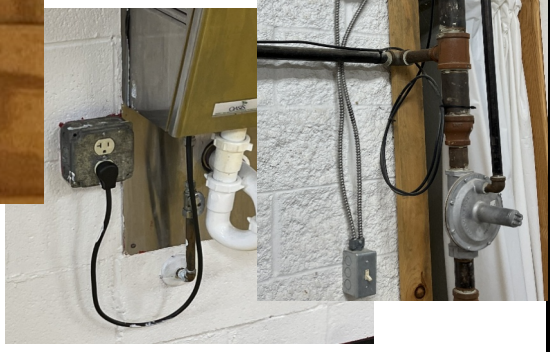
Wrestling (South) building Panel & Meter

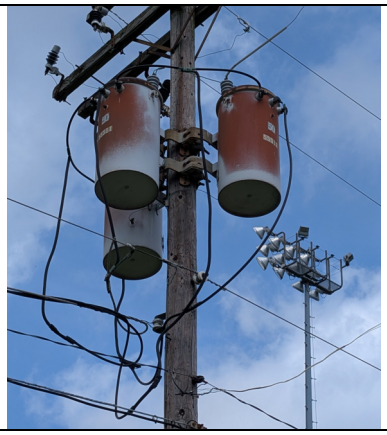
Concessions (North) building Panel & Meter



Exterior device, Mixed mounting, Surface in furred wall



Not GFCI surface mounted, Surface in office



Utility Transformers



Broken Service Entrance Conduit

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item E	Plumbing and Fixtures

Existing Conditions:

The Wrestling building is equipped with 1 lavatory, 1 urinal, and 1 floor mounted tank type water closet all in fair condition. All domestic water piping in the building is routed exposed along the wall and ceiling of the building, with no piping being insulated. Shutoff valves to fixtures showing normal wear and tarnishing. The wrestling portion of the building has a floor service sink, a washer and dryer, and 4 showers. The showers are in good condition. The floor service sink is in fair condition. Natural gas enters the building from underslab in the coach's office. The gas regulator is located in the coaches office as well and is in good condition. The natural gas serves a tankless water heater mounted on the wall of the coaches office and mechanical equipment located in the attic space of the building. The piping appears to be in good condition.

The concessions building contains a 4 bowl sink, a floor service sink, and 45 gallon gas fired water heater. The exterior of the concessions stand has a men's and women's restroom with two urinals, 5 water closets, 4 lavatories, and a non-cooled exterior drinking fountain. The 4-bowl sink and water heater are in good condition. All other fixtures are in fair to poor condition. The supply piping to the water heater is heat traced up to the attic, but not after that. Gas for the water heater also comes from the wrestling building through the attic space.

Rating: Needs Repair

Recommendations:

All fixtures in the concession stand and restrooms to be replaced. Piping exposed along the walls and ceilings should be insulated. Water piping in the attic space to be insulated and heat traced until below attic or the concession stand incoming water should come from underground.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Heat trace all through attic	$6,000.00	LS	1	$6,000.00
Move incoming gas line to new location outside the building or in a new storage area	$15,000.00	LS	1	$15,000.00
				$21,000.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace all fixtures in concession area	$27,476.64	LS	1	$27,476.64
Insulate piping in wrestling building	$10,000.00	LS	1	$10,000.00
Total Cost				$37,476.64

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Water supply piping serving showers and restrooms



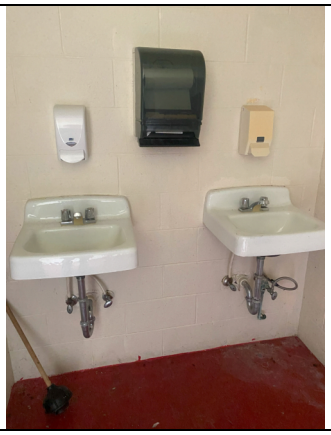
Incoming natural gas in coaches office.



Floor service sink in concessions area



4-compartment sink in concessions area.



Wall-hung lavatories in exterior accessible restrooms



Non-working exterior drinking fountain

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item F	Windows

Existing Conditions:

The overall wrestling facility is equipped with vinyl windows with double glazing in fair condition. The window system features operable sliding windows throughout the building, which appear to have had insect screens that are missing/severely damaged and in need of replacement. Window system seals and hardware are in fair condition. There are surface mounted horizontal blinds which are in poor condition and in need of replacement. There are no curtain wall systems in this facility. This facility is not equipped with any glass block windows. The facility does not contain skylights or clerestories. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this facility.

Rating: Needs Repair

Recommendations:

Provide replacement insect screens at windows. Provide replacement horizontal surface mounted blinds.

Long Term Cost Assessment

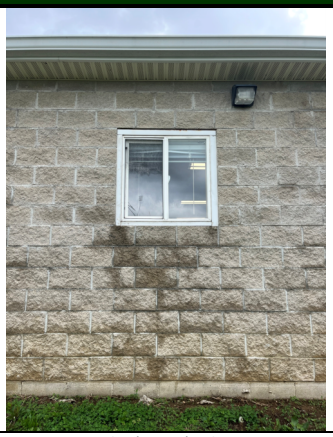
Item Description	Cost		Quantity	Unit Cost
Replace insect screens	$54.82	ea	4	$219.28
Replace horizontal blinds	$161.61	ea	4	$646.44
Total Cost				$865.72

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Exterior view of typical window



Exterior Window

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item G	Structure: Foundations

Existing Conditions:

The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. No issues related to foundation cracking or spalling were encountered. No grading or site drainage deficiencies were noted around the perimeter of the building that are contributing or could contribute to foundation wall deterioration.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovation or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Concrete masonry unit on concrete footings



Concrete masonry unit

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item H	Structure: Walls and Chimneys

Existing Conditions:

The overall facility has single wythe split-faced load bearing concrete masonry unit masonry walls, which displayed no locations of deterioration, and are in fair condition. The exterior masonry does not have control joints, but no locations of cracking or movement were observed. The exterior split-faced masonry walls are not cavity walls, and weep holes and vents are not provided. The exterior masonry has not been cleaned in recent years. Interior walls are a combination of smooth and split-faced concrete masonry unit and wood studs with drywall/or plywood, all of which are in fair condition. The exterior lintels are steel and in good condition. There are no chimneys. Exterior aluminum soffits around the perimeter of the Wrestling Building are continuously vented and in fair condition. Exterior wood soffits around the Concession Building are continuously vented as well. There is an exterior wood soffit between the Wrestling and Concessions Buildings that is in poor condition. The facility is not equipped with a loading dock.

Rating: Needs Repair

Recommendations:

Around overall exterior of facility, provide masonry cleaning and sealing as required.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Exterior masonry cleaning	$2.29	sf	4,430	$10,144.70
Exterior masonry sealing	$1.80	sf	4,430	$7,974.00
Total Cost				$18,118.70

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Exterior wall



Exterior wall

Facility Assessment

Building Name	Wrestling Building
School District	Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item I	Structure: Floors and Roofs

NON-OFCC

Existing Conditions:

The overall facility floor construction throughout is concrete slab on grade and is in good condition. This building does not have a no crawl space. There are no intermediate floors as this is a single-story structure. The overall facility roof construction is wood sheathing on pre-engineered wood trusses, and is in good condition. The exception is the roof connecting the wrestling and concession areas, which shows potential structural damage from water infiltration.

Rating: Needs Repair

Recommendations:

Replace roof structure at covered area connecting wrestling and concessions areas. Costs addressed on ROOF tab.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace select roof structure - see ROOF tab for costs				
Total Cost				$0.00



Wood sheathing on pre-engineered wood trusses



Roof structure damage at connecting roof.

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item J	General Finishes

Existing Conditions:

Overall this wrestling facility has some varying conditions. The wrestling mats are frayed at the edges and the printed lines/lettering are faded. The sealed concrete painted floors are also fading in color/finish. The tile flooringi n the restroom and shower are in good condition. The ceiling is in good condition. The wall panels around the wrestilng mats are detaching from each other (see photo). The shower in the coach's office is not up to code (see photos). Interior doors are in good condition. Kitchen equipment in the concessions area is not used, this area is covered in mouse droppings.

Rating: Needs Repair

Recommendations:

Wrestling mat and wall panel replacement. Refinish sealed concrete flooring.

Long Term Cost Assessment

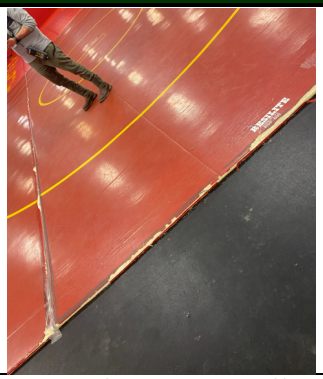
Item Description	Cost	Unit	Quantity	Unit Cost
Wrestling mat replacement	$5.66	SF	5,000	$28,300.00
Wall panel replacement	$16.87	LF	240	$4,048.80
Refinish sealed concrete	$10.00	SF	300	$3,000.00
Total Cost				$35,348.80

Near Term Cost Assessment

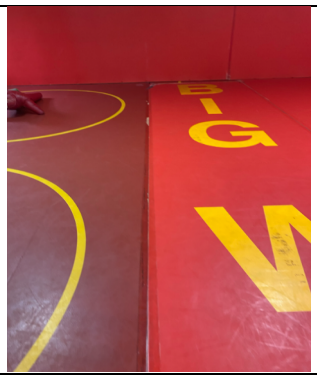
Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Wrestling mat frayed edges and sealed concrete condition



Wrestling mat edge condition



Wrestling mat lines/lettering condition



Ceiling condition

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Coach's shower entrance - not to code



Wall panel detachment

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item K	Interior Lighting

Existing Conditions:

The lighting in the wrestling building consist of surface mounted wraps with LED tubes in most of the building. There are a few residential grade surface mount lights in the locker room area, porcelain base fixtures in the attic. Many of the lights were missing the covers. Control is via wall mounted toggle switches. There were no occupancy sensors. Lighting levels for the main wrestling room was 30-50 footcandle (fc). The office lighting level was 50 fc average.

Rating: Needs Replacement

Recommendations:

We recommend replacing the existing lighting with LED luminaires for improved efficiency and more even lighting distribution. Occupancy sensors would need to be installed to meet current energy codes.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Complete building lighting replacement with occupancy Sensors	$8.84	SF	8,145	$72,001.80
Total Cost				$72,001.80

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Wrestling Room Lighting



Office Lighting



Lighting with Missing Covers & Attic Light





Residential Light & typical Control (Switch)

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item L	Security Systems

Existing Conditions:

Exterior lighting is provided with forward throw wall packs on the south wrestling portion of the building in satisfactory shape. Round downlights are provided in the soffits on the concession portion of the building with one forward throw fixture at restroom opening all in poor shape. There is no access control, or CCTV within or around this facility. There is a intrusion system for exterior doors but is currently unplugged and not being used.

Rating: Needs Replacement

Recommendations:

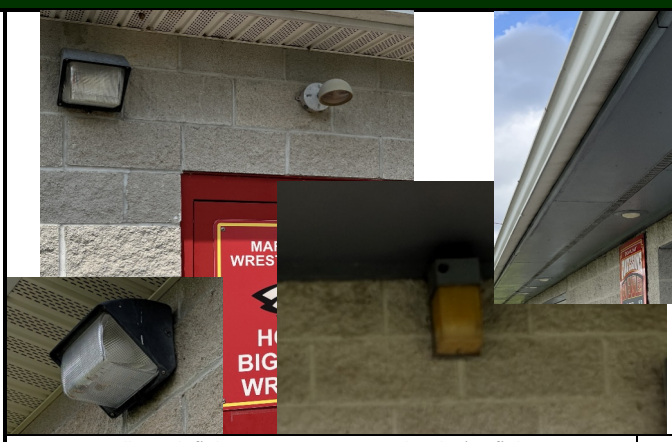
Replace north concession building exterior lights to match south wrestling portion of building. Add access control and CCTV to the building, and to replace intrusion system.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace Concession fixtures	$2.50	sf	1,545	$3,862.50
CCTV	$5.00	sf	1,545	$7,725.00
Access Control	$8.50	sf	1,545	$13,132.50
Intrusion System	$2.50	sf	1,545	$3,862.50
Total Cost				$28,582.50



Wall Pack fixtures, UV Damaged exterior fixture



Concession building downlights



Intrusion system (Currently unplugged from wall)

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item M	Emergency / Egress Lighting

Existing Conditions:

Emergency lighting is provided by combination exit signs with bug-eyes and remote heads at egress door exterior powered through the exit sign, all utilizing battery back-up. The concession restrooms have combination exit signs on the interior of the egress door. It is unclear if the light fixture on the exterior provides egress lighting. The concession kitchen does not have exit signs available. Units observed appear to be operational.

Rating: Needs Replacement

Recommendations:

Provide combination exit signs in occupied spaces

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace all exit signs in the building	$407.94	ea	5	$2,039.70
Total Cost				$2,039.70

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Wrestling building combination Exit signs



Concession stand building Exit Signs

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item N	Fire Alarm

Existing Conditions:

The building is not equipped with a fire alarm system.

Rating: Needs Replacement

Recommendations:

If the concessions portion of the building is to be operational again as a concession building a fire alarm system will need to be provided.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Add Fire Alarm System - Addressable Non Voice	$3.50	sf	8,145	$28,507.50
Total Cost				$28,507.50

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item O	Handicap Accessibility

Existing Conditions:

An accessible route is provided from the public right-of-way and parking areas to the building's entrances. Asphalt pathways connect most areas of the site. Access from the parking area to the northeast entrances of the Wrestling Building, which is sunken below grade, is partially obstructed by steps. Adequate accessible parking is available. Exterior doors are partially equipped with ADA-compliant hardware. Power-assist entry doors are not provided. Inside the building, space allowances and reach ranges are partially compliant, and accessible routes are free of protruding objects. Ground and floor surfaces throughout are ADA-compliant. As a single-story facility, there are no stairs. Most interior doors have with proper clearances with ADA-compliant hardware. Restrooms are not equipped with ADA-compliant toilet accessories, lavatories, water closets, urinals, and electric water coolers. Toilet partitions are not ADA compliant and lack proper clearances. ADA-compliant signage is lacking throughout the facility.

Rating: Needs Repair

Recommendations:

Add ADA signage, replace door and toilet accessories.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Replace door, frame and hardware (single)	$1,767.71	ea	1	$1,767.71
Toilet accessories	$1,359.78	ea	3	$4,079.34
Signage	$0.27	sf	8,145	$2,199.15
Total Cost				$8,046.20



Non-ADA compliant water cooler



Non-ADA complaint door hardware and toilet accessories

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item P	Site Condition

Existing Conditions:

The building sits across from the Baughman Building and adjacent to the Middle School track and football field facility on the away side. It's perched up on top of the hill, grade on the west side quickly drops off towards the track area. On the East side is parking spaces on both sides of a drive that curls around from the middle school and runs on the west side of the Baughman Building. This asphalt was cracking and had some potholes; generally in disrepair. The asphalt paths on the west side of the building were similar; cracking with grass growing in the cracks/sinking in spots. If used by pedestrians, the slopes on these paths would have to be studied to see if they meet code for pedestrian use (under 5% slope). The concrete between the wrestling room and concession is cracked and in disrepair. The entry to the wrestling room is sunken below the grade of the parking lot; accessed by 2 steps and on the very south end there's another door accessed via a walk with a short ~12" height concrete wall with a railing. At the main entry there were some memorial stones in curbed parking island with pavers directly to the west. The little bit of landscape shrubs around the building are overgrown. There was an abandoned landscape bed bordered by an asphalt curb on the north side with soil in it. Provide ADA accessible spaces by the ADA entry to the building Generally, the overall site is in disrepair.

Rating: Needs Replacement

Recommendations:

Short Term: Mill and Fill asphalt, remove (if not used currently) or replace the asphalt walks on the west side of the building. Replace concrete between concession and wrestling room building. Provide ADA accessible parking spaces near the ADA accessible building entry. Long Term: Revamp the area for the memorial stones near the building (maybe in a fresh new landscape bed). Assess if all the curbed parking lot islands near the building are necessary; could remove the one not by the entry and replace with a parking space (if additional parking is needed). Remove or replace overgrown shrub. Remove abandoned landscape bed; replace with grass.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Crackfill and seal SD asphalt pavement	$0.30	SF	21,000	$6,300.00
Shrub Removal, Lawn Seed, Install row of plants at front/memorial stone	$8,000.00	LS	1	$8,000.00
Total Cost				$14,300.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Mill and fill asphalt	$2.50	SF	17,000	$42,500.00
Replace asphalt walks on West side of building	$51.00	SY	450	$22,950.00
ADA Parking Accessibility Upgrades	$1,000.00	LS	1	$1,000.00
Replace concrete between buildings and at front entry	$12.40	SF	2,000	$24,800.00
Total Cost				$91,250.00

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item



Existing parking lot



Existing asphalt path



Damaged asphalt pavement



Existing memorial



Existing concrete walk



Existing concrete between building

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item Q	Sewage System

Existing Conditions:

The sanitary sewer system is tied in to the municipal system, and is in fair condition. No deficiencies or issues were brought up or seen during the assessment.

Rating: Satisfactory

Recommendations:

No attention or repairs needed at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item R	Water Supply

Existing Conditions:

No deficiencies or issues were brought up or seen during the assessment.

Rating: Satisfactory

Recommendations:

No attention or repairs needed at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item S	Exterior Doors

Existing Conditions:

Typical exterior doors in the overall facility are hollow metal doors installed on hollow metal frames, which are in poor condition and need repair. The facility is not equipped with roof access doors. Two overhead sectional steel doors are in fair condition. Two countertop coiling steel doors are in fair condition, showing signs paint chipping.

Rating: Needs Replacement

Recommendations:

Replace exterior hollow metal doors and frames throughout the facility as required, due to poor condition.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Hollow metal door and frame with hardware (single)	$4,060.10	ea	4	$16,240.40
Total Cost				$16,240.40

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00



Exterior hollow metal door and frame



Exterior hollow metal door and frame

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

Assessment Item T	Hazardous Material

NON-OFCC

Existing Conditions:

With the construction date of this building, the potential of hazardous materials being present throughout this facility is low.

Rating: Satisfactory

Recommendations:

Existing conditions require no renovation or recommendations at this time.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item U	Life Safety

Existing Conditions:

The building is not equipped with a generator. The building is not currently fire suppressed, though fire suppression is not required. No suppression located above residential range in the concessions building.

Rating: Needs Repair

Recommendations:

An emergency generator is not required for the building. Suppression needed for hood that was recommended to be added for the residential range in Section C - Ventilation.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Kitchen Hood Suppression (Some cost absorbed into hood in section C)	$3,000.00	LS	1	$3,000.00
Total Cost				$3,000.00

No Photos Available

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item V	Loose Furnishings

Existing Conditions:

Furniture in this building was mininal and satisfactory in the short term. The only furniture was office furniture such as desks and task chairs used by coaches, and fold-up side chairs used by athletes. Long term the district could look at replacing furniture as needed.

Rating:	Satisfactory	Satisfactory

Recommendations:

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Allowance for replacement as needed.	$3.39	SF	9,945	$33,713.55
Total Cost				$33,713.55

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
No replacement needed.				
Total Cost				$0.00

No Photos Available

Facility Assessment

Building Name: Wrestling Building

School District: Big Walnut LSD

Red = Code Requirement Item
Yellow = Safety Concern Item
Green = Energy Efficiency Item
Blue = Security Concern Item

NON-OFCC

Assessment Item W	Technology

Existing Conditions:

The wrestling building has very minimal technology, fiber from Baughman to get connectivty to a wireless access point in facility.

Rating: Needs Replacement

Recommendations:

Recommend creating a more robust network withing wrestling building, to support cameras, access control, and phone system.

Long Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Total Cost				$0.00

Near Term Cost Assessment

Item Description	Cost	Unit	Quantity	Unit Cost
Technology Enclosure with Cabling	$12,000.00	QTY	1	$12,000.00
Indoor and Outdoor Wireless Access Points	$1,500.00	QTY	5	$7,500.00
Phones	$250.00	QTY	2	$500.00
Network Switches	$10,000.00	QTY	1	$10,000.00
Total Cost				$30,000.00



Current network for building

Facility Assessment Summary

Building Name	Wrestling Building	County	Delaware
School District	Big Walnut LSD	Township	
Address	555 S Old 3C Rd	Acreage	4.50
	Sunbury, Oh 43074		

Building History

	Year	Floors	Square Feet	Accessible (Y/N)
Concession/Restroom	1987	1	1,545	
Wrestling Building	2004?	1	6,600	
Total			8,145	

Assessment Summary

	Assessment Item	Rating	Long Term Cost Assessment	Near Term Cost Assessment
A	Heating System	Needs Replacement	$0.00	$15,000.00
B	Roofing	Needs Repair	$36,516.00	$135,000.00
C	Ventilation / Air Conditioning	Needs Replacement	$15,000.00	$17,000.00
D	Electrical Systems	0	$0.00	$72,409.50
E	Plumbing and Fixtures	Needs Repair	$21,000.00	$37,476.64
F	Windows	Needs Repair	$865.72	$0.00
G	Structure: Foundations	Satisfactory	$0.00	$0.00
H	Structure: Walls and Chimneys	Needs Repair	$0.00	$18,118.70
I	Structure: Floors and Roofs	Needs Repair	$0.00	$0.00
J	General Finishes	Needs Repair	$35,348.80	$0.00
K	Interior Lighting	Needs Replacement	$0.00	$72,001.80
L	Security System	Needs Replacement	$0.00	$28,582.50
M	Emergency / Egress Lighting	Needs Replacement	$2,039.70	$0.00
N	Fire Alarm	Needs Replacement	$28,507.50	$0.00
O	Handicap Accessibility	Needs Repair	$0.00	$8,046.20
P	Site Condition	Needs Replacement	$14,300.00	$91,250.00
Q	Sewage System	Satisfactory	$0.00	$0.00
R	Water Supply	Satisfactory	$0.00	$0.00
S	Exterior Doors	Needs Replacement	$16,240.40	$0.00
T	Hazardous Material	0	$0.00	$0.00
U	Life Safety	Needs Repair	$0.00	$3,000.00
V	Loose Furnishings	Satisfactory	$33,713.55	$0.00
W	Technology	Needs Replacement	$0.00	$30,000.00
X	Construction / Contingency		$49,723.40	$128,963.97
Total			**$253,255.07**	**$656,849.31**

APPENDIX 4F.1

OFCC Facility Assessments - Baughman Bldg (was IS)

(2016 assessments with 2024 costs applied)

Building Information - Big Walnut Local (46748) - Big Walnut Intermediate

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	2024 Assessment - Big Walnut Intermediate
Assessment Date (on-site; non-EEA)	2016-01-05
Kitchen Type	Full Kitchen
Cost Set:	2024
Building Name	Big Walnut Intermediate
Building IRN	43265
Building Address	678 Eagle Way PO Box 5002
Building City	Sunbury
Building Zipcode	43074
Building Phone	(740) 965-3006
Acreage	30.00
Current Grades:	5-6
Teaching Stations	30
Number of Floors	1
Student Capacity	532
Current Enrollment	533
Enrollment Date	2015-12-23
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	27
Historical Register	**NO**
Building's Principal	Mr. Ryan McLane
Building Type	Middle

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Building Pictures - Big Walnut Local(46748) - Big Walnut Intermediate(43265)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

73,393 Total Existing Square Footage
1951,1951,1964,1964,1991 Building Dates
5-6 Grades
533 Current Enrollment
30 Teaching Stations
30.00 Site Acreage

Big Walnut intermediate School, which is not on the National Register of Historic Buildings, and originally constructed in 1951, is a single story, 73,393 square foot brick school building located in a suburban setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. There was an addition in 1964 to add the library, band room, science labs, classrooms, and the board offices. Entry vestibules and a cafeteria extension were added in 1991. The structure of the overall facility contains load bearing masonry type exterior wall construction with a brick veneer exterior. The floor system of the overall facility is concrete slab on grade.The roof structure is a combination of metal deck on steel bar joist, gypsum deck on steel joists and structural concrete tees.The roof structure is a combination of metal deck on steel bar joist, gypsum deck on steel joists and structural concrete tees. The roofing system of the majority of the structure is built-up asphalt with gravel ballast, and modified bitumen over library and north classroom wing sections. Roofing installation dates were not provided by the district. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms (with an average of 715 s.f.) are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with a compliant automated fire suppression system. The building is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 79 acre site, shared with Big Walnut High School, adjacent to residential properties. The intermediate school was allocated 30 acres of the site. The property, playgrounds, and 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 inadequate.

No Significant Findings

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Building Construction Information - Big Walnut Local (46748) - Big Walnut Intermediate (43265)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1951	yes	1	33,430	no	no
Original Building (BOE)	1951	yes	1	1,395	yes	no
Addition No 1	1964	yes	1	32,361	no	no
Addition No 1 (BOE)	1964	yes	1	4,206	yes	no
Addition No 2	1991	yes	1	2,001	no	no

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Building Component Information - Big Walnut Local (46748) - Big Walnut Intermediate (43265)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (1951)		5312		5336			2183	1431						
Original Building (BOE) (1951)												1395		
Addition No 1 (1964)		6615			2393									
Addition No 1 (BOE) (1964)												4206		
Addition No 2 (1991)		911					781							
Total	0	12,838	0	5,336	2,393	0	2,964	1,431	0	0	0	5,601	0	0
Master Planning Considerations														

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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 - Big Walnut Intermediate (43265)

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Big Walnut Intermediate	**Contact:**	Mr. Ryan McLane
Address:	678 Eagle Way PO Box 5002 Sunbury,OH 43074	**Phone:**	(740) 965-3006
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	43265	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	5-6	Acreage:	30.00
Proposed Grades	N/A	Teaching Stations:	30
Current Enrollment	533	Classrooms:	27
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1951	yes	1	33,430
Original Building (BOE)	1951	yes	1	1,395
Addition No 1	1964	yes	1	32,361
Addition No 1 (BOE)	1964	yes	1	4,206
Addition No 2	1991	yes	1	2,001
Total				**73,393**

*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	$3,994,047.06	-
B.	Roofing	2	$1,852,544.59	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$2,734,623.18	-
E.	Plumbing and Fixtures	3	$192,000.09	-
F.	Windows	2	$230,386.27	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$118,827.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$2,980,243.96	-
K.	Interior Lighting	3	$617,969.06	-
L.	Security Systems	3	$366,231.07	-
M.	Emergency/Egress Lighting	3	$95,410.90	-
N.	Fire Alarm	3	$285,498.77	-
O.	Handicapped Access	2	$297,905.29	-
P.	Site Condition	2	$965,318.51	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$77,738.88	-
T.	Hazardous Material	2	$60,742.04	-
U.	Life Safety	2	$365,111.70	-
V.	Loose Furnishings	2	$428,615.12	-
W.	Technology	3	$1,338,724.80	-
X.	Construction Contingency / Non-Construction Cost	-	$4,153,624.53	-
Total			$21,155,562.82	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	124	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	148	74%	Satisfactory
5.0 Educational Adequacy	200	134	67%	Borderline
6.0 Environment for Education	200	136	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	688	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$21,155,562.82

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

Previous Page

Original Building (1951) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Big Walnut Intermediate	**Contact:**	Mr. Ryan McLane
Address:	678 Eagle Way PO Box 5002 Sunbury,OH 43074	**Phone:**	(740) 965-3006
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	43265	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	5-6	Acreage:	30.00
Proposed Grades	N/A	Teaching Stations:	30
Current Enrollment	533	Classrooms:	27
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	**1951**	**yes**	**1**	**33,430**
Original Building (BOE)	1951	yes	1	1,395
Addition No 1	1964	yes	1	32,361
Addition No 1 (BOE)	1964	yes	1	4,206
Addition No 2	1991	yes	1	2,001
Total				**73,393**

*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	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	124	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	148	74%	Satisfactory
5.0 Educational Adequacy	200	134	67%	Borderline
6.0 Environment for Education	200	136	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	688	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$9,785,774.56

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	$1,819,260.60	-
B.	Roofing	2	$808,078.10	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$1,245,601.80	-
E.	Plumbing and Fixtures	3	$104,360.93	-
F.	**Windows**	**2**	**$0.00**	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$45,266.60	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$1,568,351.17	-
K.	Interior Lighting	3	$281,480.60	-
L.	Security Systems	3	$166,815.70	-
M.	Emergency/Egress Lighting	3	$43,459.00	-
N.	Fire Alarm	3	$130,042.70	-
O.	Handicapped Access	2	$142,661.67	-
P.	Site Condition	2	$516,786.31	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$12,956.48	-
T.	Hazardous Material	2	$3,455.14	-
U.	Life Safety	2	$170,891.52	-
V.	Loose Furnishings	2	$195,231.20	-
W.	Technology	3	$609,763.20	-
X.	Construction Contingency / Non-Construction Cost	-	$1,921,311.84	-
Total			$9,785,774.56	

Original Building (BOE) (1951) Summary

District: Big Walnut Local
Name: Big Walnut Intermediate
Address: 678 Eagle Way PO Box 5002
Sunbury,OH 43074
Bldg. IRN: 43265

County: Delaware **Area:** Central Ohio (0)
Contact: Mr. Ryan McLane
Phone: (740) 965-3006
Date Prepared: 2016-01-05 **By:** Anca Sandu
Date Revised: 2025-02-27 **By:** Brandon Anderson

Current Grades	5-6	Acreage:	30.00
Proposed Grades	N/A	Teaching Stations:	30
Current Enrollment	533	Classrooms:	27
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1951	yes	1	33,430
Original Building (BOE)	**1951**	**yes**	**1**	**1,395**
Addition No 1	1964	yes	1	32,361
Addition No 1 (BOE)	1964	yes	1	4,206
Addition No 2	1991	yes	1	2,001
Total				**73,393**

*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	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	124	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	148	74%	Satisfactory
5.0 Educational Adequacy	200	134	67%	Borderline
6.0 Environment for Education	200	136	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	688	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$353,580.24

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	$75,915.90	-
	B.	Roofing	2	$34,656.80	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$51,977.70	-
	E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
	F.	**Windows**	**2**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	2	$49,285.35	-
	K.	Interior Lighting	3	$11,745.90	-
	L.	Security Systems	3	$6,961.05	-
	M.	Emergency/Egress Lighting	3	$1,813.50	-
	N.	Fire Alarm	3	$5,426.55	-
	O.	Handicapped Access	2	$3,731.38	-
	P.	Site Condition	2	$2,092.50	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	**Exterior Doors**	**2**	**$0.00**	-
	T.	Hazardous Material	2	$181.35	-
	U.	Life Safety	2	$6,779.70	-
	V.	Loose Furnishings	2	$8,146.80	-
	W.	Technology	3	$25,444.80	-
-	X.	Construction Contingency / Non-Construction Cost	-	$69,420.96	-
Total				$353,580.24	

Addition No 1 (1964) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Big Walnut Intermediate	**Contact:**	Mr. Ryan McLane
Address:	678 Eagle Way PO Box 5002 Sunbury,OH 43074	**Phone:**	(740) 965-3006
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	43265	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	5-6	Acreage:	30.00
Proposed Grades	N/A	Teaching Stations:	30
Current Enrollment	533	Classrooms:	27
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1951	yes	1	33,430
Original Building (BOE)	1951	yes	1	1,395
Addition No 1	**1964**	**yes**	**1**	**32,361**
Addition No 1 (BOE)	1964	yes	1	4,206
Addition No 2	1991	yes	1	2,001
Total				**73,393**

*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	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	124	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	148	74%	Satisfactory
5.0 Educational Adequacy	200	134	67%	Borderline
6.0 Environment for Education	200	136	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	688	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$9,323,976.33

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	$1,761,085.62	-
B.	Roofing	2	$854,972.43	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$1,205,770.86	-
E.	Plumbing and Fixtures	3	$87,639.16	-
F.	Windows	2	$178,935.20	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$68,560.40	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$1,143,314.13	-
K.	Interior Lighting	3	$272,479.62	-
L.	Security Systems	3	$161,481.39	-
M.	Emergency/Egress Lighting	3	$42,069.30	-
N.	Fire Alarm	3	$125,884.29	-
O.	Handicapped Access	2	$128,002.00	-
P.	Site Condition	2	$430,635.95	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$38,869.44	-
T.	Hazardous Material	2	$57,105.55	-
U.	Life Safety	2	$157,274.46	-
V.	Loose Furnishings	2	$188,988.24	-
W.	Technology	3	$590,264.64	-
X.	Construction Contingency / Non-Construction Cost	-	$1,830,643.65	-
Total			$9,323,976.33	

Addition No 1 (BOE) (1964) Summary

District: Big Walnut Local
Name: Big Walnut Intermediate
Address: 678 Eagle Way PO Box 5002
Sunbury,OH 43074
Bldg. IRN: 43265

County: Delaware **Area:** Central Ohio (0)
Contact: Mr. Ryan McLane
Phone: (740) 965-3006
Date Prepared: 2016-01-05 **By:** Anca Sandu
Date Revised: 2025-02-27 **By:** Brandon Anderson

Current Grades	5-6	Acreage:	30.00
Proposed Grades	N/A	Teaching Stations:	30
Current Enrollment	533	Classrooms:	27
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1951	yes	1	33,430
Original Building (BOE)	1951	yes	1	1,395
Addition No 1	1964	yes	1	32,361
Addition No 1 (BOE)	**1964**	**yes**	**1**	**4,206**
Addition No 2	1991	yes	1	2,001
Total				**73,393**

*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	$228,890.52	-
	B.	Roofing	2	$106,480.32	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$156,715.56	-
	E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
	F.	Windows	2	$25,261.44	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	2	$148,597.98	-
	K.	Interior Lighting	3	$35,414.52	-
	L.	Security Systems	3	$20,987.94	-
	M.	Emergency/Egress Lighting	3	$5,467.80	-
	N.	Fire Alarm	3	$16,361.34	-
	O.	Handicapped Access	2	$22,989.98	-
	P.	Site Condition	2	$6,309.00	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	**Exterior Doors**	**2**	**$0.00**	-
	T.	**Hazardous Material**	**2**	**$0.00**	-
	U.	Life Safety	2	$20,441.16	-
	V.	Loose Furnishings	2	$24,563.04	-
	W.	Technology	3	$76,753.92	-
-	X.	Construction Contingency / Non-Construction Cost	-	$218,708.48	-
Total				$1,113,943.00	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	124	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	148	74%	Satisfactory
5.0 Educational Adequacy	200	134	67%	Borderline
6.0 Environment for Education	200	136	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	688	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$1,113,943.00

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

Addition No 2 (1991) Summary

District: Big Walnut Local
Name: Big Walnut Intermediate
Address: 678 Eagle Way PO Box 5002
Sunbury,OH 43074
Bldg. IRN: 43265

County: Delaware **Area:** Central Ohio (0)
Contact: Mr. Ryan McLane
Phone: (740) 965-3006
Date Prepared: 2016-01-05 **By:** Anca Sandu
Date Revised: 2025-02-27 **By:** Brandon Anderson

Current Grades	5-6	Acreage:	30.00
Proposed Grades	N/A	Teaching Stations:	30
Current Enrollment	533	Classrooms:	27
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1951	yes	1	33,430
Original Building (BOE)	1951	yes	1	1,395
Addition No 1	1964	yes	1	32,361
Addition No 1 (BOE)	1964	yes	1	4,206
Addition No 2	**1991**	**yes**	**1**	**2,001**
Total				**73,393**

*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	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	124	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	148	74%	Satisfactory
5.0 Educational Adequacy	200	134	67%	Borderline
6.0 Environment for Education	200	136	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	688	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$578,288.69

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	$108,894.42	-
	B.	Roofing	2	$48,356.94	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$74,557.26	-
	E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
	F.	Windows	2	$26,189.63	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$5,000.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	2	$70,695.33	-
	K.	Interior Lighting	3	$16,848.42	-
	L.	Security Systems	3	$9,984.99	-
	M.	Emergency/Egress Lighting	3	$2,601.30	-
	N.	Fire Alarm	3	$7,783.89	-
	O.	Handicapped Access	2	$520.26	-
	P.	Site Condition	2	$9,494.75	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	2	$25,912.96	-
	T.	**Hazardous Material**	**2**	**$0.00**	-
	U.	Life Safety	2	$9,724.86	-
	V.	Loose Furnishings	2	$11,685.84	-
	W.	Technology	3	$36,498.24	-
-	X.	Construction Contingency / Non-Construction Cost	-	$113,539.60	-
Total				$578,288.69	

A. Heating System

Description: The existing system for the overall facility is gas fired, installed in 1991, and is in poor condition. The heating and chilled water system is a 2-pipe vs. 4-pipe designations are not applicable in this facility due to use of rooftop HVAC units. The boilers at this facility were removed in 1991. 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 DDC type system temperature controls were installed within the last 10 years and are in fair condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks that are not currently in use.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Replace existing ductwork to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
HVAC System Replacement:	$54.42	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$3,994,047.06	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Sum:			$3,994,047.06	$1,819,260.60	$75,915.90	$1,761,085.62	$228,890.52	$108,894.42		

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is built up asphalt with gravel ballast roof, with two sections being modified bitumen. The two main entrances have a metal roof. There are no District reports of current leaking. Minor signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch that is in fair condition. Fall safety protection cages are not required. There were observations of standing water on most areas of the roof. Metal cap flashings and stone copings are in fair to poor condition. Roof storm drainage is addressed through a system of gutters and downspouts, roof drains, and through-wall scuppers, which are 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 penetrations. There are 2 covered walkways at entrances, with a steel bent structure, cement board finish and standing seam metal roofs. The cement board finish is damaged at one entrance. The metal roof is in good condition.

Rating: 2 Needs Repair

Recommendations: The roof over the entire facility (except the metal roofs at entrances) requires replacement to meet Ohio School Design Manual guidelines due to condition. Due to existing conditions gutters and downspouts require replacement throughout. Add additional gutters as needed. Provide for coping/ fascia repair. Add overflow drains as needed.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Membrane (all types / fully adhered):	$20.02	sq.ft. (Qty)		31,914 Required	1,395 Required	32,361 Required	4,206 Required	1,513 Required	$1,429,207.78	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	$23.84	ln.ft.		850 Required	40 Required	948 Required	204 Required	169 Required	$52,710.24	
Gutters/Downspouts	$21.42	ln.ft.		783 Required					$16,771.86	
Overflow Roof Drains and Piping:	$3,886.95	each				13 Required		2 Required	$58,304.25	
Roof Insulation:	$4.14	sq.ft. (Qty)		31,914 Required	1,395 Required	32,361 Required	4,206 Required	1,513 Required	$295,550.46	(non-tapered insulation for use in areas without drainage problems)
Sum:			$1,852,544.59	$808,078.10	$34,656.80	$854,972.43	$106,480.32	$48,356.94		



Built up asphalt roof



Modified bitumen roof

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. The present system consists of multiple rooftop HVAC units with gas heat and DX cooling units. The units are all 20-25 years old and in poor shape. No window units or isolated room systems are provided. The ventilation system in the overall facility consists of rooftop units installed in 1991 and in poor condition, providing fresh air to Classrooms and other miscellaneous spaces such as Gymnasiums, Student Dining , and Media Center. Relief air venting is provided by a ducted return system. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln, and existing kiln ventilation is adequate, and in fair condition. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are adequately placed, and in fair condition. The art room does not have a general exhaust system. The three science classrooms do not have general exhaust systems.

Rating: 1 Satisfactory

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Add general room exhaust for the art room (price to be included in Item A)

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



Kiln System

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 480/277volt, 1600amp, 3phase, 4wire system installed in 2006/2007, and is in good condition. Power is provided to the school by a multiple utility owned, pole-mounted transformers located outside, and in fair condition. The panel systems installed in 1951, 1964, and 1991, are in various conditions, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 3 general purpose outlets, 0 dedicated outlets for Classroom computers, and 1 dedicated outlet for a Classroom television. Some Classrooms are equipped with as many as 5 general purpose outlets, while others are equipped with as few as 2 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. 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 not provided. Stage lighting power system including control panel, breakers, and dimmers is not provided. The overall electrical system meets 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 classroom capacity, lack of OSDM required features, and to accommodate the addition of air conditioning.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
System Replacement:	$37.26	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$2,734,623.18	(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:			$2,734,623.18	$1,245,601.80	$51,977.70	$1,205,770.86	$156,715.56	$74,557.26		



Typical Sub Panel



Distribution Panel

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E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure backflow preventer in fair condition. For the original 1951 building, and another entrance for the 1964 addition. A water treatment system is not provided though none is needed. The domestic water supply piping in the overall facility is copper, is original to each addition, and is in fair condition. The waste piping in the overall facility is cast iron is original to each addition, and is in fair condition. The facility is equipped with 100 gallon gas water heaters with (2) separate storage tanks installed in 2006 in fair condition. The school contains (2) Large Group Restrooms for boys, (2) Large Group Restrooms for girls, (1) Locker Room Restrooms for boys, (1) Locker Room Restrooms for girls, and (10) Restrooms for staff. Boys' Large Group Restrooms contain (5) floor mounted flush valve toilets, (6) wall mounted flush valve urinals, as well as (5) wall mounted lavatories. Girls' Large Group Restrooms contain (8) floor mounted flush valve toilets, as well as (5) wall mounted lavatories. Boys' Locker Room Restrooms contain (1) floor mounted flush valve toilets, (1) wall mounted flush valve urinals, (1) wall mounted lavatories, as well as (7) showers. Girls' Locker Room Restrooms contain (1) floor mounted flush valve toilets, as well as (1) wall mounted lavatories, as well as (8) showers. Staff Restrooms contain (7) wall mounted flush valve toilets, (4) floor mounted flush valve toilets, (8) countertop lavatories, as well as (2) countertop lavatories. Condition of fixtures is poor. The facility is equipped with (6) electric water coolers, in poor condition. Middle School Special Education Classrooms are not equipped with sink mounted type drinking fountains. Special Education Classroom is equipped with the required Restroom facilities, and fixtures are in poor condition. 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 a single compartment sink, double compartment sink, triple compartment sink, dishwasher, and disposal, which are in fair condition. The Kitchen is not equipped with a grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a 40 gallon gas fired water heater, which is in fair condition. The school does not meet the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with (13) toilets, (6) urinals, (13) lavatories, and (7) electric water coolers. Observations revealed that the school is currently equipped with (33) toilets, (13) urinals, (32) lavatories, and (6) electric water coolers. ADA requirements are 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 condition). Science Classrooms, Project Laboratories, and Career Tech Laboratories are equipped with required utility sink, gas, compressed air connections; however do not have emergency eyewash and gas shut-off. Biology and Chemistry Classrooms are equipped with acid waste systems and neutralization tanks, which are in fair condition. Adequate exterior wall hydrants are provided.

Rating: 3 Needs Replacement

Recommendations: To facilitate the school's compliance with OBC and OSFC fixture requirements, provide (1) new electric water coolers Due to age, condition, and OSFC requirements of all low flow fixtures, provide (33) new toilets , (32) new lavatories, (13) new urinals , and (6) new electric water coolers. Provide the Science Classrooms with the required safety shower / eyewash stations. Provide emergency gas shutoff in the science classrooms.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Toilet:	$1,943.48	unit		18 Required		15 Required			$64,134.84	(remove / replace) See Item O
Urinal:	$1,943.48	unit		9 Required		4 Required			$25,265.24	(remove / replace)
Sink:	$1,943.48	unit		19 Required		13 Required			$62,191.36	(remove / replace)
Electric water cooler:	$3,886.95	unit		3 Required		4 Required			$27,208.65	(double ADA)
Other: Emergency gas shut-off	$800.00	per unit		1 Required		3 Required			$3,200.00	Provide emergency gas shut-off in science classrooms
Other: Safety Shower/eyewash station	$2,500.00	per unit		1 Required		3 Required			$10,000.00	Provide safety shower/eyewash station in the science rooms
Sum:			$192,000.09	$104,360.93	$0.00	$87,639.16	$0.00	$0.00		



Electric Water Cooler

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F. Windows

Description: The windows in the original facility were replaced with windows that are aluminum framed with insulated double pane glass. The 1964 and 1991 addition features windows that are aluminum framed with single pane non-thermally broken glass, which are a source of energy loss. The window system features operable windows throughout the building, and operable windows are equipped with opening limiters in good condition and no insect screens. Window system seals are in good condition in the original structure, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features a combination of surface mounted blinds and rolling shades, which are in fair condition. This facility does not feature any glass block windows. The exterior doors in the overall facility, with the exception of the main entrance, are equipped with steel sidelights and uninsulated glass in poor condition. Typical exterior door vision panels are single pane. The main entrance is equipped with aluminum frame sidelights and transoms with insulated glass in fair condition. The vision panels at main entrance are double pained glass. A steel frame storefront system is located in the rear lobby. The original building does contain one aluminum skylight in fair condition. The school does not contain clerestories. Interior glass is mostly OSDM-compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school

Rating: 2 Needs Repair

Recommendations: Replace the existing non-insulated window system in the 1964 addition with a new aluminum frame with insulated glass window system to match existing insulated system and comply with Ohio School Design Manual requirements. Replace door sidelights and transoms at exterior doors of the overall facility (with the exception of the main entrance). Exterior door vision panel replacement is addressed in Item S under exterior door replacement scope.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Insulated Glass/Panels:	$131.57	sq.ft. (Qty)				1,360 Required	192 Required	87 Required	$215,643.23	(includes integral blinds and removal of existing windows)
Curtain Wall System:	$115.18	sq.ft. (Qty)						128 Required	$14,743.04	(includes demo of existing and replacement with new)
Sum:			$230,386.27	$0.00	$0.00	$178,935.20	$25,261.44	$26,189.63		



Aluminum frame windows



Steel frame storefront

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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 fair condition. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



Foundation walls



Foundation walls

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H. Structure: Walls and Chimneys

Description: The original building has brick veneer and plaster on load bearing masonry wall system, and the exterior cement plaster is in need of repair. The 1964 and 1991 additions have a brick veneer on load bearing masonry wall system, which displayed some locations of deterioration, and is in fair condition. The exterior masonry appears to have appropriately spaced and inadequately caulked control joints in fair condition. The school does have sufficient expansion joints, and they are in fair condition Brick veneer masonry walls are not cavity walls. The exterior masonry has not been cleaned and sealed in recent years, and shows some evidence of mortar deterioration. The retaining wall at the basement exterior stair is deteriorated. Architectural exterior accent materials consist of stone band and painted cement plaster, which is in poor condition. Installation of new HVAC systems will result in removal of any existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids. Interior walls are a combination of concrete masonry units, glazed block, gypsum wall board, brick, and operable partition walls, and are in fair condition. There were holes in the masonry wall observed in the stage area. The exterior window sills are stone and are in fair to poor condition. The exterior lintels are steel, and some are rusting. Chimneys are in fair condition. Canopies over entrances are steel bent tube structure with cement board and acrylic coating finish, and some are in poor condition. Exterior soffits are a combination of metal and painted concrete, and are in fair condition. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide infill of masonry at unit ventilators and patch interior masonry wall at stage. Provide tuck pointing in all areas of mortar deterioration as required, including tuck pointing and repair of stone band in the original building. Provide masonry cleaning, sealing, and caulking through the overall facility. Recaulk existing control joints. Prep and paint exposed steel lintels through the overall facility. Provide for the repair of exterior cement plaster in the original building. Provide for the repair of cement board at entrance canopy. Replacement of damaged retaining wall is addressed in item P.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Tuckpointing:	$9.72	sq.ft. (Qty)		1,000 Required		1,000 Required			$19,440.00	(wall surface)
Exterior Masonry Cleaning:	$1.95	sq.ft. (Qty)		5,008 Required		13,884 Required			$36,839.40	(wall surface)
Exterior Masonry Sealing:	$1.30	sq.ft. (Qty)		5,008 Required		13,884 Required			$24,559.60	(wall surface)
Exterior Caulking:	$9.72	ln.ft.		105 Required		45 Required			$1,458.00	(removing and replacing)
Other: Canopy repair	$5,000.00	allowance						Required	$5,000.00	Repair cement board at entry canopy
Other: Infill masonry wall voids	$45.00	sq.ft. (Qty)		250 Required		184 Required			$19,530.00	Infill masonry voids after Unit ventilators removal
Other: Paint lintels	$5,000.00	allowance				Required			$5,000.00	Prep and paint lintels
Other: Repair cement plaster	$7,000.00	allowance		Required					$7,000.00	Repair and paint exterior plaster
Sum:			$118,827.00	$45,266.60	$0.00	$68,560.40	$0.00	$5,000.00		



Canopy in poor condition



Exterior cement plaster in poor condition

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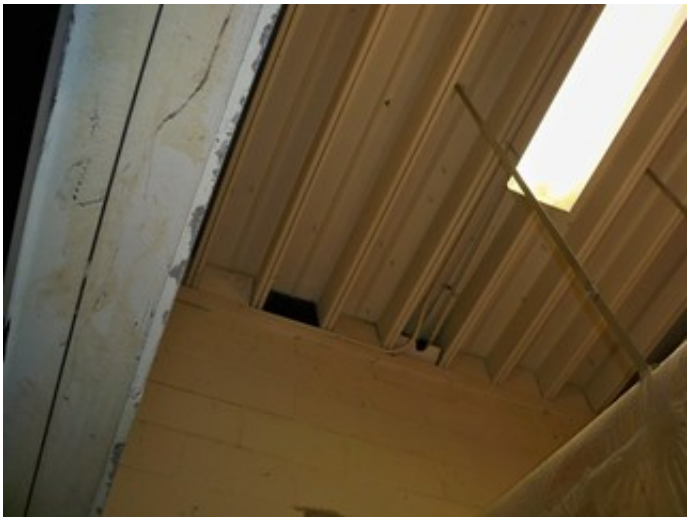
I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in fair condition. Crawl space is located under corridors.There is a partial basement in the original building, under Stage area, is accessed by an interior stair and an exterior stair, and was previously used as a mechanical room. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are typically 30 inches. The roof construction of the original building is steel bar joist with gypsum deck. The 1964 addition roof construction is steel joists with metal deck. The library roof structure is precast concrete tees.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



Roof structure



Roof structure

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J. General Finishes

Description: The original building features conventionally partitioned Classrooms with VCT type flooring, plaster type ceilings, as well as glazed and painted block type wall finishes, and they are in fair to poor condition. The original facility has Corridors with VCT type flooring, 2’ x 4’ acoustical tile type ceilings, as well as glazed and painted block type wall finishes, and they are in fair condition. The original building has group Restrooms with Terrazzo type flooring, 2’ x 4’ acoustical tile type ceilings, as well as painted block type wall finishes, and they are poor to fair condition. Toilet partitions are plastic, and are in fair condition. The teacher’s restrooms feature terrazzo flooring, plaster ceilings, as well as a combination of glazed and painted block wall finishes, and they are in poor to fair condition. The 1964 addition features conventionally partitioned Classrooms with VAT and VCT type flooring, 2’ x 4’ ceilings, as well as painted block walls. The 1964 portion of the building features corridors with terrazzo flooring, 2’ x 4’ ceilings, and painted block walls, and they are in fair to poor condition. The group restrooms in the 1964 addition have ceramic tile flooring, plaster ceilings, and painted block walls. Classroom casework in the overall facility is particle board with plastic laminate, with plastic laminate tops, is inadequately provided, and in poor condition. The typical Classroom contains 7’- 6’’ lineal feet of casework, and is not compliant with OSDM standards. The science classroom casework is wood with phenolic tops, and is in fair to poor condition. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair condition. The lockers, located in the Corridors, are adequately provided, and in fair condition. The Art program is equipped with a kiln in fair condition, and existing kiln ventilation is adequate. The facility is equipped with wood louvered interior doors that are flush mounted, with proper ADA hardware, and in poor condition. The Gymnasium space has wood type flooring, 2’ x 4’ type ceilings, as well as painted and glazed block type wall finishes, and they are in poor to fair condition. Wood Gymnasium flooring has been well maintained, will accommodate no future sandings and refinishings, and is rated at an advanced stage of its product lifecycle. Gymnasium telescoping stands are plastic type construction in good condition. Gymnasium basketball backboards are fixed type, and are in poor condition. The Media Center, located in the 1964 Addition, has carpet type flooring, exposed concrete structure type ceilings, as well as concrete block and drywall type wall finishes, and they are in fair condition. Student Dining, located in the original construction with a 1991 addition, has VCT type flooring, plaster type ceilings, as well as a combination of brick, drywall, glazed and painted block type wall finishes, and they are in fair condition. OSDM-required fixed equipment for Stage is adequately provided, and in fair to poor condition. Existing Gymnasium, Student Dining, Media Center and Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is oversized based on current enrollment, and the existing Kitchen equipment, which is over (20) years old, is in poor condition due to age. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6’’ overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. Walk-in cooler and freezer are located on the building’s exterior, are accessed by an exterior door, and are in poor condition.

Rating: 2 Needs Repair

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in this report and due to age and condition. Replace kitchen equipment due to age. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide allowance for stage curtain and equipment.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	$35.33	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$2,592,974.69	(middle, per building area, with removal of existing)
Total Kitchen Equipment Replacement:	$246.17	sq.ft. (Qty)		1,431 Required					$352,269.27	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Provide stage equipment.	$35,000.00	allowance		Required					$35,000.00	Replace stage curtain and equipment
Sum:			$2,980,243.96	$1,568,351.17	$49,285.35	$1,143,314.13	$148,597.98	$70,695.33		



Corridor finishes



Classroom finishes

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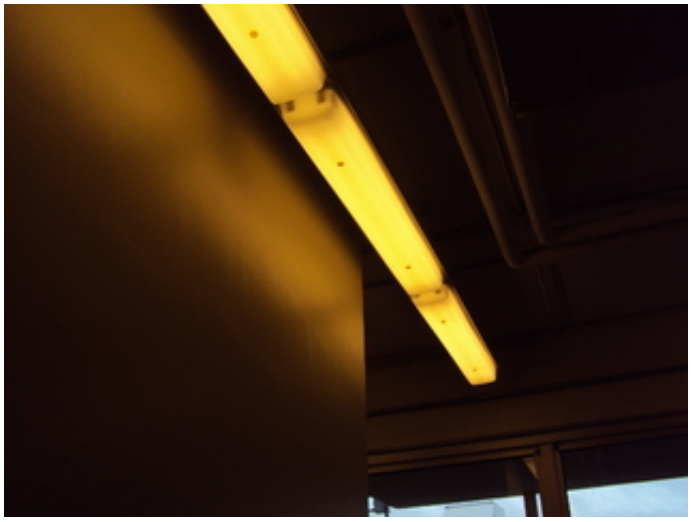
K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 2x4 acrylic lay-in fluorescent fixtures with single level switching. Classroom fixtures are in average condition, providing an average illumination of 40 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 acrylic lay-in fluorescent fixtures with single level switching. Corridor fixtures are in average condition, providing an average illumination of 32 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium space is equipped with pedant mounted LED type lighting, in good condition, providing an average illumination of 35 FC, which is less than the 50 ES FC recommended by the OSDM. The Media Center is equipped with T-8 linear Direct/ Indirect pendant fluorescent fixture type lighting in average condition, providing an average illumination of 60 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 pendant linear fluorescent fixture type lighting with single level switching. Student Dining fixtures are in fair condition, providing an average illumination of 25 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 vapor-tight fluorescent fixture type lighting with single level switching. Kitchen fixtures are in average condition, providing an average illumination of 40 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 surface mounted fluorescent fixture type lighting in fair condition. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 acrylic lay-in fluorescent fixture type lighting in average 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 inadequate lighting levels and lack of multi-level switching.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to lighting levels and lack of multi-level switching.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Complete Building Lighting Replacement	$8.42	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$617,969.06	Includes demo of existing fixtures
Sum:			$617,969.06	$281,480.60	$11,745.90	$272,479.62	$35,414.52	$16,848.42		



Kitchen Lighting



Media Center Lighting

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L. Security Systems

Description: The overall facility contains a motion detector, door contact, intrusion, and CCTV type security system in 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 equipped with door contacts. An automatic visitor control system 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 LCD monitors and is recorded on a 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 security system is adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted and recessed HID entry lights in poor condition. Pedestrian walkways are illuminated with surface mounted HID lights in fair condition. Parking and bus pick-up / drop off areas are sparsely illuminated pole mounted and building mounted HID fixtures in poor condition. The exterior site lighting system provides inadequate illumination due to sparse placement of fixtures.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Security System:	$3.69	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$270,820.17	(complete, area of building)
Exterior Site Lighting:	$1.30	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$95,410.90	(complete, area of building)
Sum:			$366,231.07	$166,815.70	$6,961.05	$161,481.39	$20,987.94	$9,984.99		



Visitor Entry System



Exterior Lighting

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant plastic self illuminated exit signs, and the system is in fair condition. The facility is inadequately equipped with emergency egress floodlighting, and the system is in fair condition. The system is provided with appropriate battery backup. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.30	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$95,410.90	(complete, area of building)
Sum:			$95,410.90	$43,459.00	$1,813.50	$42,069.30	$5,467.80	$2,601.30		



Combo Exit/ Em Light



Typical Emergency Flood Lighting

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N. Fire Alarm

Description: The overall facility is equipped with Simplex 4010 zone type fire alarm system, installation date unknown, and in good condition, consisting of manual pull stations and horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns / strobe indicating devices. The system is not equipped with sufficient smoke detectors and heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide new fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Fire Alarm System:	$3.89	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$285,498.77	(complete new system, including removal of existing)
Sum:			$285,498.77	$130,042.70	$5,426.55	$125,884.29	$16,361.34	$7,783.89		



Typical FA Devices



Fire Alarm Panels

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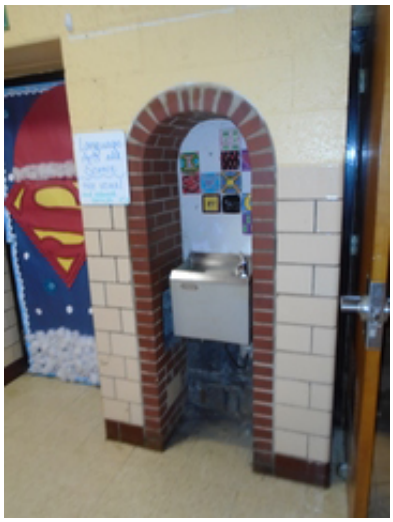
O. Handicapped Access

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 due to curb cuts and the site being a flat surface. The exterior entrances are mostly ADA accessible due to power assisted entries. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is not provided. Most exterior doors are equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors, and three are provided, which are in good condition. Playground layout and equipment are not compliant. On the interior of the building, ground and floor surfaces are compliant. Special provisions for floor level changes in this single story structure are not required. Access to the Stage is not facilitated by a chair lift. Interior doors are not recessed, are provided adequate clearances, and are mostly provided with ADA-compliant hardware. In the large group restrooms ADA toilets, lavatories, and urinals are mostly provided. Water coolers are not ADA compliant. Water coolers and ADA fixtures that are required and not provided are covered under Item E. Toilet partitions are plastic, and partially provide ADA clearances. ADA-compliant accessories are somewhat provided. Science Classrooms are not compliant with ADA requirements due to counter and sink heights, and lack of proper clearance underneath. Health Clinic Restroom is not compliant with ADA requirements due to lack of ADA clearances. ADA signage is mostly not provided in the interior and the exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage. Electric water coolers and ADA toilet fixtures are provided in item E. Replace interior doors to facilitate the school's meeting of ADA requirements. Provide a chair lift for stage. Parking issues are corrected in Item P.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Signage:	$0.26	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$19,082.18	(per building area)
Lifts:	$19,434.75	unit		1 Required					$19,434.75	(complete)
Replace Doors:	$1,684.34	leaf		68 Required	2 Required	71 Required	13 Required		$259,388.36	(standard 3070 wood door, HM frame, door/light, includes hardware)
Sum:			$297,905.29	$142,661.67	$3,731.38	$128,002.00	$22,989.98	$520.26		



Non - ADA drinking fountain



No ADA access to stage

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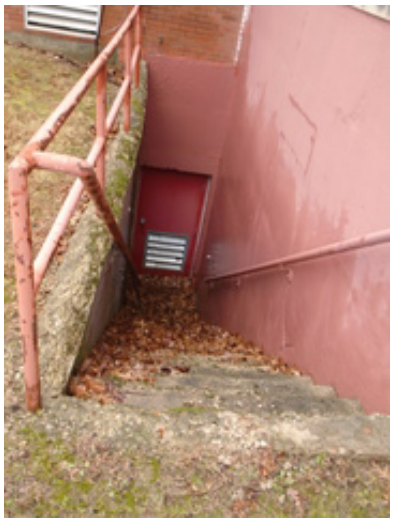
P. Site Condition

Description: The 79 acre relatively flat site is located in a suburban residential setting with moderate tree / shrub type landscaping. The site is shared with Big Walnut High School, and 30 acers is appropriated to Big Walnut Intermediate school. Outbuildings include 2 storage sheds and a larger building that stores grounds equipment. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled county roads. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one-way bus traffic is provided. A bus loop is provided for student loading and unloading. Staff and visitor parking is facilitated by a two asphalt parking lots in poor condition, containing 86 parking places, including 5 ADA , which does not provide adequate parking for staff members, visitors, and the disabled. 100 parking places are required. The site and parking lot drainage design, consisting of sheet drainage, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair to poor condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in poor condition. Trash pick-up and service drive has asphalt pavement that is in poor condition, and is equipped with a concrete pad area for dumpsters, which is in fair condition. The exterior retaining wall and stairs leading to the basement are in poor condition. The retaining wall is bowed, and the stairs are deteriorating. The playground equipment is primarily constructed of steel and plastic, and is in poor condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch of insufficient depth with a basketball court being provided on an asphalt surface. The playground area is not equipped with sufficient tables and benches. The athletic facilities are comprised of a baseball field and a softball field, and they are in fair condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so.

Rating: 2 Needs Repair

Recommendations: Provide additional parking spaces to meet OSDM guidelines. Provide for replacement of playground equipment and soft surface material. Provide 2 new backstops Replace fence around the hard surface play area. Resurface hard surface play area and asphalt parking. Provide for repair of concrete sidewalks as required. Provide for the replacement of retaining wall and exterior stairs.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Playground Equipment:	$1.95	sq.ft. (Qty)		31,914 Required		32,361 Required		2,001 Required	$129,238.20	(up to $142,000; per sq.ft. of school)
Removal of existing Playground Equipment:	$2,591.30	lump sum		Required		Required		Required	$7,773.90	
Asphalt Paving / New Wearing Course:	$24.61	sq. yard		4,462 Required		4,460 Required			$219,570.42	(includes minor crack repair in less than 5% of paved area)
Additional Parking Spaces Required for Middle	$213.78	per student		40 Required		40 Required			$17,102.40	(0.11 spaces per middle school student. Parking space includes parking lot drive space.)
Concrete Sidewalk:	$9.72	sq.ft. (Qty)		17,910 Required		17,900 Required			$348,073.20	(5 inch exterior slab)
Provide Soft Surface Playground Material:	$38.87	sq. yard		627 Required		620 Required			$48,470.89	
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required					$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$110,089.50	Include this one **or** the next. (Each addition should have this item)
Other: Repair retaining wall and exterior stair	$35,000.00	allowance		Required					$35,000.00	Repair exterior stair and wall
Sum:			$965,318.51	$516,786.31	$2,092.50	$430,635.95	$6,309.00	$9,494.75		



Retaining wall in poor condition



Asphalt in poor condition

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Q. Sewage System

Description: The sanitary sewer system is tied in to the city system municipal 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 Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

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R. Water Supply

Description: The domestic water supply system is tied in to the municipal system, features 3'' service and 3'' water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump however, school personnel have stated that the school experiences pressure issues. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

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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 poor condition. Most exterior doors have appropriate hardware. Entrance doors in the overall facility are typically hollow metal on hollow metal frames, but the main entry door is aluminum on an aluminum frame type construction. The hollow metal entrance doors feature single glazed vision panels and appropriate hardware. The main entry door has insulated vision panels. The facility is not equipped with roof access doors. There are no overhead doors in the facility.

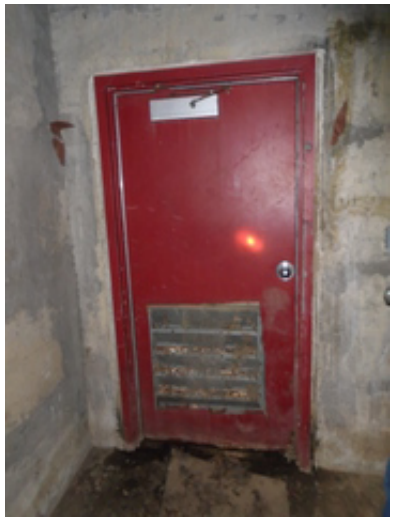
Rating: 2 Needs Repair

Recommendations: Replace hollow metal doors in the overall facility, due to condition and to comply with OBC and OSDM guidelines. Replacement of single glazed transoms and sidelights is addressed in Item F.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$3,239.12	per leaf		4 Required		12 Required		8 Required	$77,738.88	(includes removal of existing)
Sum:			$77,738.88	$12,956.48	$0.00	$38,869.44	$0.00	$25,912.96		



Aluminum exterior door



Steel exterior door in poor condition

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T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Chryotech, Inc., and dated August 2005, documenting known and assumed locations of asbestos and other hazardous materials. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets. Vinyl asbestos floor tile and cementitious fittings are located in the 1964 addition, and are in fair to poor condition. These materials were described in the report, and found to have light damage. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	EHA Form	EHA Form			—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.30	per unit		0 Required	0 Required	5,000 Required			$6,500.00	
Special Engineering Fees for LBP Mock-Ups	$1.30	per unit		0 Required	0 Required	5,000 Required			$6,500.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.13	sq.ft. (Qty)		26,578 Required	1,395 Required	32,361 Required			$7,843.42	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	$45.35	each		0 Required	0 Required	22 Required			$997.70	
Resilient Flooring Removal, Including Mastic	$4.28	sq.ft. (Qty)		0 Required	0 Required	9,089 Required			$38,900.92	See J
Sum:			$60,742.04	$3,455.14	$181.35	$57,105.55	$0.00	$0.00		



Damaged VAT flooring



VAT flooring

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U. Life Safety

Description: The facility is not equipped with an emergency generator. 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 Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and 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 are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress

Rating: 2 Needs Repair

Recommendations: Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. 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 interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$4.86	sq.ft. (Qty)		33,430 Required	1,395 Required	32,361 Required	4,206 Required	2,001 Required	$356,689.98	(includes increase of service piping, if required)
Retrofit existing kitchen hood with Fire suppression system	$8,421.72	per hood		1 Required					$8,421.72	
Sum:			$365,111.70	$170,891.52	$6,779.70	$157,274.46	$20,441.16	$9,724.86		

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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, desk height file cabinets, reading tables, computer workstations, bookcases and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements

Rating: 2 Needs Repair

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
CEFPI Rating 6	$5.84	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$428,615.12	
Sum:			$428,615.12	$195,231.20	$8,146.80	$188,988.24	$24,563.04	$11,685.84		



Damaged classroom furniture.



Mismatched classroom furniture

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W. Technology

Description: The typical Classroom is equipped with 3 data ports for student use, 1 data port and 1 voice port for the teacher's station, and a 2-way PA system that can be initiated by either party. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided, and in poor condition. OSDM-compliant computer network infrastructure is provided. The facility does contain a media distribution center, and provides Computer Labs for use by students.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1951) 33,430 ft²	Original Building (BOE) (1951) 1,395 ft²	Addition No 1 (1964) 32,361 ft²	Addition No 1 (BOE) (1964) 4,206 ft²	Addition No 2 (1991) 2,001 ft²	Sum	Comments
MS portion of building with total SF 67,951 to 91,650	$18.24	sq.ft. (Qty)		33,430 Required	1,395 Required	32,361 Required	4,208 Required	2,001 Required	$1,338,724.80	
Sum:			$1,338,724.80	$609,763.20	$25,444.80	$590,264.64	$76,753.92	$36,498.24		



Technology Distribution



Computer Lab

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$17,001,938.29
7.00%	Construction Contingency	$1,190,135.68
Subtotal		$18,192,073.97
16.29%	Non-Construction Costs	$2,963,488.85
Total Project		**$21,155,562.82**

Construction Contingency	$1,190,135.68
Non-Construction Costs	$2,963,488.85
Total for X.	**$4,153,624.53**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$5,457.62
Soil Borings / Phase I Envir. Report	0.10%	$18,192.07
Agency Approval Fees (Bldg. Code)	0.25%	$45,480.18
Construction Testing	0.40%	$72,768.30
Printing - Bid Documents	0.15%	$27,288.11
Advertising for Bids	0.02%	$3,638.41
Builder's Risk Insurance	0.12%	$21,830.49
Design Professional's Compensation	7.50%	$1,364,405.55
CM Compensation	6.00%	$1,091,524.44
Commissioning	0.60%	$109,152.44
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$203,751.23
Total Non-Construction Costs	**16.29%**	**$2,963,488.85**

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Name of Appraiser	Brandon Anderson	**Date of Appraisal**	2016-01-05
Building Name	Big Walnut Intermediate		
Street Address	678 Eagle Way PO Box 5002		
City/Town, State, Zip Code	Sunbury, OH 43074		
Telephone Number(s)	(740) 965-3006		
School District	Big Walnut Local		

Setting: Suburban

Site-Acreage	30.00	Building Square Footage	73,393
Grades Housed	5-6	Student Capacity	532
Number of Teaching Stations	30	Number of Floors	1
Student Enrollment	533		
Dates of Construction	1951,1951,1964,1964,1991		

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 2024 Assessment - Big Walnut Intermediate

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	*20*
The site is 30 acres compared to 26 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*16*
The school is centrally located within the district, and easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*8*
Athletic facilities include multi-purpose fields, softball field, baseball field, football field, including a track, and tennis courts, 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 provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*4*
The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt pavement in fair condition.		
TOTAL - 1.0 The School Site	100	*80*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for 2024 Assessment - Big Walnut Intermediate

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*9*
Entire building meets ADA requirements except for some restrooms, stage access, signage, some doors, hardware, and drinking fountains.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*4*
The roofs over the entire building require replacement.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in good condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*8*
Exterior and interior walls are in fair condition, have sufficient control and expansion joints which are starting to show signs of deterioration.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*6*
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	*6*
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	*7*
Light sources are maintained but inadequate		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*13*
The internal water supply appears to be sufficient to meet health and safety requirements		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*9*
Learning stations have inadequate outlets and technology devices.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*7*
Controls are protected and accessible		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*6*
Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.		
2.14 Number and size of **restrooms meet requirements**	10	*6*
The number and size of restrooms do not meet requirements.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*8*
The drainage system appears to be properly maintained and meet requirements		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*4*
Fire alarm is maintained however there is no sprinkler system		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*7*
Intercommunication is provided via a 2-way PA system and a digital phone system		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*
The exterior water supply appears to be sufficient and available for normal usage		
TOTAL - 2.0 Structural and Mechanical Features	200	*124*

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Suitability Appraisal of **3.0 Plant Maintainability** for 2024 Assessment - Big Walnut Intermediate

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*9*
Exterior materials for walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Flooring throughout the facility consists of VCT, VAT, wood, terrazzo, sealed concrete, and ceramic tile, which is well maintained throughout the majority of the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*8*
Lay in type ceilings are not easily cleaned or resistant to stain, while the glazed and painted block are easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*6*
Casework consists of miscellaneous wood and metal shelving units in poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*6*
Door hardware varies throughout the facility, and does not meet ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*6*
Fixture are floor and wall mounted and are of good quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*8*
Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*5*
Adequate outlets are not provided		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*6*
Outdoor fixtures are not easily accessible for repair		
TOTAL - 3.0 Plant Maintainability	100	*66*

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Suitability Appraisal of **4.0 Building Safety and Security** for 2024 Assessment - Big Walnut Intermediate

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	*12*
Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*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	*4*
MS- Location and types of intramural equipment are free from hazard.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
The heating units appear to be located away from student occupied areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*15*
Overall facility is one story without stairways.		
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 lighting is provided throughout		
4.10 **Classroom doors** are recessed and open outward	10	*6*
Some classroom doors are not recessed from the corridor and open outward, which impede traffic flow in the corridors.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*7*
Security is provided to assure uninterrupted operation.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
Terrazzo and VCT flooring have been well maintained throughout the facility.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*5*
The overall facility is one story without stairways.		
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 appear to be tempered for safety.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*3*
drinking fountains/water coolers extend more than eight inches from the corridor wall, which impede traffic flow in the corridors.		

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*4*
Exits are properly located to allow safe egress from the building.		

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*3*
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 masonry load bearing system with steel joist and metal deck. Interior walls are masonry, plaster, and drywall.		
4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*9*
Alarms have distinct sound and indicators.		

TOTAL - 4.0 Building Safety and Security	200	*148*

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Suitability Appraisal of **5.0 Educational Adequacy** for 2024 Assessment - Big Walnut Intermediate

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*15*
The average classroom is smaller than 900 Sq. Ft. required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*9*
Undersized classrooms do not allow sufficient space for effective small group activities.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*6*
The gymnasium is located adjacent to academic learning areas, which can be distracting.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*6*
Undersized classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*8*
Lockers, located in the corridor, are adequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*4*
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*9*
Special education classrooms are undersized compared to standards.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*6*
Special education spaces are not adequately provided to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*8*
The media center is an attractive space, including natural light and sufficient book storage space.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The gymnasium space is adequately sized and equipped for physical education instruction.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*8*
Science classrooms are undersized, but are provided with required equipment.		
5.12 **Music Program** is provided adequate sound treated space	5	*4*
The music room is is designed appropriately, including acoustic panels on walls and ceilings.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*4*
The art room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*4*
The facility is provided with computer labs for student use.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*3*

Few spaces have been provided adjacent to classrooms for small groups for remedial instruction.

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

Lockers have been adequately provided for storage of student materials.

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*8*

The teachers lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*8*

The student dining space has limited visual appeal with adequate space for seating.

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 intermediate 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	*3*

The clinic is located within the administrative offices, but lacks required equipment.

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

Suitable reception space is available for students, teachers, and visitors.

5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*3*

Administrative personnel are not provided sufficient work space and privacy.

TOTAL - 5.0 Educational Adequacy	200	*134*

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Suitability Appraisal of **6.0 Environment for Education** for 2024 Assessment - Big Walnut Intermediate

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*9*
The building consists of several uncoordinated colors and textures of brick due to multiple additions, and is not aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
Exits are sheltered from sun and inclement weather.		
6.5 **Building materials** provide attractive color and texture	5	*3*
The mixture of materials is not attractive or sensitive to an overall design aesthetic.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*12*
Overall building design and materials reflect a dated decor which does not enhance learning.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*8*
The year around comfortable temperature and humidity does not appear to be provided throughout the building.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*8*
The ventilation system does not appear to provide adequate quiet circulation to meet requirements.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*10*
Lighting system does not provide proper intensities and distribution of illumination.		
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	*8*
There are areas for students to gather in the student dining area, and gymnasium, as well as a small gathering area at the entrance to the school. Outdoor courtyards have been provided to encourage socialization and communication among students.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*6*
Classroom doorways are not recessed and impede traffic flow.		
6.13 **Areas for students to interact** are suitable to the age group	10	*8*
There are areas for students to gather in the student dining area, and gymnasium, as well as a small gathering area at the entrance to the school.		
6.14 **Large group areas are designed** for effective management of students	10	*8*
The gymnasium is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*6*
Limited consideration has been given to acoustical treatment of classrooms and corridors.		

6.16 **Window design** contributes to a pleasant environment	10	*8*
The windows are fairly well designed to contribute to a pleasant environment.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*6*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*136*

LEED Observation Notes

School District:	Big Walnut Local
County:	Delaware
School District IRN:	46748
Building:	Big Walnut Intermediate
Building IRN:	43265

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)

Limited site work outlined herein will present a challenge to obtain points in this category.

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)

Fixture replacement will increase the probability of obtaining points in this category.

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)

Due to complete replacement of HVAC system outlined herein, there is an opportunity to obtain several points in this category.

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)

Opportunities for credit points are available through recycling of materials removed, reuse of walls and structure. Replacement of finishes provides credit opportunities by using low VOC products as well as local products and materials with recycled content.

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)

By using low VOC materials (for new paint and flooring) credit opportunities are available. New CO2 detectors included with the HVAC replacement can make additional credits available.

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 is contingent on the design architect.

Justification for Allocation of Points - Big Walnut Local

Building Name and Level: **Big Walnut Intermediate**

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Building features that clearly exceed criteria:

1. The site, which also houses the High School and athletic facilities, is adequate in size, centrally located and aesthetically pleasing.
2.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. The building requires replacement of its major systems, including HVAC, electrical and technology.
2. There is no fire suppression in the building.
3. The building lacks a fully compliant security system.
4. Building layout does not provide efficient circulation throughout the building
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Big Walnut Local
Facility:	Big Walnut Intermediate
Date of Initial Assessment:	Jan 5, 2016
Date of Assessment Update:	Feb 27, 2025
Cost Set:	2024

District IRN:	46748
Building IRN:	43265
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1951 Original Building	33,430	$3,455.14	$3,455.14
1951 Original Building (BOE)	1,395	$181.35	$181.35
1964 Addition No 1	32,361	$57,105.55	$44,105.55
1964 Addition No 1 (BOE)	4,206	$0.00	$0.00
1991 Addition No 2	2,001	$0.00	$0.00
Total	73,393	$60,742.04	$47,742.04
Total with Regional Cost Factor (100.00%)	—	$60,742.04	$47,742.04
Regional Total with Soft Costs & Contingency	—	$75,581.50	$59,405.56

Environmental Hazards - Big Walnut Local (46748) - Big Walnut Intermediate (43265) - Original Building

Owner:	Big Walnut Local	**Bldg. IRN:**	43265
Facility:	Big Walnut Intermediate	**Bldg. Addition:**	Original Building
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	Not Present	0	$4.28	$0.00
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	33430	26578	$0.13	$3,455.14

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**	$3,455.14
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$3,455.14

* 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 - Big Walnut Local (46748) - Big Walnut Intermediate (43265) - Original Building (BOE)

Owner:	Big Walnut Local	**Bldg. IRN:**	43265
Facility:	Big Walnut Intermediate	**Bldg. Addition:**	Original Building (BOE)
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	Not Present	0	$4.28	$0.00
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	1395	1395	$0.13	$181.35

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**	$181.35
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$181.35

* 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 - Big Walnut Local (46748) - Big Walnut Intermediate (43265) - Addition No 1

Owner:	Big Walnut Local	**Bldg. IRN:**	43265
Facility:	Big Walnut Intermediate	**Bldg. Addition:**	Addition No 1
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)	Reported Asbestos-Containing Material	22	$45.35	$997.70
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	9089	$4.28	$38,900.92
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$39,898.62
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$39,898.62

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$5,000.00
2.	Special Engineering Fees for LBP Mock-Ups		$5,000.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$13,000.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	32361	32361	$0.13	$4,206.93

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**	$57,105.55
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$44,105.55

* 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.

APPENDIX 4F.2

OFCC Facility Assessments - Big Walnut ES

(2016 assessments with 2024 costs applied)

Building Information - Big Walnut Local (46748) - Big Walnut Elem

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	2024 Cost Set - Big Walnut Elementary
Assessment Date (on-site; non-EEA)	2016-01-05
Kitchen Type	Full Kitchen
Cost Set:	2024
Building Name	Big Walnut Elem
Building IRN	36483
Building Address	940 S Old 3C Hwy
Building City	Sunbury
Building Zipcode	43074
Building Phone	(740) 965-3902
Acreage	19.00
Current Grades:	K-4
Teaching Stations	27
Number of Floors	1
Student Capacity	298
Current Enrollment	337
Enrollment Date	2015-12-15
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	23
Historical Register	**NO**
Building's Principal	Robin Keating
Building Type	Elementary

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Building Pictures - Big Walnut Local(46748) - Big Walnut Elem(36483)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

37,289 Total Existing Square Footage
1969 Building Dates
K-4 Grades
337 Current Enrollment
27 Teaching Stations
19.00 Site Acreage

Big Walnut Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1969, is a single story, 37,289 square foot brick school building located in a rural/ suburban residential setting. The existing facility, which originally had an open concept design, was renovated in 2006 and changed to a partitioned design, but the corridor walls are partial height and allow air circulation. The facility has 2 modular buildings, which are not in use. The structure of the overall facility is a load bearing masonry block with brick veneer exterior wall construction and interior steel columns. The floor system consists of concrete slab on grade construction. The roof structure is a combination of steel beams and steel bar joists with metal deck. The roofing system of the overall facility is a built-up asphalt roof with gravel ballast. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are between 701 s.f and 807 s.f., and are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multipurpose space. The electrical system for the facility is inadequate. The facility is not equipped with an adequate security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain some asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 19 acre site adjacent to residential properties. The property is not fenced for security. Access onto the site is unrestricted. Site circulation is good. 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 - Big Walnut Local (46748) - Big Walnut Elem (36483)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1969	yes	1	37,289	no	no

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Building Component Information - Big Walnut Local (46748) - Big Walnut Elem (36483)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (1969)		4744		3116	2486			1404						
Total	0	4,744	0	3,116	2,486	0	0	1,404	0	0	0	0	0	0
Master Planning Considerations														

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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 - Big Walnut Elem (36483)

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Big Walnut Elem	**Contact:**	Robin Keating
Address:	940 S Old 3C Hwy Sunbury,OH 43074	**Phone:**	(740) 965-3902
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	36483	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	K-4	Acreage:	19.00
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	337	Classrooms:	23
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1969	yes	1	37,289
Total				**37,289**

*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	$2,029,267.38	-
B.	Roofing	2	$840,870.30	-
C.	Ventilation / Air Conditioning	2	$6,478.25	-
D.	Electrical Systems	3	$1,389,388.14	-
E.	Plumbing and Fixtures	3	$130,009.57	-
F.	Windows	2	$141,601.26	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$175,488.41	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$1,598,305.49	-
K.	Interior Lighting	3	$313,973.38	-
L.	Security Systems	3	$186,072.11	-
M.	Emergency/Egress Lighting	3	$48,475.70	-
N.	Fire Alarm	3	$145,054.21	-
O.	Handicapped Access	2	$59,059.35	-
P.	Site Condition	2	$386,502.79	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$45,347.68	-
T.	Hazardous Material	2	$27,853.69	-
U.	Life Safety	3	$212,319.26	-
V.	Loose Furnishings	2	$217,767.76	-
W.	Technology	3	$628,319.65	-
X.	Construction Contingency / Non-Construction Cost	-	$2,096,646.06	-
Total			$10,678,800.44	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	76	76%	Satisfactory
2.0 Structural and Mechanical Features	200	109	55%	Borderline
3.0 Plant Maintainability	100	65	65%	Borderline
4.0 Building Safety and Security	200	137	69%	Borderline
5.0 Educational Adequacy	200	103	52%	Borderline
6.0 Environment for Education	200	108	54%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	598	60%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$10,678,800.44

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

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Original Building (1969) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Big Walnut Elem	**Contact:**	Robin Keating
Address:	940 S Old 3C Hwy Sunbury,OH 43074	**Phone:**	(740) 965-3902
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	36483	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	K-4	Acreage:	19.00
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	337	Classrooms:	23
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	**1969**	**yes**	**1**	**37,289**
Total				**37,289**

*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	$2,029,267.38	-
B.	Roofing	2	$840,870.30	-
C.	Ventilation / Air Conditioning	2	$6,478.25	-
D.	Electrical Systems	3	$1,389,388.14	-
E.	Plumbing and Fixtures	3	$130,009.57	-
F.	Windows	2	$141,601.26	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$175,488.41	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$1,598,305.49	-
K.	Interior Lighting	3	$313,973.38	-
L.	Security Systems	3	$186,072.11	-
M.	Emergency/Egress Lighting	3	$48,475.70	-
N.	Fire Alarm	3	$145,054.21	-
O.	Handicapped Access	2	$59,059.35	-
P.	Site Condition	2	$386,502.79	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$45,347.68	-
T.	Hazardous Material	2	$27,853.69	-
U.	Life Safety	3	$212,319.26	-
V.	Loose Furnishings	2	$217,767.76	-
W.	Technology	3	$628,319.65	-
X.	Construction Contingency / Non-Construction Cost	-	$2,096,646.06	-
Total			$10,678,800.44	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	76	76%	Satisfactory
2.0 Structural and Mechanical Features	200	109	55%	Borderline
3.0 Plant Maintainability	100	65	65%	Borderline
4.0 Building Safety and Security	200	137	69%	Borderline
5.0 Educational Adequacy	200	103	52%	Borderline
6.0 Environment for Education	200	108	54%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	598	60%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$10,678,800.44

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

A. Heating System

Description: The existing system for the overall facility is a gas fired, hot water condensing boiler system, installed in 2005, and is in good condition. The heating and chilled water system in the overall facility is a 2-pipe system, without a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type The 2- hot water boilers, manufactured by Aerco, were installed in 2005 and are in good condition. Heating water is distributed to terminal units consisting of cabinet heaters, unit heaters, fin tubes, VAV boxes. The terminal equipment was installed in 2005 and is in good condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The DDC type system temperature controls were installed in 2005 and are in good condition. The system does not feature individual temperature controls in all spaces required by the OSDM. Central energy recovery units on the rooftop A.C. units are utilized to pre-condition ventilation air, and are in good condition. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe but inefficient working order, and though long term life expectancy of the existing system is not anticipated. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks that are not currently in use.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Replace existing ductwork to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
HVAC System Replacement:	$54.42	sq.ft. (of entire building addition)		Required	$2,029,267.38	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Sum:			$2,029,267.38	$2,029,267.38		



Rooftop unit

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B. Roofing

Description: The roof over the overall facility is a built-up asphalt roof with gravel ballast, and is in poor condition. Access to the roof was gained by placing a ladder on the side of the building, which is a safety concern. A roof hatch is not provided. There were observations of standing water on the roof. Roof storm drainage is addressed through a system of internal roof drains. The roof is not equipped with overflow drains or overflow scuppers. The roof over the west entry vestibule is EPDM, and needs to be replaced including the metal deck and insulation, due to the aluminum entrance being replaced in item F.

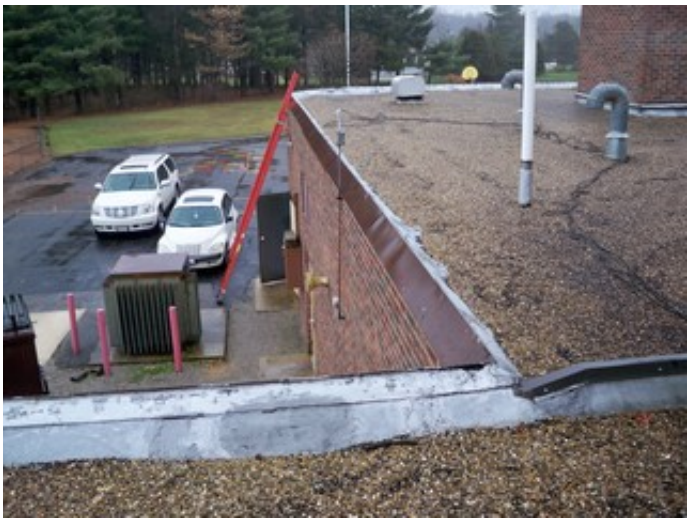
Rating: 2 Needs Repair

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition and age of the system. Provide overflow drains to meet Ohio Building Code requirements. Provide new metal deck, insulation and roofing in the west entry vestibule. Provide new roof hatch and access ladder.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Deck Replacement:	$6.80	sq.ft. (Qty)		25 Required	$170.00	(wood or metal, including insulation)
Built-up Asphalt:	$17.10	sq.ft. (Qty)		37,521 Required	$641,609.10	
Overflow Roof Drains and Piping:	$3,886.95	each		10 Required	$38,869.50	
Roof Insulation:	$4.14	sq.ft. (Qty)		37,496 Required	$155,233.44	(non-tapered insulation for use in areas without drainage problems)
Roof Access, Ladder & Fall Protection Cage:	$4,988.26	each		1 Required	$4,988.26	(provide when no roof access currently exists)
Sum:			$840,870.30	$840,870.30		



Roof needs replacement



Built-up asphalt roof

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C. Ventilation / Air Conditioning

Description: The overall facility is equipped with a rooftop cooling only units half of the rooftop units utilize an energy wheel. They provide air to VAV boxes with reheat coils which are in fair condition. The ventilation system in the overall facility consists of rooftop units installed in 2005 and in fair condition, providing fresh air to Classrooms, and rooftop units installed in 2005 and in fair condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. Relief air venting is provided by 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. Dust collection systems are not required in this facility and no system is provided). The Art program is equipped with a kiln but the not the needed exhaust system. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are inadequately placed, and in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Install general exhaust system. Install Kiln exhaust system.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Kiln Exhaust System:	$6,478.25	each		1 Required	$6,478.25	
Sum:			$6,478.25	$6,478.25		



Rooftop units

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 208/120 volt, 1200 amp, 3 phase, 4 wire system installed in 1969, and is in poor condition. Power is provided to the school by a single utility owned, pad-mounted transformer located outside, and in average condition. The panel system, installed in 1969, is in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 3 general purpose outlets, 0 dedicated outlets for each Classroom computer, and 1 dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as 4 general purpose outlets, while others are equipped with as few as 1 general purpose outlet. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers are not provided 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 and to accommodate the addition of an air conditioning system and work outlined in items A, C, U.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
System Replacement:	$37.26	sq.ft. (of entire building addition)		Required	$1,389,388.14	(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:			$1,389,388.14	$1,389,388.14		



Electrical Room



Typical Electrical Panel

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E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure backflow preventer in fair condition. A water treatment system is not provided though none is needed. The domestic water supply piping in the overall facility is copper, was installed in 1969, and is in fair condition. The waste piping in the overall facility is cast iron, was installed in 1969 and is in fair condition. The facility is equipped with a 38 gallon gas water heater(s) in fair condition, with a separate 115 gallon storage tank in fair condition. The school contains (1) Large Group Restrooms for boys, (1) Large Group Restrooms for girls, (1) Locker Room Restrooms for boys, (1) Locker Room Restrooms for girls, (4) Restrooms for staff. Boys' Large Group Restrooms contain (2) floor mounted flush valve toilets, (8) wall mounted flush valve urinals, (2) wash fountains, as well as (1) wall mounted lavatory. Girls' Large Group Restrooms contain (6) floor mounted flush valve toilets, (2) wash fountains, as well as (1) wall mounted lavatory. Boys' Locker Room Restrooms contain (1) floor mounted flush valve toilets, (1) wall mounted flush valve urinals, as well as (1) wall mounted lavatory. Girls' Locker Room Restrooms contain (2) floor mounted flush valve toilets, as well as (1) wall mounted lavatory. Staff Restrooms contain (4) floor mounted flush valve toilets, as well as (3) wall mounted lavatories, and (1) countertop lavatory. Condition of fixtures is fair. The facility is equipped with (5) electric water coolers, in fair condition. The (21) Elementary Classrooms are not equipped with sink mounted type drinking fountains. Kitchen is equipped with the required Restroom, and fixtures are in fair condition. Heath Clinic is equipped with the required Restroom, and fixtures are in fair condition. Kindergarten / Pre-K Classrooms are not equipped with Restroom facilities. Kitchen fixtures consist of (2) single compartment sinks, a triple compartment sink, dishwasher and disposal, which are in fair condition. The Kitchen is not equipped with a grease interceptor. The Kitchen is provided the required 140 degree hot water supply via the domestic hot water system. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with (7) toilets, (3) urinals, (7) lavatories, and (4) electric water coolers. Observations revealed that the school is currently equipped with (15) toilets, (9) urinals, (7) lavatories, (4) wash fountains, and (5) electric water coolers. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair condition. Science Classroom, Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are provided.

Rating: 3 Needs Replacement

Recommendations: Replace all fixtures throughout building (15 water closets, 9 urinals, 7 lavatories, and 4 wash fountains) Add 21 classroom sinks with drinking fountains. Add grease interceptor for kitchen. Add required Kindergarden restrooms (3 water closets and 3 lavatories)

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Toilet:	$4,923.47	unit		3 Required	$14,770.41	(new)
Toilet:	$1,943.48	unit		15 Required	$29,152.20	(remove / replace) See Item O
Urinal:	$1,943.48	unit		9 Required	$17,491.32	(remove / replace)
Sink:	$3,239.12	unit		3 Required	$9,717.36	(new)
Sink:	$1,943.48	unit		11 Required	$21,378.28	(remove / replace)
Other: New Grease Interceptor	$6,000.00	per unit		1 Required	$6,000.00	Install new grease interceptor for kitchen.
Other: Remove and Replace Existing classroom sinks	$1,500.00	per unit		21 Required	$31,500.00	Remove and replace existing classroom sinks with drinking fountains.
Sum:			$130,009.57	$130,009.57		



Water Closet



Urinals

Back to Assessment Summary

F. Windows

Description: The overall facility is not equipped with a window system with operable windows. Non-insulated aluminum frame with single pane glass storefront systems are found in the entry vestibules, as well as the administration offices and teacher lounge, and are in poor condition. According to the hazardous materials report, asbestos cement-board trim panels were found in in the storefront system. The windows feature a combination of surface mounted horizontal louver blinds and vertical blinds, which are in poor condition. This facility does not feature any glass block windows. The exterior doors are equipped with non-insulated aluminum frame sidelights and transoms with single pane glazing. Exterior door vision panels are single pane glass, and are a source of energy loss. The school does not contain skylights. Window security grilles are not provided for ground floor windows.

Rating: 2 Needs Repair

Recommendations: Replace aluminum storefront systems in the overall facility. Replace single pane door transoms and sidelights throughout. Exterior door single pane vision panel replacement is addressed in Item S as part of the exterior door replacement scope. Provide an allowance for the replacement of surface mounted window blinds, as required.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Insulated Glass/Panels:	$131.57	sq.ft. (Qty)		150 Required	$19,735.50	(includes integral blinds and removal of existing windows)
Curtain Wall System:	$115.18	sq.ft. (Qty)		1,032 Required	$118,865.76	(includes demo of existing and replacement with new)
Other: Replace window blinds	$3,000.00	allowance		Required	$3,000.00	Replace surface mounted window blinds
Sum:			$141,601.26	$141,601.26		



Aluminum storefront system



Door transom and sidelights need replacement

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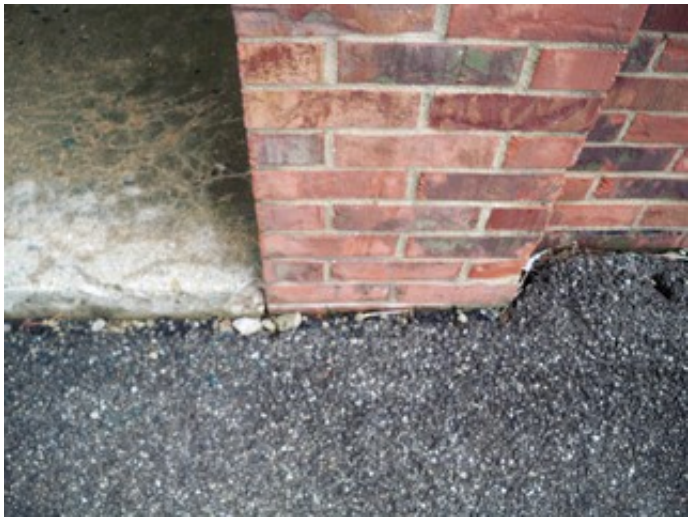
G. Structure: Foundation

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

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovations or replacement at this time.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Concrete foundatiobn

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H. Structure: Walls and Chimneys

Description: The overall facility has brick veneer on load bearing masonry block wall system which displayed locations of deterioration, and is in poor condition. The exterior masonry appears to have appropriately spaced but inadequately caulked control joints. Brick veneer masonry walls are non-cavity walls. In the majority of the overall building weep holes and vents are not provided or required. The exterior masonry has not been cleaned and sealed in recent years and show evidence of mortar deterioration in several locations. The entire south classroom wing exterior wall is bulging out, and portions of the wall cap are missing. Interior walls are a combination of concrete masonry units, brick, full height metal studs with gypsum board and partial height metal studs with gypsum board walls, and they are in fair condition. Interior masonry walls in the Gym appear to have inadequately caulked control joints, in poor condition. The exterior lintels are steel, and are rusting and sagging in several locations. The chimney is in fair condition. The exterior soffit over the main entrance is plaster, and is in fair condition. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide masonry cleaning and sealing as required throughout the overall facility. Provide tuck pointing in all areas of mortar deterioration as required throughout the overall facility. Re-caulk existing control joints as required. Replace rusted masonry steel lintels as required. Prep and paint exposed steel lintels, as required. Provide an allowance to demo and rebuilt exterior masonry wall.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Tuckpointing:	$9.72	sq.ft. (Qty)		350 Required	$3,402.00	(wall surface)
Exterior Masonry Cleaning:	$1.95	sq.ft. (Qty)		18,515 Required	$36,104.25	(wall surface)
Exterior Masonry Sealing:	$1.30	sq.ft. (Qty)		18,515 Required	$24,069.50	(wall surface)
Exterior Caulking:	$9.72	ln.ft.		174 Required	$1,691.28	(removing and replacing)
Lintel Replacement:	$323.91	ln.ft.		118 Required	$38,221.38	(total removal and replacement including pinning and shoring)
Other: Paint lintels	$2,000.00	allowance		Required	$2,000.00	Prep and paint exposed lintels
Other: Rebuild exterior masonry wall	$70,000.00	allowance		Required	$70,000.00	Demo bulging masonry wall and rebuilt
Sum:			$175,488.41	$175,488.41		



Exterior masonry wall shows signs of bulging



Rusted steel lintels need replacement

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I. Structure: Floors and Roofs

Description: The floor construction of the overall facility is concrete slab on grade, and is in fair condition. There is no crawl space in this building. During the physical assessment of the building a corridor measurement was taken. The ceiling height was 9'-0'' in the corridor. Ceiling to underside of the joists height was 32''. The roof construction of the overall facility is metal deck and steel bar joists, and is in fair condition.

Rating: 1 Satisfactory

Recommendations: No work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Metal deck on steel bar josts roof structure

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J. General Finishes

Description: The overall facility features partitioned Classrooms with carpet type flooring. 2' x 4' acoustical lay in type ceilings, as well as painted block and painted gypsum board walls. The carpet flooring, ceilings and drywall partitions were installed in 2006, and are in fair condition. The drywall partitions separating Classrooms from Corridors are partial height. The overall facility has Corridors with carpet and VCT type flooring, 2' X 4' lay-in tile type ceilings, as well as painted gypsum board wall finishes, and they are in fair condition. The carpet flooring in the overall facility needs replacement due to age, with the exception of the administration area, which has carpet installed two years ago. The restrooms have a combination of block, drywall and ceramic tile walls, ceramic tile and VCT floors and plaster ceilings, and the majority is in fair condition. Toilet partitions are plastic, and are in fair condition. Classroom casework in the overall facility is a combination of plastic laminate over particle board type construction installed in 2006, in fair condition, and older metal type construction, in poor condition. Typical classroom contains 6 lineal feet of casework. Classrooms are generally provided with adequate marker and tack boards, and they are in fair condition. A minimal number of old cubbies are located in the corridors, and they are in poor condition. Coat hooks and shelves are provided in classrooms and corridors, which are adequately provided and in fair condition. The art program is equipped with a kiln that is in fair condition, with inadequate ventilation. The facility is equipped with wood non- louvered interior doors that are flush mounted, with proper ADA hardware and clearances, and in good condition. The Gym/ Kitchen wing is equipped with hallow metal interior doors, which vary in condition. 12 hallow metal doors are in poor condition and are not equipped with ADA hardware. The Gymnasium has poured rubber type flooring, metal deck and exposed steel joist ceiling, as well as painted scored block and acoustical block wall finishes, and they range from poor to fair condition. There are no telescoping or fixed stands in the Gymnasium. There are a total of two fixed basketball backboards, in poor condition. Student dining shares the Gymnasium space. The Media Center has carpet type flooring, 2x4 lay-in type ceilings, as well as gypsum wallboard and brick walls, and they are in fair condition. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. The Stage serves as Music room and is separated from Gymnasium space by an accordion folding partition. Media center is not provided with appropriate sound attenuation acoustical surface treatments. The existing kitchen is full service and is slightly oversized based on current enrollment. It has quarry tile flooring, plaster ceilings and painted block walls. Most of the existing kitchen equipment is original, and is generally in fair condition. The kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all exposed sides of the cooking equipment is currently not provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. Walk-in cooler and freezer are located within the Kitchen spaces, and appear to be original to the building.

Rating: 2 Needs Repair

Recommendations: Provide complete replacement of finishes in the overall facility due to installation of systems outlined in this report (such as HVAC, electrical and fire suppression). Provide for partial replacement of casework due to age and condition and for additional casework due to lacking OSDM required quantities. Provide for replacement of toilet accessory throughout and new toilet accessory for 3 new kindergarten restrooms. Provide for the replacement of complete kitchen equipment due to age. Provide full height drywall corridor walls as required and drywall partitions for 3 new Kindergarten restrooms. Provide for 2 new backstops in the gymnasium. Add additional exterior wall insulation in the overall facility, in order to achieve LEED requirements. Funding for replacement of interior doors is provided in Item O, as required.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Complete Replacement of Finishes (excludes casework) (Elementary):	$25.29	sq.ft. (of entire building addition)		Required	$943,038.81	(elementary, per building area, with removal of existing)
Partial Casework (base and wall):	$583.05	ln.ft.		200 Required	$116,610.00	(refer to OFCC, OSDM for requirements)
Toilet Accessory Replacement	$0.26	sq.ft. (of entire building addition)		Required	$9,695.14	(per building area)
Basketball Backboard Replacement	$4,146.08	each		2 Required	$8,292.16	(non-electric)
Additional Wall Insulation	$7.78	sq.ft. (Qty)		18,515 Required	$144,046.70	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	$246.17	sq.ft. (Qty)		1,404 Required	$345,622.68	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Install full height GWB partitions	$31,000.00	allowance		Required	$31,000.00	Remove partial height GWB partitions and install new full height GWB partitions
Sum:			$1,598,305.49	$1,598,305.49		



Classroom finishes



Corridor finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 2x4 acrylic lay-in fluorescent fixtures with single level switching. Classroom fixtures are in average condition, providing an average illumination of 65 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 acrylic lay-in fluorescent fixtures with single level switching. Corridor fixtures are in average condition, providing an average illumination of 55 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium / Student Dining space is equipped with round LED type lighting, in good condition, providing an average illumination of 50 FC, thus complying with the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 acrylic lay-in fluorescent fixture type lighting in average condition, providing an average illumination of 70 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 surface mounted fluorescent fixture type lighting with single level switching. Kitchen fixtures are in average condition, providing an average illumination of 45 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with various T-8 fluorescent fixture type lighting in average condition. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 acrylic lay-in fluorescent fixture type lighting in average 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, inadequate lighting levels, and lack of multi-level switching.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching, and installation of systems outlined in Items A, C, U.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Complete Building Lighting Replacement	$8.42	sq.ft. (of entire building addition)		Required	$313,973.38	Includes demo of existing fixtures
Sum:			$313,973.38	$313,973.38		



Classroom Lighting



Kitchen Lighting

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L. Security Systems

Description: The facility is not equipped with a security system. Motion detectors are not provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is provided. No CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is equipped with card readers. The security system is not adequately provided throughout, and the system is not compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted HID metal halide entry lights in poor condition. Pedestrian walkways are illuminated with surface mounted HID metal halide fixtures in poor condition. Parking and bus pick-up / drop off areas are not illuminated. The exterior site lighting system provides inadequate illumination due to sparse placement and insufficient fixture quantities.

Rating: 3 Needs Replacement

Recommendations: Provide new 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 Building (1969) 37,289 ft²	Sum	Comments
Security System:	$3.69	sq.ft. (of entire building addition)		Required	$137,596.41	(complete, area of building)
Exterior Site Lighting:	$1.30	sq.ft. (of entire building addition)		Required	$48,475.70	(complete, area of building)
Sum:			$186,072.11	$186,072.11		



Visitor Control System



Exterior Lighting

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant plastic constructed illuminated exit signs, and the system is in poor condition. The facility is inadequately equipped with emergency egress floodlighting, and the system is in poor condition. The system is provided with appropriate battery backup. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

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 Building (1969) 37,289 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.30	sq.ft. (of entire building addition)		Required	$48,475.70	(complete, area of building)
Sum:			$48,475.70	$48,475.70		



Typical Exit Sign



Emergency Flood Lighting

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N. Fire Alarm

Description: The overall facility is equipped with a Simplex 4005 zoned type fire alarm system, installed in 1969, and in poor condition, consisting of manual pull stations / bells / horn and strobe indicating devices. The system is not automatic and is monitored by a third party. The system is equipped with sufficient audible horns / strobe indicating devices / smoke detectors / heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide new fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Fire Alarm System:	$3.89	sq.ft. (of entire building addition)		Required	$145,054.21	(complete new system, including removal of existing)
Sum:			$145,054.21	$145,054.21		



Fire Alarm Control Panel



Remote Annunciator

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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 due to the entrance being on grade and curb cuts being provided. There is an accessible route connecting all or most areas of the site via sidewalks and driveways. One of the exterior entrances is ADA accessible due to the presence of a power assisted door. Access from the parking / drop-off area to the main building entries is not compromised by steps or steep ramps. Adequate ADA parking is provided, but one ADA sign is missing. Most classroom exterior doors are not provided with appropriate ADA clearances. Building entrances should be equipped with 2 ADA power assist doors and one is provided. Playground layout and equipment are not compliant due to no accessible route provided, and not enough accessible ground equipment provided. On the interior of the building, space allowances and reach ranges are mostly compliant. Ground and floor surfaces are compliant. Due to this being a single story structure, elevation changes are minimal. Stage/ Music room is accessible via a metal stair. Access to the stage is not facilitated by a chair lift or ramp. A lift is required in order to comply with ADA requirements. Most interior doors are not recessed and are provided with ADA-compliant hardware, with the exception of 12 wood and hollow metal doors which are not provided with ADA hardware and are in poor condition. In the large group restrooms ADA toilets, lavatories, and urinals, are mostly provided. Most mirrors do meet ADA requirements for mounting heights. ADA water coolers are provided. ADA-compliant accessories are somewhat provided and mounted. Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic is not compliant with ADA requirements due to lack of ADA compliant toilet, sink, turning radius, mounting height of accessories and mirror. There is not a designated special education restroom. Kitchen staff restroom and Gym restrooms are not ADA. ADA signage is not provided on the interior and most of the exterior of the building.

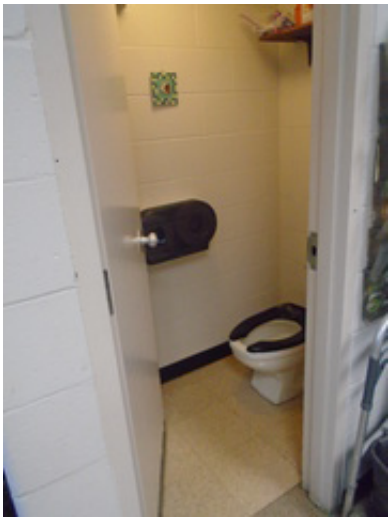
Rating: 2 Needs Repair

Recommendations: Provide one additional ADA-compliant power assist door opener. Provide a chair lift for the stage. ADA compliant electric water coolers, toilets, sinks and urinals are covered under item E. ADA toilet accessories required are provided under item J. Provide 12 new interior doors, frames and door hardware to facilitate the school's meeting of ADA requirements. Provide ADA signage in the overall facility, as required. Site issues are corrected in Item P.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Signage:	$0.26	sq.ft. (of entire building addition)		Required	$9,695.14	(per building area)
Lifts:	$19,434.75	unit		1 Required	$19,434.75	(complete)
ADA Assist Door & Frame:	$9,717.38	unit		1 Required	$9,717.38	(openers, electrical, patching, etc)
Replace Doors:	$1,684.34	leaf		12 Required	$20,212.08	(standard 3070 wood door, HM frame, door/light, includes hardware)
Sum:			$59,059.35	$59,059.35		



ADA signage is not provided



Clinic restroom is not ADA

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P. Site Condition

Description: The 19 acre flat site is located in a rural/ suburban setting with moderate tree and shrub type landscaping. The site includes baseball and softball fields, a pavilion and 2 modular buildings (not in use). There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled county roads. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided via a bus loop for student loading and unloading. Staff, visitor and student parking is facilitated by an asphalt parking lot in fair condition, containing 65 parking places, which exceeds the OSDM standard of 52 for current grades and enrollment. The east asphalt service parking and drive were observed with cracks and in poor condition. The sidewalks are asphalt and are in poor condition. Concrete curbs are not provided, with the exception of the bus loop. The storm water in the parking lot appears to drain to the grass areas. No problems with parking lot ponding were observed. Trash pick-up is heavy duty concrete and is equipped with a concrete pad area for dumpsters. The playground is primarily constructed of coated steel and plastic, and is in worn out condition. ADA accessible route is not provided. Playground equipment appear to be placed to provide compliant fall zones, and on wood fiber mulch of sufficient depth. An asphalt play surface is provided.Parts of the existing playground fence are in poor condition. The site is equipped with tables and benches, in fair condition. The athletic facilities are comprised of softball fields and baseball fields and a field house, and the facilities are in good condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so.

Rating: 2 Needs Repair

Recommendations: Provide new concrete sidewalks to replace cracked asphalt. Provide concrete curbs as required. Provide for new asphalt paving wearing course of east parking lot and drive. Provide for removal and replacement of old playground equipment systems and replace wood fiber mulch. Provide ADA accessible route at playground. Replace playground fence as required. Provide site work allowances for unforeseen circumstances as per OSFC guidelines.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Playground Equipment:	$1.95	sq.ft. (Qty)		37,289 Required	$72,713.55	(up to $142,000; per sq.ft. of school)
Removal of existing Playground Equipment:	$2,591.30	ump sum		Required	$2,591.30	
Asphalt Paving / New Wearing Course:	$24.61	sq. yard		1,904 Required	$46,857.44	(includes minor crack repair in less than 5% of paved area)
Concrete Curb:	$41.47	ln.ft.		620 Required	$25,711.40	(new)
Concrete Sidewalk:	$9.72	sq.ft. (Qty)		5,480 Required	$53,265.60	(5 inch exterior slab)
Provide Soft Surface Playground Material:	$38.87	sq. yard		2,000 Required	$77,740.00	
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required	$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	$55,933.50	Include this one **or** the next. (Each addition should have this item)
Other: Replace playground fence	$13.00	ln.ft.		130 Required	$1,690.00	Replace playground fence
Sum:			$386,502.79	$386,502.79		



Parking and Bus loop



Playground

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Q. Sewage System

Description: The sanitary sewer system is tied in to the municipal 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 Building (1969) 37,289 ft²	Sum	Comments
Sum:			$0.00	$0.00		

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R. Water Supply

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Sum:			$0.00	$0.00		

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are a combination of aluminum door and frames and metal doors and frames type construction, and they are mostly in poor condition. Typical exterior doors feature vision panels with single pane glass. Entrance doors feature single glazed vision panels, transoms, and sidelights (which are a source of energy loss).Some doors are equipped with proper hardware, while others are not. Several doors are not ADA compliant due to steps and lack of adequate clearances. There are no overhead doors in the facility.

Rating: 2 Needs Repair

Recommendations: Replace exterior doors throughout the facility as required, due to poor condition and to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replacement of single glazed transoms and sidelights is addressed in Item F.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$3,239.12	per leaf		14 Required	$45,347.68	(includes removal of existing)
Sum:			$45,347.68	$45,347.68		



Exterior door



Entrance doors

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T. Hazardous Material

Description: The School District provided the AHERA three year reinspection report, prepared by the district environmental consultants, and dated 2005, documenting known and assumed locations of asbestos and other hazardous materials. The School District also provided an Asbestos Abatement Project Report and Close-out Documents dated 2006. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets. The AHERA report lists vinyl floor tile, resilient sheet flooring, and cement board panels in windows, cementitious fittings, breeching insulation and skim mastic. Some of the hazardous materials, such as breeching insulation, cementitious fittings and mastic, as well as some areas of 12 x12 floor tile, were abated prior to 2006 renovation. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting outlined for replacement in section K, will require special disposal.

Rating: 2 Needs Repair

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazards Assessment, with the exception of the abated materials described in the Asbestos Abatement Project Report dated 2006 and the 12x12 floor tile in the staff restrooms near the library renovated in 2006. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.30	per unit		5,000 Required	$6,500.00	
Special Engineering Fees for LBP Mock-Ups	$1.30	per unit		5,000 Required	$6,500.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.13	sq.ft. (Qty)		34,173 Required	$4,442.49	
Pipe Fitting Insulation Removal	$32.40	each		98 Required	$3,175.20	
Cement Board Removal	$6.48	sq.ft. (Qty)		225 Required	$1,458.00	
Resilient Flooring Removal, Including Mastic	$4.28	sq.ft. (Qty)		1,350 Required	$5,778.00	See J
Sum:			$27,853.69	$27,853.69		



Vinyl asbestos tile flooring

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U. Life Safety

Description: The overall facility is not equipped an automated fire suppression system. Exit Corridors are situated such that dead-end Corridors are not present. Stair towers are not present in this single story structure. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and 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 are provided in sufficient quantity, and existing fire extinguishers are adequately spaced. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. The facility is not equipped with an emergency generator. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$4.86	sq.ft. (Qty)		37,289 Required	$181,224.54	(includes increase of service piping, if required)
Water Main	$64.78	ln.ft.		350 Required	$22,673.00	(new)
Retrofit existing kitchen hood with Fire suppression system	$8,421.72	per hood		1 Required	$8,421.72	
Sum:			$212,319.26	$212,319.26		



Fire extinguisher cabinet

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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and the furniture in the overall facility is ranging in condition from poor to fair, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
CEFPI Rating 6	$5.84	sq.ft. (of entire building addition)		Required	$217,767.76	
Sum:			$217,767.76	$217,767.76		



Classroom furniture



Kindergarten classroom furniture

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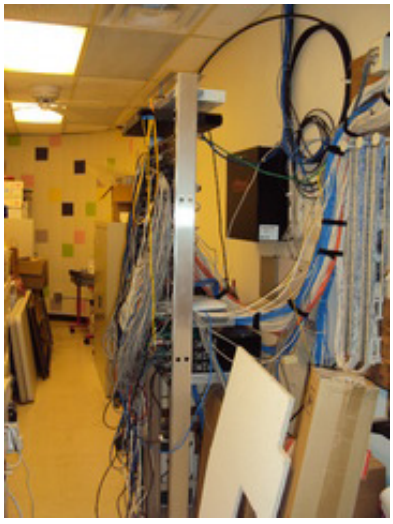
W. Technology

Description: The typical Classroom is equipped with 4 data ports in one location with cabling routed exposed or through lay-in ceilings. A digitally based phone system / one cable port and monitor / and a 2-way PA system that can be initiated by either party is also present to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a compliant media distribution center, and provides Computer Labs for use by students.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1969) 37,289 ft²	Sum	Comments
ES portion of building with total SF < 50,000	$16.85	sq.ft. (Qty)		37,289 Required	$628,319.65	
Sum:			$628,319.65	$628,319.65		



Technology Distribution



Smartboard and Projector

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$8,582,154.38
7.00%	Construction Contingency	$600,750.81
Subtotal		$9,182,905.19
16.29%	Non-Construction Costs	$1,495,895.25
Total Project		**$10,678,800.44**

Construction Contingency	$600,750.81
Non-Construction Costs	$1,495,895.25
Total for X.	**$2,096,646.06**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$2,754.87
Soil Borings / Phase I Envir. Report	0.10%	$9,182.91
Agency Approval Fees (Bldg. Code)	0.25%	$22,957.26
Construction Testing	0.40%	$36,731.62
Printing - Bid Documents	0.15%	$13,774.36
Advertising for Bids	0.02%	$1,836.58
Builder's Risk Insurance	0.12%	$11,019.49
Design Professional's Compensation	7.50%	$688,717.89
CM Compensation	6.00%	$550,974.31
Commissioning	0.60%	$55,097.43
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$102,848.54
Total Non-Construction Costs	**16.29%**	**$1,495,895.25**

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Name of Appraiser	Brandon Anderson	**Date of Appraisal**	2016-01-05
Building Name	Big Walnut Elem		
Street Address	940 S Old 3C Hwy		
City/Town, State, Zip Code	Sunbury, OH 43074		
Telephone Number(s)	(740) 965-3902		
School District	Big Walnut Local		

Setting: Suburban

Site-Acreage	19.00	Building Square Footage	37,289
Grades Housed	K-4	Student Capacity	298
Number of Teaching Stations	27	Number of Floors	1
Student Enrollment	337		
Dates of Construction	1969		

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 2024 Cost Set - Big Walnut Elementary

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	*20*
The site is 19 acres compared to 14 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*16*
The site is easily accessible from rural, county roads that are suitable for buses, cars, and service vehicles.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*4*
Playground areas consist of metal type play equipment, which is in good condition, and is located on wood fiber mulch which is an approved surface material. Some play equipment is ADA accessible. Fencing is provided to separate vehicular traffic from pedestrians.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*4*
The site has been developed to accommodate outdoor learning, though no related equipment has been provided to facilitate doing so.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
Adequate parking is provided for faculty, staff, and the community, and is located on asphalt pavement in fair condition.		
TOTAL - 1.0 The School Site	100	*76*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for 2024 Cost Set - Big Walnut Elementary

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*9*
The building meets some ADA requirements except some restrooms, stage access (music room), and signage.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*4*
The roofs over the entire building require replacement		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in good condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*6*
Exterior and interior walls are in fair condition, have sufficient control and expansion joints which are starting to show signs of deterioration.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*6*
Corridor/building layout does not provide an efficient means of circulation throughout.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*6*
Building envelope does not meet minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*6*
The building is reported to contain asbestos and other hazardous materials.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*6*
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 not well maintained		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*5*
The internal water supply is not adequate meet requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*4*
Each learning station does not contain adequate outlets		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*6*
Controls are protected		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*6*
Drinking fountains are adequate in number and placement, but do not 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*
The drainage system appears to be properly maintained and meet requirements.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*5*
Fire alarm is maintained but does not meet requirements and will need to be replaced.		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*8*
Two way communication is provided		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*2*
The exterior water supply is not sufficient for normal usage.		
TOTAL - 2.0 Structural and Mechanical Features	200	*109*

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Suitability Appraisal of **3.0 Plant Maintainability** for 2024 Cost Set - Big Walnut Elementary

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*9*
Exterior materials for walls require maintenance. Materials and finishes for doors and windows require some maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Flooring throughout the facility consists of VCT, carpet, 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	*6*
Lay-in type ceilings and drywall finishes are not easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*6*
Casework is a combination of wood, metal, and laminate units that is mostly original to the building, and is in poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*8*
Door hardware is consistent throughout the facility, and meets ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*8*
Fixtures are floor and wall mounted and are of good quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*4*
Custodial space is not adequately located throughout the facility.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*5*
Adequate outlets are not provided		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*7*
Outdoor fixtures are accessible		
TOTAL - 3.0 Plant Maintainability	100	*65*

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Suitability Appraisal of **4.0 Building Safety and Security** for 2024 Cost Set - Big Walnut Elementary

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	*9*
Student loading is not separated from other vehicular traffic.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*6*
Walkways are adequately provided on-site for pedestrian safety, though no sidewalks are provided for safe pedestrian circulation.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*3*
Buses and other vehicular traffic use the same entrance and exit points to the site, which do not provide safe vehicular traffic flow.		
4.5 ES **Playground equipment** is free from hazard MS Location and types of **intramural equipment** are free from hazard HS **Athletic field equipment** is properly located and is free from hazard	5	*4*
Playground equipment consists of plastic coated steel equipment in poor condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
The heating units appear to be located away from student occupied areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*15*
The overall facility is one story without stairways.		
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 lighting is provide throughout but is inadequate.		
4.10 **Classroom doors** are recessed and open outward	10	*6*
Classroom doors are not recessed and open inward.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*2*
No Security system is provided.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
Carpet and VCT flooring have been well maintained throughout the facility.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*5*
The overall facility is one story without stairways.		
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 appears to be tempered for safety.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*3*

Drinking fountains/water coolers extend more than eight inches from the corridor wall, which impede traffic flow in the corridors.

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*2*

Circulation throughout the building is confusing. Entry and exit points to the building have not been adequately provided.

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	*9*

Multiple exits are provided from corridors throughout the facility, although many exits are through classrooms.

4.19 **Fire-resistant materials** are used throughout the structure	15	*12*

The structure is a masonry load bearing steel frame system with steel joist ans metal deck. interior walls are masonry and drywall.

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*12*

Alarms have distinctive sounds and flashing lights per type.

TOTAL - 4.0 Building Safety and Security	200	*137*

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Suitability Appraisal of **5.0 Educational Adequacy** for 2024 Cost Set - Big Walnut Elementary

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*15*
The average classroom is 600-800 sq.ft. compared to the 900 sq. ft. required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*9*
Undersized classrooms do not allow sufficient space for effective small group activities.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*4*
The gymnasium and music program are properly isolated from the academic learning areas to reduce distractions, however the modified open classroom concept is noisy.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*6*
Undersized classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*2*
Coat hooks and shelving are inadequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*4*
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*9*
Special education classrooms are undersized compared to standards.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*6*
Special education spaces are not adequately provided to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*4*
The media center is not visually appealing and does not provide natural light.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*3*
The gymnasium space is adequately sized and equipped for physical education instruction, but also serves as the cafeteria.		
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	*6*
Pre-K and Kindergarten spaces are undersized, and do not provide adequate instruction.		
5.12 **Music Program** is provided adequate sound treated space	5	*2*
Music instruction is provided on the stage without any sound treatment.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*2*
The art room is undersized and does not provide sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*4*
The facility is provided with computer labs for student use.		

5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*3*
Few work rooms are provided adjacent to the classrooms for small groups and remedial instruction.		
5.16 **Storage for student and teacher material** is adequate	5	*2*
Storage for teachers and students has not been adequately provided throughout the facility.		
Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*4*
The teacher's lounge does not reflect a professional environment.		
5.18 **Cafeteria**/**Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*2*
Student dining shares the gymnasium space.		
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 elementary school students.		
5.20 **Counselor's office** insures privacy and sufficient storage	5	*3*
The space provided for the counselor does not insure privacy, and lacks sufficient storage space.		
5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*3*
The clinic is located within the administrative offices and is provided with some required equipment.		
5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*3*
Suitable reception space is marginally available for students, teachers, and visitors.		
5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*3*
Administrative personnel are provided minimal work space and privacy.		
TOTAL - 5.0 Educational Adequacy	200	*103*

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Suitability Appraisal of **6.0 Environment for Education** for 2024 Cost Set - Big Walnut Elementary

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*6*
The building is a contemporary design with simple detailing, which is not particularly pleasing.		
6.2 Site and building are **well landscaped**	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the school is sheltered.		
6.5 **Building materials** provide attractive color and texture	5	*3*
The mixture of materials is not attractive or sensitive to an overall design aesthetic.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*8*
overall building design and materials reflect a dated decor which does not enhance learning.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*8*
The year around comfortable temperature and humidity are not provided throughout the building.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*8*
The ventilation system does not provides adequate quiet circulation of clean air and does not meet requirements.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*7*
Lighting sources do not provide proper illumination		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*12*
Drinking fountains and restrooms are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*6*
There are areas for students to gather in the student dining area/gymnasium as well as a small gathering area at the entrance to the school.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*4*
Corridor/building layout does not provide an efficient means of circulation throughout the building.		
6.13 **Areas for students to interact** are suitable to the age group	10	*6*
There are areas for students to gather in the student dining area/gymnasium, as well as a small gathering area at the entrance to the school.		
6.14 **Large group areas are designed** for effective management of students	10	*6*
The gymnasium is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*2*
Limited consideration has been given to acoustical treatment of classrooms and corridors.		
6.16 **Window design** contributes to a pleasant environment	10	*2*

The windows are not designed well, are not present in class rooms, and do not contribute to a pleasant environment.

6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*6*

Classroom furniture is mismatched and in fair condition.

TOTAL - 6.0 Environment for Education	200	*108*

LEED Observation Notes

School District:	Big Walnut Local
County:	Delaware
School District IRN:	46748
Building:	Big Walnut Elem
Building IRN:	36483

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)

Limited site work outlined herein will present a challenge to obtain points in this category

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)

Fixture replacement will increase the probability of obtaining points in this category.

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)

Due to complete replacement of HVAC system outlined herein, there is an opportunity to obtain several points in this category.

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)

Opportunities for credit points are available through recycling of materials removed, reuse of walls and structure. Replacement of finishes provides credit opportunities by using low VOC products as well as local products and materials with recycled content.

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)

By using low VOC materials (for new paint and flooring) credit opportunities are available. New CO2 detectors included with the HVAC replacement can make additional credits available.

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 is contingent on the design architect.

Justification for Allocation of Points - Big Walnut Local

Building Name and Level: **Big Walnut Elem**

K-4

Building features that clearly exceed criteria:

1. The site is more than adequate in size and aesthetically pleasing.
2. Athletic facilities include softball and baseball fields, a field house and a pavilion.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. The building requires replacement of its major systems, including HVAC, electrical and technology.
2. There is no fire suppression in the building.
3. The building lacks a security system.
4. Building layout does not provide efficient circulation throughout the building
5. Classrooms are undersized and not equipped with windows.
6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Big Walnut Local
Facility:	Big Walnut Elem
Date of Initial Assessment:	Jan 5, 2016
Date of Assessment Update:	Feb 27, 2025
Cost Set:	2024

District IRN:	46748
Building IRN:	36483
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1969 Original Building	37,289	$27,853.69	$14,853.69
Total	37,289	$27,853.69	$14,853.69
Total with Regional Cost Factor (100.00%)	—	$27,853.69	$14,853.69
Regional Total with Soft Costs & Contingency	—	$34,658.43	$18,482.49

Environmental Hazards - Big Walnut Local (46748) - Big Walnut Elem (36483) - Original Building

Owner:	Big Walnut Local	**Bldg. IRN:**	36483
Facility:	Big Walnut Elem	**Bldg. Addition:**	Original Building
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	98	$32.40	$3,175.20
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	Assumed Asbestos-Containing Material	225	$6.48	$1,458.00
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	1350	$4.28	$5,778.00
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$10,411.20
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$10,411.20

B. Removal Of Underground Storage Tanks — ☐ None Reported

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

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

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$5,000.00
2.	Special Engineering Fees for LBP Mock-Ups		$5,000.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$13,000.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	37289	34173	$0.13	$4,442.49

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**	$27,853.69
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$14,853.69

* 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.

APPENDIX 4F.3

OFCC Facility Assessments - Big Walnut IS (was MS)

(2016 assessments with 2024 costs applied)

Building Information - Big Walnut Local (46748) - Big Walnut Middle School

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	2024 Cost Set - Big Walnut Middle School
Assessment Date (on-site; non-EEA)	2016-01-13
Kitchen Type	Full Kitchen
Cost Set:	2024
Building Name	Big Walnut Middle School
Building IRN	46748
Building Address	777 Cheshire Road
Building City	Sunbury
Building Zipcode	43074
Building Phone	740 965-3006
Acreage	37.80
Current Grades:	7-8
Teaching Stations	43
Number of Floors	2
Student Capacity	485
Current Enrollment	520
Enrollment Date	2015-12-22

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

Number of Classrooms	40
Historical Register	**NO**
Building's Principal	Mrs. Penny Sturtevant
Building Type	Middle

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Building Pictures - Big Walnut Local(46748) - Big Walnut Middle School(46748)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

106,769 Total Existing Square Footage
2011 Building Dates
7-8 Grades
520 Current Enrollment
43 Teaching Stations
37.80 Site Acreage

Big Walnut Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 2011, is a 2 story, 106,769 square foot masonry block school building located in a rural/ suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains a combination of load bearing masonry block and structural metal studs back up walls, with a combination of split face block and smooth scored face block veneer and horizontal metal wall panel at the exterior. The interior walls consist of a combination of masonry block and metal stud partitions with gypsum wallboard. The floor system consists of concrete slab on grade on the first floor level and composite metal deck with cast in place concrete slab on the second floor level. The roof structure is a combination of steel joist, steel beam and steel trusses with metal deck type construction. The roofing system is adhered thermoplastic membrane roofing. The ventilation system of the building is adequate to meet the needs of the users. The Classrooms (with an average of 860 s.f.) are slightly undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium, one Multiuse PE room and one separate Student dining, with a Stage accessible from the student dining room only. The electrical system for the facility is adequate. The facility is equipped with a security system, and card readers are provided at entrance doors. The facility is equipped with a compliant automated fire suppression system. Due to the construction date, it is assumed that the building does not contain asbestos or other hazardous materials. The overall building is compliant with ADA accessibility requirements. The school is located on a 37.84 acre site adjacent to residential properties. The stadium and ball fields are adjacent to the school to the east, and tennis courts to the south. Access onto the site is unrestricted. Site circulation is good. 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 - Big Walnut Local (46748) - Big Walnut Middle School (46748)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	2011	yes	2	106,769	no	no

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Building Component Information - Big Walnut Local (46748) - Big Walnut Middle School (46748)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (2011)		20003		8232	2203		3830	2928						
Total	0	20,003	0	8,232	2,203	0	3,830	2,928	0	0	0	0	0	0
Master Planning Considerations														

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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 - Big Walnut Middle School (46748)

District:	Big Walnut Local	**County:**	Delaware	**Area:**	Central Ohio (0)
Name:	Big Walnut Middle School	**Contact:**	Mrs. Penny Sturtevant		
Address:	777 Cheshire Road	**Phone:**	740 965-3006		
	Sunbury, 43074	**Date Prepared:**	2016-01-13	**By:**	Anca Sandu
Bldg. IRN:	46748	**Date Revised:**	2025-03-04	**By:**	Brandon Anderson

Current Grades	7-8	Acreage:	37.80
Proposed Grades	N/A	Teaching Stations:	43
Current Enrollment	520	Classrooms:	40
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	2011	yes	2	106,769
Total				**106,769**

*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	1	$0.00	-
B.	Roofing	1	$0.00	-
C.	Ventilation / Air Conditioning	2	$99,765.05	-
D.	Electrical Systems	1	$0.00	-
E.	Plumbing and Fixtures	1	$20,000.00	-
F.	Windows	1	$0.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$6,500.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$42,020.88	-
K.	Interior Lighting	2	$66,815.00	-
L.	Security Systems	1	$0.00	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	1	$0.00	-
P.	Site Condition	1	$200,000.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	1	$0.00	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	1	$0.00	-
V.	Loose Furnishings	1	$344,863.87	-
W.	Technology	1	$0.00	-
X.	Construction Contingency / Non-Construction Cost	-	$190,547.74	-
Total			$970,512.54	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	78	78%	Satisfactory
2.0 Structural and Mechanical Features	200	156	78%	Satisfactory
3.0 Plant Maintainability	100	79	79%	Satisfactory
4.0 Building Safety and Security	200	159	80%	Satisfactory
5.0 Educational Adequacy	200	159	80%	Satisfactory
6.0 Environment for Education	200	160	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	791	79%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$970,512.54

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

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Original Building (2011) Summary

District:	Big Walnut Local	**County:**	Delaware
Name:	Big Walnut Middle School	**Contact:**	Mrs. Penny Sturtevant
Address:	777 Cheshire Road Sunbury, 43074	**Phone:**	740 965-3006
Bldg. IRN:	46748	**Date Prepared:**	2016-01-13
		Date Revised:	2025-03-04

Area: Central Ohio (0)
By: Anca Sandu
By: Brandon Anderson

Current Grades	7-8	Acreage:	37.80
Proposed Grades	N/A	Teaching Stations:	43
Current Enrollment	520	Classrooms:	40
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	**2011**	**yes**	**2**	**106,769**
Total				**106,769**

*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	1	$0.00	-
	B.	Roofing	1	$0.00	-
	C.	Ventilation / Air Conditioning	2	$99,765.05	-
	D.	Electrical Systems	1	$0.00	-
	E.	Plumbing and Fixtures	1	$20,000.00	-
	F.	Windows	1	$0.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$6,500.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	2	$42,020.88	-
	K.	Interior Lighting	2	$66,815.00	-
	L.	Security Systems	1	$0.00	-
	M.	Emergency/Egress Lighting	1	$0.00	-
	N.	Fire Alarm	1	$0.00	-
	O.	Handicapped Access	1	$0.00	-
	P.	Site Condition	1	$200,000.00	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	1	$0.00	-
	T.	Hazardous Material	1	$0.00	-
	U.	Life Safety	1	$0.00	-
	V.	Loose Furnishings	1	$344,863.87	-
	W.	Technology	1	$0.00	-
-	X.	Construction Contingency / Non-Construction Cost	-	$190,547.74	-
Total				$970,512.54	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	78	78%	Satisfactory
2.0 Structural and Mechanical Features	200	156	78%	Satisfactory
3.0 Plant Maintainability	100	79	79%	Satisfactory
4.0 Building Safety and Security	200	159	80%	Satisfactory
5.0 Educational Adequacy	200	159	80%	Satisfactory
6.0 Environment for Education	200	160	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	791	79%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$970,512.54

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

A. Heating System

Description: The existing system for the overall facility is a gas fired hot water system installed in 2011 and is in good condition. The heating and chilled water system in the overall facility is a 4-pipe system, with a capacity for simultaneous heating and cooling operation, which is compliant with the OSDM requirements for basic system type. The two hot water boilers, manufactured by unilux, were installed in 2011 and are in good condition. Heating water is distributed to terminal units consisting of VAV boxes, cabinet heaters, unit heaters and air handlers. The terminal equipment was installed in 2011 and is in good condition. The system does comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The DDC type system temperature controls were installed in 2010 and are in good condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The overall heating system is evaluated as being in safe and efficient working order, and long term life expectancy of the existing system is anticipated. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks that are not currently in use.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Boiler

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is an adhered thermoplastic membrane system that is original to the building construction date (2011), and is in fair condition. There are District reports of leaks at 3 locations, in the Computer Lab, Health Classroom and Corridor by Cafeteria. One leak occurs at the high-low roof transition above the computer lab and requires flashing/ counter-flashing repairs. The other two leaks occur at the roof top units location on the gym and cafeteria roof. Repairs will be covered under the roof warranty. Access to the roof was gained by access hatch, roof ladders and access door, which are in fair condition. Fall safety protection cages are not provided, nor are required. There were no observations of standing water on the roof. Roof storm drainage is addressed through a system of internal roof drains and overflow drains, which are properly located, and in good condition. Drainage of the gym, cafeteria and kitchen roofs is addressed through a system of gutters and downspouts, which are properly located, and in good condition. The exterior soffits are of DEFS (direct applied exterior finish) over metal framing structure, and are in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Roof drains and overflow drains system



Thermoplastic membrane roofing

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C. Ventilation / Air Conditioning

Description: The overall facility is equipped with a central air conditioning system, which is in good condition. The system consists of an air cooled chiller, air handler units and VAV boxes. There are no isolated room systems. The ventilation system in the overall facility consists of air handlers, installed in 2010 and in good condition, providing fresh air to Classrooms, and air handlers, installed in 2010 and in good condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining , and Media Center. Relief air venting is provided by ceiling plenums. The ventilation system does meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln and there is no kiln ventilation. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are adequately placed, and in good condition. The art room and (4) science rooms do not have the required general exhaust.

Rating: 2 Needs Repair

Recommendations: Replace general building exhaust systems located in art room, kiln room, and 4 science rooms.

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Kiln Exhaust System:	$6,478.25	each		1 Required	$6,478.25	
Art Program Paint Hood:	$15,547.80	each		1 Required	$15,547.80	
Chemical Exhaust Hood System for Science Laboratories:	$19,434.75	each		4 Required	$77,739.00	
Sum:			$99,765.05	$99,765.05		



Air Handling Unit

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 480/277 volt, 2500 amp, 3 phase, 4 wire system installed in 2010, and is in good condition. Power is provided to the school by a single utility owned, 750KVA pad-mounted transformer located in the utility yard, and in good condition. The panel system, installed in 2010, is in good condition, and can be expanded to add additional capacity. The Classrooms are equipped with adequate electrical outlets. The typical Classroom contains 4 general purpose outlets, 4 dedicated outlets for Classroom computer, and 1 dedicated outlet for each Classroom projector. Some Classrooms are equipped with as many as 6 general purpose outlets, while others are equipped with as few as 4 general purpose outlet(s). There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are provided around the perimeter of the building. The facility is equipped with a suitable emergency generator. Adequate lightning protection safeguards are provided. Stage lighting power system including control panel, breakers, and dimmers is adequately provided, in good condition and does meet OSDM requirements. The overall electrical system meets Ohio School Design Manual requirements in supporting the current needs of the school, and will be adequate to meet the facility's future needs.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Main Electric Room



Emergency Genertor

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E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure backflow preventer in good condition. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is copper, was installed in 2010, and is in good condition. The waste piping in the overall facility is cast iron, was installed in 2010, and is in good condition. The facility is equipped with (2) gas water heaters in good condition, with a separate 400 gallon storage tank in good condition. The school contains (3) Large Group Restrooms for boys, (4) Large Group Restrooms for girls, (3) Locker Room Restrooms for boys, (2) Locker Room Restrooms for girls, and (12) Restrooms for staff/ specialty Classroom. Boys' Large Group Restrooms contain (8) wall mounted flush valve toilets, (8) wall mounted flush valve urinals, as well as (6) wash fountains. Girls' Large Group Restrooms contain (24) wall mounted flush valve toilets, as well as (8) wash fountains. Boys' Locker Room Restrooms contain (2) wall mounted flush valve toilets, (3) wall mounted flush valve urinals, as well as (2) wash fountains. Girls' Locker Room Restrooms contain (5) wall mounted flush valve toilets, as well as (2) wash fountains. Staff Restrooms/ specialty Classroom contain (12) wall mounted flush valve toilets, as well as (12) wall mounted lavatories. Condition of fixtures is good. The facility is equipped with (16) non-ADA electric water coolers, in good condition. Middle School Special Education Classroom is not equipped with sink mounted type drinking fountains. Special Education Classroom is equipped with the required Restroom facilities, and fixtures are in good condition. Kitchen is equipped with the required Restroom, and fixtures are in good condition. Heath Clinic is equipped with the required Restroom, and fixtures are in good condition. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. Kitchen fixtures consist of (6) (single compartment sink, a double compartment sink , a triple compartment sink, a dishwasher and disposal, which are in good condition. The Kitchen is not equipped with a grease interceptor . The Kitchen is provided the required 140 degree hot water supply via the existing domestic hot water heaters, which are in good condition. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with (11) toilets, (5) urinals, (11) lavatories, and (6) electric water coolers. Observations revealed that the school is currently equipped with (51) toilets, (11) urinals, (18) wash fountains, (12) lavatories, and (16) electric water coolers. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in good condition. Science Classrooms, Project Laboratories, and Career Tech Laboratories are equipped with required utility sink, gas / compressed air connections, and safety eyewash in good condition. Not equipped with safety shower. Biology and Chemistry Classrooms are equipped with acid waste systems and neutralization tanks , which are in good condition). Adequate exterior wall hydrants are provided.

Rating: 1 Satisfactory

Recommendations: Provide the Science Classrooms with the required safety shower and emergency gas shutoff in the (4) science classroom. Provide a grease interceptor for the kitchen.

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Other: Emergency Gas Shut-off	$1,000.00	unit		4 Required	$4,000.00	Install emergency gas shut-off in science rooms
Other: Kitchen Grease Interceptor	$6,000.00	per unit		1 Required	$6,000.00	Install new kitchen grease interceptor
Other: Safety Shower Station	$2,500.00	per unit		4 Required	$10,000.00	Install new safety shower in science room
Sum:			$20,000.00	$20,000.00		



Hot Water Heater

Back to Assessment Summary

F. Windows

Description: The overall facility is equipped with thermally broken, metal clad wood frame type windows with insulated double glazing, which are original to the building construction date, and are in good condition. The window system features operable windows throughout the building, and they are equipped with opening limiters and insect screens in good condition. Window system seals are in good condition, with no air or water infiltration being experienced. Window system hardware is in good condition. The window system features integral blinds, which are in good condition. Aluminum storefront systems are found at entrances and stairs towers, and are in good condition. Aluminum curtainwall system is found in the 2 story lobby area, and is in good condition. This facility is not equipped with any glass block windows. The exterior doors in the overall facility are equipped with thermally broken aluminum frame transoms and vision panels with tempered insulated glazing in good condition. The school does not contain skylights or clerestories. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Storefront and curtainwall systems



Typical window

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G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. No significant issues related to foundation cracking or spalling were encountered. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Foundation wall

Back to Assessment Summary

H. Structure: Walls and Chimneys

Description: The overall facility has a combination of split and smooth face block veneer and horizontal metal wall panel on a combination of load bearing masonry wall system and structural metal stud framing system, which displayed no locations of deterioration, and is in good condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in good condition. The school does have sufficient expansion joints, and they are in good condition. Block veneer masonry walls are cavity walls. Weep holes are provided in sufficient quantity at lintels and the base of masonry cavity walls, and are in good condition. Weep holes are not rope type weeps. No locations of mortar deterioration and efflorescence were observed on the exterior masonry, but two areas of masonry at the front entrance and media center north wall need cleaning. Interior walls are a combination of concrete masonry units and metal stud with gypsum board walls, and are in good condition. The window sills are aluminum and an element of the window system, and are in good condition. The exterior lintels are painted steel, and are in good condition. There are no chimneys. Exterior soffits are of DEFS (direct applied exterior finish) over metal framing structure, and are in good condition. The school is not equipped with a conventional loading dock. An uncovered concrete loading area is provided near the food service area.

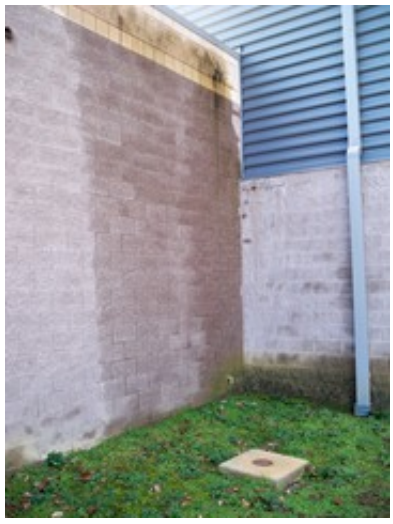
Rating: 2 Needs Repair

Recommendations: Provide masonry cleaning and sealing at east and north walls, as required.

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Exterior Masonry Cleaning:	$1.95	sq.ft. (Qty)		2,000 Required	$3,900.00	(wall surface)
Exterior Masonry Sealing:	$1.30	sq.ft. (Qty)		2,000 Required	$2,600.00	(wall surface)
Sum:			$6,500.00	$6,500.00		



Exterior finishes



Areas of masonry need cleaning

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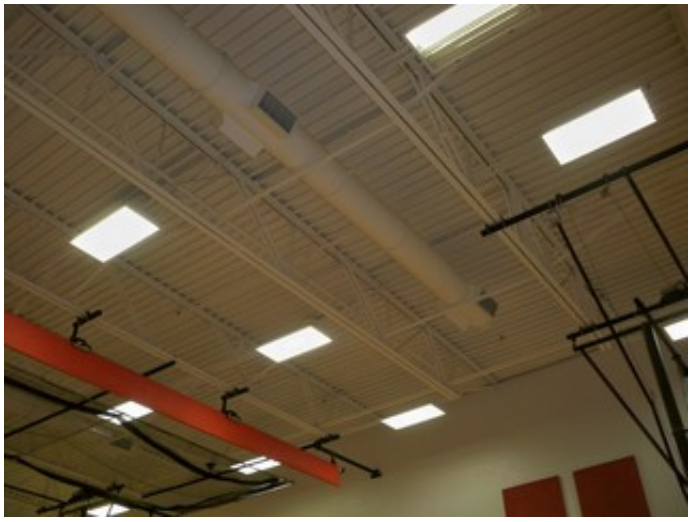
I. Structure: Floors and Roofs

Description: The floor construction of the overall facility is concrete slab on grade, and is in good condition. There is no crawl space. The floor construction of the second floor is composite metal deck with cast in place concrete slab type construction, and is in good condition. The roof construction of the overall facility is metal deck on steel joist, steel trusses and beams, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Roof structure

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with VCT type flooring, 2 x 4 lay-in acoustical ceiling tile, as well as painted gypsum board wall finish, and they are in good condition. The computer labs feature carpet tile flooring in good condition. The overall facility has Corridors with VCT flooring, 2X4 lay-in ceilings, as well as painted smooth face scored CMU with split face block accents and painted gypsum board wall finishes, and they are in good condition. The stairs have rubber flooring in good condition. The overall facility has Restrooms with paver tile and resilient sheet type flooring, 2 x 4 lay-in type ceilings, as well as painted block and painted gypsum board wall finishes, and they are in good condition. Toilet partitions are plastic, and are in good condition. Classroom casework in the overall facility is plastic laminate over particle board type construction with plastic laminate tops, is adequately provided, and in good condition. The typical Classroom contains 22 lineal feet of casework. Classrooms are provided adequate markerboards and tackboards which are in good condition. The lockers located in the corridor are adequately provided and in good condition. The Art program is equipped with a kiln in good condition. The facility is equipped with wood non-louvered interior doors that are recessed, with proper ADA hardware and clearances, and in good condition. The Gymnasium space has wood flooring, steel joist and metal deck ceilings, as well as painted block and operable partition wall finishes, and they are in good condition. Wood Gymnasium flooring has been well maintained, will accommodate multiple future sandings and refinishings, and is rated at an early stage of its product lifecycle. Gymnasium basketball backboards are electrically operated, and are in good condition. Gymnasium telescoping stands are plastic type construction, and are in good condition. The Media Center has carpet tile flooring, 2x4 lay-in and gypsum board type ceilings, as well as painted gypsum board and painted scored CMU wall finishes, and they are in good condition. Student Dining has VCT flooring, 2x4 lay-in type ceilings, as well as painted block, split face CMU and smooth face scored CMU wall finishes, and they are in good condition. OSDM-required fixed equipment for Stage is adequately provided, and in good condition. Existing Gymnasium, Student Dining and Music spaces are adequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is oversized based on current enrollment and the existing original kitchen equipment is in good condition. The kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is provided by the hood. Walk-in cooler and freezer are located within the Kitchen spaces, and are in good condition.

Rating: 2 Needs Repair

Recommendations: Provide for new acoustical lay-in ceiling tile in the Art room, Kiln room and 4 Science classrooms due to installation of required general room exhaust fans in Item C.

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Acoustic Ceiling:	$7.26	sq.ft. (Qty)		5,788 Required	$42,020.88	(partial finish - tear out and replace per area)
Sum:			$42,020.88	$42,020.88		



Corridor finishes



Classroom finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 2x4 acrylic lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 51FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 acrylic lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 30 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with T-8 (6) lamp high bay fluorescent type lighting, in good condition, providing an average illumination of 30 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 1x8 indirect suspended fluorescent fixture type lighting in good condition, providing an average illumination of 40 FC, which is less than the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 2x4 lay-in fluorescent fixture type lighting with multi level switching. Student Dining fixtures are in good condition, providing an average illumination of 55 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 2x4 lay-in fluorescent fixture type lighting with multi level switching. Kitchen fixtures are in good condition, providing an average illumination of 55 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 4' 2-lamp industrial fluorescent fixture type lighting in good condition. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 lay-in fluorescent fixture type lighting in good 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 inadequate lighting levels.

Rating: 2 Needs Repair

Recommendations: Provide lighting replacement in the Primary Gymnasium, Media Center, and Kitchen locations because inadequate lighting levels.

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Other: Partial Lighting Replacement	$5.00	sq.ft. (Qty)		13,363 Required	$66,815.00	Lighting Replacement in area specified
Sum:			$66,815.00	$66,815.00		



Gymnasium Lighting



Media Center Lighting

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L. Security Systems

Description: The overall facility contains a Samsung motion detector, CCTV, intrusion, door contact, type security system in good condition. Motion detectors are adequately provided in main entries, central gathering areas, offices, and main Corridors. Exterior doors are equipped with door contacts. An automatic visitor control system 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, multiplexer, LCD monitor, and a 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 security system is adequately provided throughout, and the system is compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted HID metal halide entry lights in good condition. Pedestrian walkways are illuminated with surface mounted HID metal halide fixtures in good condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID metal halide fixtures in good condition. The exterior site lighting system provides adequate illumination.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Security Monitor in office



Corridor Security Cameras

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant plastic constructed LED illuminated exit signs and the system is in good condition. The facility is equipped with emergency egress floodlighting, as well as recessed fluorescent lighting used for emergency egress lighting, and the system is in good condition. The system is not provided with appropriate battery backup but is fed from the emergency generator. The system is adequately provided throughout, and meets Ohio School Design Manual and Ohio Building Code requirements.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Typical Exit Signs

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N. Fire Alarm

Description: The overall facility is equipped with an EST Addressable type fire alarm system, installed in 2010, and in good condition, consisting of manual pull stations, horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns and strobe indicating devices, flow switches, tamper switches, smoke detectors, and heat sensors. The system thus supports existing fire suppression systems. The system is adequately provided throughout, and does have additional capabilities. The system is compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Voice Evacuation Panel



Typical FA Devices

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, parking areas, and from the passenger unloading zone to the main entrances of the school due to curb cuts and the entrances being on grade. There is an accessible route connecting all areas of the site via sidewalks. The exterior entrances are ADA accessible due to power assisted entries being provided. 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 are equipped with sufficient ADA power assist doors, which are in good condition. On the interior of the building, space allowances and reach ranges are compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do meet all ADA requirements. Elevation changes are facilitated by 3 compliant stairwells in good condition. This 2 story building has a compliant elevator that accesses every floor and is in good condition. Access to the Stage is facilitated by a ramp that is in good condition. Interior doors are recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. ADA compliant accessories, lavatories, water closets, urinals and electric water coolers are provided as required. The toilet partitions are ADA compliant, and they provide the proper clearances. Proper ADA signage is provided throughout the facility. Science Classrooms are compliant with ADA requirements. The Health Clinic is provided with an ADA toilet and sink. A Special Education Restroom with shower is provided.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Doors are ADA compliant



ADA restroom fixtures

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P. Site Condition

Description: The 37.84 acre flat site is located in a rural/ suburban residential setting with moderate tree / shrub type landscaping. Outbuildings include a stadium and a small field house. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled county roads. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided. A bus loop is provided for student loading and unloading. Staff and visitor parking is facilitated by 2 asphalt parking lots in good condition. The parking lots contain 196 regular and 14 ADA parking spaces. Only 92 regular and 4 ADA parking spaces are required. Adequate parking for staff members, visitors, and the disabled is provided. The site and parking lot drainage design, consisting of storm sewers and sheet drainage provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs are in good condition and are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good condition. Trash pick-up and service drive pavement is heavy duty, in good condition, and is equipped with a concrete pad area for dumpsters, which is in good condition. The athletic facilities are comprised of a softball field, and a baseball field, a stadium with track, grandstands, basketball court and tennis courts, which are in good condition. An additional parking lot is provided adjacent to the stadium. Site features are suitable for outdoor instruction, and a media center terrace with tables and benches is provided for doing so.

Rating: 1 Satisfactory

Recommendations: Provide allowances for unforeseen site circumstances as per OSFC guidelines.

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
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:			$200,000.00	$200,000.00		



West parking lot



Media center terrace

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Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		

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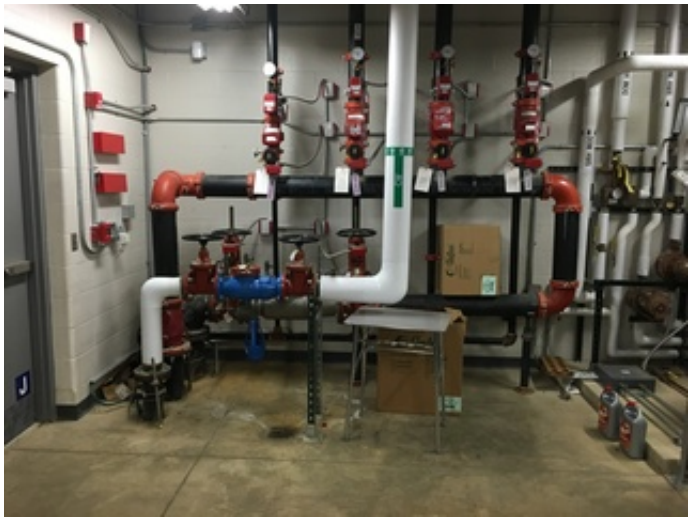
R. Water Supply

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Water Service

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are a combination of aluminum type doors installed on aluminum frames and hollow metal type doors installed on hollow metal frames, and are in good condition. The typical doors feature insulated tempered glass vision panels, transoms and sidelights. The doors are equipped with appropriate ADA hardware. Entrance doors are aluminum type doors installed on aluminum frames, feature insulated tempered glass vision panels, transoms and sidelights, and are in good condition. The facility is equipped with one roof access door in good condition. Overhead sectional door is steel type in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Entrance doors



Service doors and overhead door

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T. Hazardous Material

Description: Due to the construction date, there is no potential for lead based paint. No fluorescent lighting needs to be replaced, so there are no related abatement issues to consider.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		

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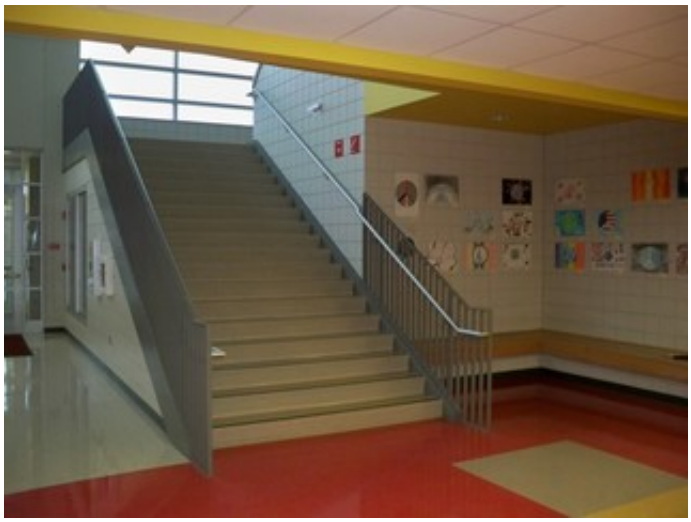
U. Life Safety

Description: The overall facility is equipped with a compliant automated fire suppression system in good condition. Corridors are situated such that dead-end Corridors are not present. The facility features 3 interior stair towers, which are not protected by two hour fire enclosures, and none is required. The facility does not have any exterior stairways from intermediate floors. Guardrails are constructed with vertical bars with less than 4'' clearance and do extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in good condition, and is 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 installed as required by the OSDM and OBCMC. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The existing water supply is provided by a tie-in to the municipal system, and is sufficient to meet the future fire suppression needs of the school. The facility is equipped with an emergency generator. The emergency generator is a 125KW natural gas fired type unit, is located outside the building in the utility yard, which currently supports the illuminated exit signs, emergency egress floodlighting and recessed fluorescent emergency lighting, fire alarm system, Freezer, Cooler, and Boilers. The emergency generator is in good condition, and appears to provide adequate capacity for the future needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Guardrails are compliant

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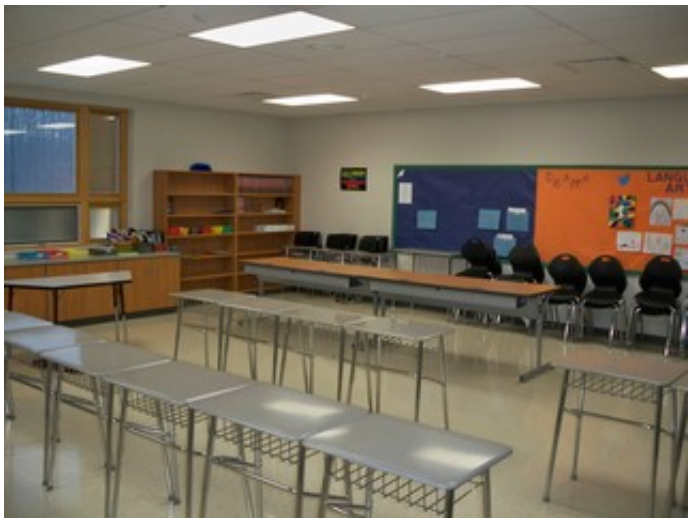
V. Loose Furnishings

Description: The typical Classroom furniture is of consistent design, and in generally good condition, consisting of student desks & chairs , teacher desks & chairs, desk height file cabinets , reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 8 due to observed conditions.

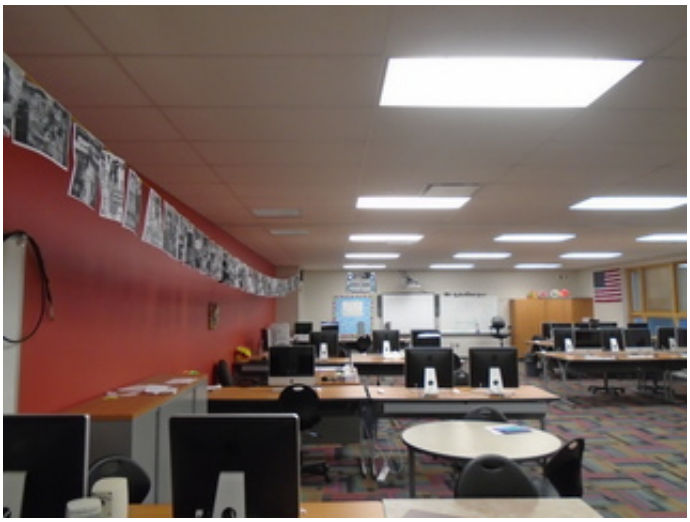
Rating: 1 Satisfactory

Recommendations: Provide for replacement of minor amount of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
CEFPI Rating 8	$3.23	sq.ft. (of entire building addition)		Required	$344,863.87	
Sum:			$344,863.87	$344,863.87		



Classroom furniture



Computer lab furniture

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W. Technology

Description: The typical Classroom is equipped with the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor, and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided, and in good condition. OSDM-compliant computer network infrastructure is provided. The facility does contain a media distribution center, and provides Computer Labs for use by students. Elevators are equipped with telephones.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2011) 106,769 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Teachers Outlet



Typical Smartboards

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$779,964.80
7.00%	Construction Contingency	$54,597.54
Subtotal		$834,562.34
16.29%	Non-Construction Costs	$135,950.20
Total Project		**$970,512.54**

Construction Contingency	$54,597.54
Non-Construction Costs	$135,950.20
Total for X.	**$190,547.74**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$250.37
Soil Borings / Phase I Envir. Report	0.10%	$834.56
Agency Approval Fees (Bldg. Code)	0.25%	$2,086.41
Construction Testing	0.40%	$3,338.25
Printing - Bid Documents	0.15%	$1,251.84
Advertising for Bids	0.02%	$166.91
Builder's Risk Insurance	0.12%	$1,001.47
Design Professional's Compensation	7.50%	$62,592.18
CM Compensation	6.00%	$50,073.74
Commissioning	0.60%	$5,007.37
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$9,347.10
Total Non-Construction Costs	**16.29%**	**$135,950.20**

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School Facility Appraisal - Big Walnut Local

Name of Appraiser	Brandon Anderson	**Date of Appraisal**	2016-01-13
Building Name	Big Walnut Middle School		
Street Address	777 Cheshire Road		
City/Town, State, Zip Code	Sunbury, 43074		
Telephone Number(s)	740 965-3006		
School District	Big Walnut Local		

Setting: Suburban

Site-Acreage	37.80	Building Square Footage	106,769
Grades Housed	7-8	Student Capacity	485
Number of Teaching Stations	43	Number of Floors	2
Student Enrollment	520		
Dates of Construction	2011		

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 2024 Cost Set - Big Walnut Middle School

1.0 The School Site	Points Allocated	Points
1.1 **Site is large enough** to meet educational needs as defined by state and local requirements	25	*20*
The site is 37.8 acres compared to 26 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*16*
The school is centrally located within the school district, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*8*
The site is adjacent to residential/agricultural uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*6*
The site has limited landscaping, which does not enhance the property or 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 multi-purpose fields, softball field, baseball field, football field, including a track, and tennis courts, 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 provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*4*
The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
Adequate parking is provided for faculty, staff, community parking, and is located on asphalt pavement in good condition.		
TOTAL - 1.0 The School Site	100	*78*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for 2024 Cost Set - Big Walnut Middle School

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*12*
Entire building meets all ADA requirements.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*10*
The roofs over entire building are in good condition but require limited repairs (under warranty).		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in good condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*8*
Exterior and interior walls are in good condition, have sufficient control and expansion joints, and are free from deterioration.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*8*
Building envelope meets minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*8*
The building was constructed in 2010 and is reported to be free of asbestos.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*8*
Flexible partition walls have been provided between classrooms and allow for a variety of class sizes.		

Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*11*
Adequate Light sources are maintained and properly placed		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*13*
The internal water supply appears to have sufficient pressure to meet the health and safety requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*11*
Each Teaching station has adequate outlets		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*8*
Controls are protected and easily accessible		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*8*
Drinking fountains are adequate in number and placement, and 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*
The drainage system appears to meet requirements.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*8*
Fire Alarm system is properly maintained		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*7*
Dependable two way communication is required.		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*
The exterior water supply appears to be sufficient and available for normal usage.		
TOTAL - 2.0 Structural and Mechanical Features	200	*156*

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Suitability Appraisal of **3.0 Plant Maintainability** for 2024 Cost Set - Big Walnut Middle School

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	*12*
Flooring throughout the facility consists of VCT, wood, sealed concrete, 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	*8*
Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*8*
Casework is wood type construction with plastic laminate tops, is well constructed and in good condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*8*
Door hardware is consistent throughout the facility, and meets ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*8*
Fixtures are wall mounted and are of good quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*8*
Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*7*
Adequate outlets are available for routine cleaning		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*8*
Outdoor fixtures are accessible for repair and replacement		
TOTAL - 3.0 Plant Maintainability	100	*79*

Bottom of page

Suitability Appraisal of **4.0 Building Safety and Security** for 2024 Cost Set - Big Walnut Middle School

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 **Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	*12*
Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*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	*4*
The Middle School location and types of intramural equipment are free from hazard.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
The heating units appear to be located away from student occupied areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*12*
The building does have 2 stairways, which are not enclosed, and are 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	*8*
Emergency Lighting is provided throughout the building		
4.10 **Classroom doors** are recessed and open outward	10	*8*
Classroom doors are adequately recessed with proper ADA clearances, and open outward.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*7*
Security system is provided to assure uninterrupted operation		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
VCT flooring has been well maintained throughout the facility.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*4*
Stair treads and risers are properly designed and meet requirements.		
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	*4*
Drinking fountains / water coolers have been recessed in the corridor wall.		

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*4*
Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a corridor leading to the exterior.		
Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*14*
The facility is sprinkled. Fire alarm devices are provided adequately.Fire extinguisher 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 masonry system with steel joist and metal deck. Interior walls are masonry and drywall.		
4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*8*
Emergency alarms have distinct sounds		
TOTAL - 4.0 Building Safety and Security	200	*159*

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Suitability Appraisal of **5.0 Educational Adequacy** for 2024 Cost Set - Big Walnut Middle School

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*20*
The average classroom is 900 sq. ft., which is compliant with the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*12*
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	*8*
Classrooms are large enough to allow privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*8*
Lockers, located in the corridor, are adequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*8*
Casework is adequately provided for storage of teacher materials.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*12*
Special education classrooms are appropriately sized, and meet standards.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*8*
Special education spaces are properly designed to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*8*
The media center is an attractive space, including natural light and sufficient book storage space.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The gymnasium space is adequately sized and equipped for physical education instruction.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*8*
Science classrooms are appropriately sized and equipped for effective science instruction.		
5.12 **Music Program** is provided adequate sound treated space	5	*4*
The music room is designed appropriately, including acoustic panels on walls and ceilings.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*4*
The art room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*4*
The facility is provided with computer labs for student use.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*3*

Some work rooms are provided adjacent to the classrooms for small groups and remedial instruction.

5.16 **Storage for student and teacher material** is adequate	5	*4*

Lockers have been provided for storage of student materials. Casework has 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	*8*

The teacher's lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*8*

The student dining space is attractive with adequate space for seating.

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	*4*

The space provided for the counselor does insure privacy, and has sufficient storage space.

5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*4*

The clinic is located within the administrative offices and is provided with the required equipment.

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

Suitable reception space is available for students, teachers, and visitors.

5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*4*

Administrative personnel are provided sufficient work space and privacy.

TOTAL - 5.0 Educational Adequacy	200	*159*

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Suitability Appraisal of **6.0 Environment for Education** for 2024 Cost Set - Big Walnut Middle School

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*12*
The building is a contemporary design with simple detailing, which is aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*6*
The site has limited landscaping which does not enhance the property or emphasize the building entrance.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
The site is adjacent to residential/agricultural uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the school is completely sheltered.		
6.5 **Building materials** provide attractive color and texture	5	*4*
The mixture of materials is sensitive to an overall design aesthetic.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*16*
The use of repeated colors and materials gives the building some unity and a sense of consistency.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*13*
Year around comfortable temperature and humidity appears to be provided throughout the building.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*13*
The ventilation system appears to meet adequate quiet circulation of clean air requirements.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*12*
Lighting systems provide proper lighting levels and distribution		
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	*8*
There are areas for students to gather in the student dining area and gymnasium, as well as a small gathering area at the entrance to the school.		
6.12 **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	*8*
There are areas for students to gather in the student dining area and gymnasium, as well as a small gathering area at the entrance to the school.		
6.14 **Large group areas are designed** for effective management of students	10	*8*
The gymnasium is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*8*
Limited consideration has been given to acoustical treatment of classrooms and corridors.		
6.16 **Window design** contributes to a pleasant environment	10	*8*

The windows are fairly well designed to contribute to a pleasant environment.

6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*8*

Classroom furniture is consistent in design and in good condition.

TOTAL - 6.0 Environment for Education	200	*160*

LEED Observation Notes

School District:	Big Walnut Local
County:	Delaware
School District IRN:	46748
Building:	Big Walnut Middle School
Building IRN:	46748

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)

Points may be difficult to achieve in this category, as there is limited site work required for this facility.

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)

Due to no water fixture replacement, there may be some difficulty in achieving credits in this category.

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)

Points may be difficult to achieve in this category, as there is limited HVAC replacement required for this facility.

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)

Re-use of wall and floor structure will gain 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)

Points may be difficult to achieve in this category, as there is limited materials replacement required for this facility.

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 is dependent upon the design architect.

Justification for Allocation of Points - Big Walnut Local

Building Name and Level: **Big Walnut Middle School**

7-8

Building features that clearly exceed criteria:

1. The site well exceeds the acreage recommended to support a school of this size.
2. More than adequate parking is provided for this facility.
3. The school features a large Cafeteria space open to an outdoor dining area and a large Media Center open to an outdoor learning space.
4. The overall exterior and interior design of the building is aesthetically pleasing.
5. The generous glazed openings contribute to a pleasant environment.
6.

Building features that are non-existent or very inadequate:

1. The Fluorescent lighting fixtures in the Gym, Media center and Kitchen provide insufficient illumination.
2.
3.
4.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Big Walnut Local
Facility:	Big Walnut Middle School
Date of Initial Assessment:	Jan 13, 2016
Date of Assessment Update:	Mar 4, 2025
Cost Set:	2024

District IRN:	46748
Building IRN:	46748
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
2011 Original Building	106,769	$0.00	$0.00
Total	106,769	$0.00	$0.00
Total with Regional Cost Factor (100.00%)	—	$0.00	$0.00
Regional Total with Soft Costs & Contingency	—	$0.00	$0.00

APPENDIX 4F.4

OFCC Facility Assessments - Big Walnut MS (HS Assessment)

(2016 assessments with 2024 costs applied)

Building Information - Big Walnut Local (46748) - Big Walnut High

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	2024 Cost Set - Big Walnut High
Assessment Date (on-site; non-EEA)	2016-01-05
Kitchen Type	Full Kitchen
Cost Set:	2024
Building Name	Big Walnut High
Building IRN	2709
Building Address	555 S Old 3C Hwy PO Box 5001
Building City	Sunbury
Building Zipcode	43074
Building Phone	(740) 965-3766
Acreage	49.00
Current Grades:	9-12
Teaching Stations	73
Number of Floors	3
Student Capacity	1109
Current Enrollment	960
Enrollment Date	2015-12-23
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	63
Historical Register	**NO**
Building's Principal	Mr. Andy Jados
Building Type	High

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Building Pictures - Big Walnut Local(46748) - Big Walnut High(2709)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

183,175 Total Existing Square Footage
1991,1991,1991,1991,2006 Building Dates
9-12 Grades
960 Current Enrollment
73 Teaching Stations
49.00 Site Acreage

Big Walnut High School, which is not on the National Register of Historic Buildings, and originally constructed in 1991, is a three story, 183,175 square foot split block school building located in a rural/suburban residential setting. There was an addition in 2006 consisting of classrooms, a new entry with expanded student dining to the west side of the building, and a weight room to the northeast side of the building. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains a combination of load bearing split face masonry block, structural metal studs back up walls with metal siding at the exterior, and load bearing masonry block with split face block veneer at the exterior. The interior walls consist of a combination of masonry block and metal stud partitions with gypsum wallboard. The floor system consists of concrete slab on grade on the lower floor level and concrete slab on metal form deck and steel joists on intermediate floor levels. The roof structure is a combination of steel joist, steel beam and steel trusses with metal deck type construction and pre-engineered steel bent structure. The roofing system is primarily a standing seam sloped metal roof, with small portions of flat roof being modified bitumen system. The ventilation system of the building is adequate to meet the needs of the users. The Classrooms (between 750 s.f. and 820 s.f.), and are slightly undersized in terms of the current standards established by the State of Ohio. Physical Education spaces consist of 10,649 s.f. Primary Gymnasium with 6,117 s.f. Auxiliary Gymnasium and one separate Student Dining. The electrical system for the facility is adequate. The facility is equipped with a compliant security system. The building has a compliant automatic fire alarm system. The facility is equipped with a compliant automated fire suppression system. The building does not contain asbestos and other hazardous materials.The overall building is compliant with ADA accessibility requirements. The school is located on a 79 acre site shared with Big Walnut Intermediate School adjacent to residential properties, 49 acers have been allocated to the high school. The athletic facilities (stadium and ball fields) are adjacent to the school to the north, and are partially fenced for security. Access onto the site is unrestricted. Site circulation is good. 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 - Big Walnut Local (46748) - Big Walnut High (2709)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1991	yes	3	142,199	no	no
Original Building (Auditorium)	1991	yes	1	4,459	yes	no
Original Building (CT High Bay)	1991	yes	1	3,038	no	no
Original Building (Greenhouse)	1991	yes	1	268	no	no
Addition No 1	2006	yes	3	33,211	no	no

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Building Component Information - Big Walnut Local (46748) - Big Walnut High (2709)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (1991)		33345		10649	5212	3042	5324	2506						6117
Original Building (Auditorium) (1991)	4459													
Original Building (CT High Bay) (1991)			3038											
Original Building (Greenhouse) (1991)			268											
Addition No 1 (2006)		4326				251								
Total	4,459	37,671	3,306	10,649	5,212	3,293	5,324	2,506	0	0	0	0	0	6,117
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet	Housed In
Program Type 1	**Business and Administrative Services**	Laboratory	786.00	
		Related Office	0.00	
		Related Storage	0.00	
		Other	0.00	
		Other Spaces, Comments:		
Program Type 5	**Agribusiness & Production Systems**	Laboratory	1875.00	
		Other	0.00	
		Related Office	126.00	
		Related Storage	59.00	
		Digital Reference Room	0.00	
		Related Classroom	944.00	
		Related Changing Room (one per type 5, 6 & 7)	0.00	
		Related Tool Crib	0.00	
		Related Restroom	0.00	
		Greenhouse	268.00	
		Other Spaces, Comments:		

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Big Walnut High (2709)

District: Big Walnut Local
Name: Big Walnut High
Address: 555 S Old 3C Hwy PO Box 5001
Sunbury,OH 43074
Bldg. IRN: 2709

County: Delaware **Area:** Central Ohio (0)
Contact: Mr. Andy Jados
Phone: (740) 965-3766
Date Prepared: 2016-01-05 **By:** Anca Sandu
Date Revised: 2025-02-27 **By:** Brandon Anderson

Current Grades	9-12	Acreage:	49.00
Proposed Grades	N/A	Teaching Stations:	73
Current Enrollment	960	Classrooms:	63
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1991	yes	3	142,199
Original Building (Auditorium)	1991	yes	1	4,459
Original Building (CT High Bay)	1991	yes	1	3,038
Original Building (Greenhouse)	1991	yes	1	268
Addition No 1	2006	yes	3	33,211
Total				**183,175**

*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	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	147	74%	Satisfactory
3.0 Plant Maintainability	100	80	80%	Satisfactory
4.0 Building Safety and Security	200	162	81%	Satisfactory
5.0 Educational Adequacy	200	168	84%	Satisfactory
6.0 Environment for Education	200	159	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	796	80%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$24,001,881.06

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	$8,161,040.88	-
B.	Roofing	2	$165,761.43	-
C.	Ventilation / Air Conditioning	3	$129,565.00	-
D.	Electrical Systems	2	$141,044.75	-
E.	Plumbing and Fixtures	3	$285,160.03	-
F.	Windows	2	$40,490.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$331,245.89	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$4,563,029.38	-
K.	Interior Lighting	3	$1,542,333.50	-
L.	Security Systems	1	$0.00	-
M.	Emergency/Egress Lighting	3	$238,127.50	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$153,739.82	-
P.	Site Condition	2	$597,964.63	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$66,078.05	-
T.	Hazardous Material	2	$21,633.17	-
U.	Life Safety	2	$129,682.47	-
V.	Loose Furnishings	2	$591,655.25	-
W.	Technology	3	$2,130,866.55	-
X.	Construction Contingency / Non-Construction Cost	-	$4,712,462.76	-
Total			$24,001,881.06	

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Original Building (1991) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Big Walnut High	**Contact:**	Mr. Andy Jados
Address:	555 S Old 3C Hwy PO Box 5001 Sunbury,OH 43074	**Phone:**	(740) 965-3766
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	2709	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	9-12	Acreage:	49.00
Proposed Grades	N/A	Teaching Stations:	73
Current Enrollment	960	Classrooms:	63
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	**1991**	**yes**	**3**	**142,199**
Original Building (Auditorium)	1991	yes	1	4,459
Original Building (CT High Bay)	1991	yes	1	3,038
Original Building (Greenhouse)	1991	yes	1	268
Addition No 1	2006	yes	3	33,211
Total				**183,175**

*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	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	147	74%	Satisfactory
3.0 Plant Maintainability	100	80	80%	Satisfactory
4.0 Building Safety and Security	200	162	81%	Satisfactory
5.0 Educational Adequacy	200	168	84%	Satisfactory
6.0 Environment for Education	200	159	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	796	80%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$21,565,796.30

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	$7,738,469.58	-
B.	Roofing	2	$165,761.43	-
C.	Ventilation / Air Conditioning	3	$129,565.00	-
D.	Electrical Systems	2	$109,493.23	-
E.	Plumbing and Fixtures	3	$236,107.87	-
F.	**Windows**	**2**	**$0.00**	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$256,368.61	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$4,338,143.37	-
K.	Interior Lighting	3	$1,197,315.58	-
L.	Security Systems	1	$0.00	-
M.	Emergency/Egress Lighting	3	$184,858.70	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$137,644.30	-
P.	Site Condition	2	$509,912.07	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$66,078.05	-
T.	Hazardous Material	2	$16,306.29	-
U.	Life Safety	2	$129,682.47	-
V.	Loose Furnishings	2	$459,302.77	-
W.	Technology	3	$1,656,618.35	-
X.	Construction Contingency / Non-Construction Cost	-	$4,234,168.63	-
Total			$21,565,796.30	

Original Building (Auditorium) (1991) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Big Walnut High	**Contact:**	Mr. Andy Jados
Address:	555 S Old 3C Hwy PO Box 5001 Sunbury,OH 43074	**Phone:**	(740) 965-3766
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	2709	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	9-12	Acreage:	49.00
Proposed Grades	N/A	Teaching Stations:	73
Current Enrollment	960	Classrooms:	63
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1991	yes	3	142,199
Original Building (Auditorium)	**1991**	**yes**	**1**	**4,459**
Original Building (CT High Bay)	1991	yes	1	3,038
Original Building (Greenhouse)	1991	yes	1	268
Addition No 1	2006	yes	3	33,211
Total				**183,175**

*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	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	147	74%	Satisfactory
3.0 Plant Maintainability	100	80	80%	Satisfactory
4.0 Building Safety and Security	200	162	81%	Satisfactory
5.0 Educational Adequacy	200	168	84%	Satisfactory
6.0 Environment for Education	200	159	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	796	80%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$594,987.54

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	$242,658.78	-
	B.	**Roofing**	**2**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
	D.	Electrical Systems	2	$3,433.43	-
	E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
	F.	**Windows**	**2**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	2	$109,914.35	-
	K.	Interior Lighting	3	$37,544.78	-
	L.	Security Systems	1	$0.00	-
	M.	Emergency/Egress Lighting	3	$5,796.70	-
	N.	Fire Alarm	1	$0.00	-
	O.	Handicapped Access	2	$3,880.22	-
	P.	Site Condition	2	$8,011.49	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	**Exterior Doors**	**2**	**$0.00**	-
	T.	Hazardous Material	2	$579.67	-
	U.	**Life Safety**	**2**	**$0.00**	-
	V.	Loose Furnishings	2	$14,402.57	-
	W.	Technology	3	$51,947.35	-
-	X.	Construction Contingency / Non-Construction Cost	-	$116,818.20	-
Total				$594,987.54	

Original Building (CT High Bay) (1991) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Big Walnut High	**Contact:**	Mr. Andy Jados
Address:	555 S Old 3C Hwy PO Box 5001 Sunbury,OH 43074	**Phone:**	(740) 965-3766
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	2709	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	9-12	Acreage:	49.00
Proposed Grades	N/A	Teaching Stations:	73
Current Enrollment	960	Classrooms:	63
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1991	yes	3	142,199
Original Building (Auditorium)	1991	yes	1	4,459
Original Building (CT High Bay)	**1991**	**yes**	**1**	**3,038**
Original Building (Greenhouse)	1991	yes	1	268
Addition No 1	2006	yes	3	33,211
Total				**183,175**

*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	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	147	74%	Satisfactory
3.0 Plant Maintainability	100	80	80%	Satisfactory
4.0 Building Safety and Security	200	162	81%	Satisfactory
5.0 Educational Adequacy	200	168	84%	Satisfactory
6.0 Environment for Education	200	159	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	796	80%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$455,320.07

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	$165,327.96	-
	B.	**Roofing**	**2**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
	D.	Electrical Systems	2	$2,339.26	-
	E.	Plumbing and Fixtures	3	$3,239.12	-
	F.	**Windows**	**2**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	2	$108,365.46	-
	K.	Interior Lighting	3	$25,579.96	-
	L.	Security Systems	1	$0.00	-
	M.	Emergency/Egress Lighting	3	$3,949.40	-
	N.	Fire Alarm	1	$0.00	-
	O.	Handicapped Access	2	$3,510.76	-
	P.	Site Condition	2	$8,011.49	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	**Exterior Doors**	**2**	**$0.00**	-
	T.	Hazardous Material	2	$394.94	-
	U.	**Life Safety**	**2**	**$0.00**	-
	V.	Loose Furnishings	2	$9,812.74	-
	W.	Technology	3	$35,392.70	-
-	X.	Construction Contingency / Non-Construction Cost	-	$89,396.28	-
Total				$455,320.07	

Original Building (Greenhouse) (1991) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Big Walnut High	**Contact:**	Mr. Andy Jados
Address:	555 S Old 3C Hwy PO Box 5001 Sunbury,OH 43074	**Phone:**	(740) 965-3766
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	2709	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	9-12	Acreage:	49.00
Proposed Grades	N/A	Teaching Stations:	73
Current Enrollment	960	Classrooms:	63
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1991	yes	3	142,199
Original Building (Auditorium)	1991	yes	1	4,459
Original Building (CT High Bay)	1991	yes	1	3,038
Original Building (Greenhouse)	**1991**	**yes**	**1**	**268**
Addition No 1	2006	yes	3	33,211
Total				**183,175**

*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	$14,584.56	-
B.	**Roofing**	**2**	**$0.00**	-
C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
D.	Electrical Systems	2	$206.36	-
E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
F.	Windows	2	$40,490.00	-
G.	Structure: Foundation	1	$0.00	-
H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$6,606.20	-
K.	Interior Lighting	3	$2,256.56	-
L.	Security Systems	1	$0.00	-
M.	Emergency/Egress Lighting	3	$348.40	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$69.68	-
P.	**Site Condition**	**2**	**$0.00**	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	**Exterior Doors**	**2**	**$0.00**	-
T.	Hazardous Material	2	$34.84	-
U.	**Life Safety**	**2**	**$0.00**	-
V.	Loose Furnishings	2	$865.64	-
W.	**Technology**	**3**	**$0.00**	-
X.	Construction Contingency / Non-Construction Cost	-	$15,992.62	-
Total			$81,454.86	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	147	74%	Satisfactory
3.0 Plant Maintainability	100	80	80%	Satisfactory
4.0 Building Safety and Security	200	162	81%	Satisfactory
5.0 Educational Adequacy	200	168	84%	Satisfactory
6.0 Environment for Education	200	159	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	796	80%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$81,454.86

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

Addition No 1 (2006) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Big Walnut High	**Contact:**	Mr. Andy Jados
Address:	555 S Old 3C Hwy PO Box 5001 Sunbury,OH 43074	**Phone:**	(740) 965-3766
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	2709	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	9-12	Acreage:	49.00
Proposed Grades	N/A	Teaching Stations:	73
Current Enrollment	960	Classrooms:	63
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1991	yes	3	142,199
Original Building (Auditorium)	1991	yes	1	4,459
Original Building (CT High Bay)	1991	yes	1	3,038
Original Building (Greenhouse)	1991	yes	1	268
Addition No 1	**2006**	**yes**	**3**	**33,211**
Total				**183,175**

*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	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	147	74%	Satisfactory
3.0 Plant Maintainability	100	80	80%	Satisfactory
4.0 Building Safety and Security	200	162	81%	Satisfactory
5.0 Educational Adequacy	200	168	84%	Satisfactory
6.0 Environment for Education	200	159	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	796	80%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$1,304,322.28

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**	**$0.00**	-
	B.	**Roofing**	**2**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
	D.	Electrical Systems	2	$25,572.47	-
	E.	Plumbing and Fixtures	3	$45,813.04	-
	F.	**Windows**	**2**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$74,877.28	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	**General Finishes**	**2**	**$0.00**	-
	K.	Interior Lighting	3	$279,636.62	-
	L.	Security Systems	1	$0.00	-
	M.	Emergency/Egress Lighting	3	$43,174.30	-
	N.	Fire Alarm	1	$0.00	-
	O.	Handicapped Access	2	$8,634.86	-
	P.	Site Condition	2	$72,029.58	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	**Exterior Doors**	**2**	**$0.00**	-
	T.	Hazardous Material	2	$4,317.43	-
	U.	Life Safety	2	$0.00	-
	V.	Loose Furnishings	2	$107,271.53	-
	W.	Technology	3	$386,908.15	-
-	X.	Construction Contingency / Non-Construction Cost	-	$256,087.02	-
Total				$1,304,322.28	

A. Heating System

Description: The existing system for the overall facility is a gas fired, hot water boiler system, installed in 1991, and is in fair condition. The original construction includes a 4 pipe system utilizing unit ventilators in all of the classrooms which is not compliant with the OSDM requirements for basic system types. The 2005 addition utilizes an air handler with VAV boxes with reheat for all the classrooms added in this addition. This system is compliant with the OSDM basic system type. The 2 gas fired boilers, were installed in 1991 and are in fair condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, fin tubes, and air handlers. The terminal equipment was installed in 1991 and is in fair condition. The system does comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The DDC type system temperature controls were installed recently and are in good condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The original construction is not ducted however the structural deck heights will allow the routing of properly sized ductwork for a future Ohio school design manual approved system. The 2006 addition is an acceptable system and will not require any work. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing systems is anticipated. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards for the original construction. Convert to ducted system to facilitate efficient exchange of conditioned air. No work will be needed at the 2006 addition.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
HVAC System Replacement:	$54.42	sq.ft. (of entire building addition)		Required	Required	Required	Required		$8,161,040.88	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Sum:			$8,161,040.88	$7,738,469.58	$242,658.78	$165,327.96	$14,584.56	$0.00		

Back to Assessment Summary

B. Roofing

Description: The roof over the majority of the facility is a standing seam metal roof system and there are smaller portions that are modified bitumen. The standing seam roof was installed during the original construction in 1991, and over the addition in 2006, and is in good condition. The modified bitumen portion of the roof is reported by the district to have been installed in 2006, and is in poor condition. There are no District reports of current leaking. Access to the roof was gained through the second floor mechanical room door and roof ladder. Fall safety protection cages are not required. There were no observations of standing water on the roof. Metal cap flashings and stone copings are in good condition. Roof storm drainage is addressed through a system of gutters and downspouts, roof drains, and through-wall scuppers, which are properly located, and in good condition. The roof is not equipped with overflow roof drains (though they will be required in areas of roof replacement). No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 2 Needs Repair

Recommendations: The modified bitumen portion of the roof, located on the original structure, will require replacement with new single ply EPDM, due to condition and age. Provide overflow drains in areas of roof replacement. The coping on the modified bitumen roof require replacement due to condition.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Membrane (all types / fully adhered):	$20.02	sq.ft. (Qty)		5,192 Required					$103,943.84	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	$23.84	ln.ft.		224 Required					$5,340.16	
Overflow Roof Drains and Piping:	$3,886.95	each		9 Required					$34,982.55	
Roof Insulation:	$4.14	sq.ft. (Qty)		5,192 Required					$21,494.88	(non-tapered insulation for use in areas without drainage problems)
Sum:			$165,761.43	$165,761.43	$0.00	$0.00	$0.00	$0.00		



Modified bitumen flat roof



standing seam metal roof

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The overall facility is equipped with an air cooled central air conditioning system, which is in good condition. The original facility is fed to unit ventilators and the 2006 addition utilizes air handlers and VAV boxes. Isolated room systems consisting of split systems are provided in four locations. The ventilation system in the overall facility consists of unit ventilators and air handlers, installed in 1991 and 2006 in fair condition, providing fresh air to Classrooms, and unit ventilators and air handlers, installed in 1991 and 2006 in fair condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining and Media Center. Relief air venting is provided by ceiling plenums. The ventilation system does meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are required in this facility to support wood shop Program, and existing equipment is adequate. Welding exhaust system is required to support welding program and existing welding exhaust is adequate. The Art program two rooms are equipped with a two kiln's in each room with no kiln exhaust systems. The art rooms do not have general exhaust for the rooms. The biology, chemistry, and home EC rooms do not have general room exhaust. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are adequately placed, and in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements for the original 1991 building. Pricing included in Item A. Add two kiln exhaust systems for the two art rooms. Add exhaust system in each of the (4) chemistry, Biology, and home Ec. Classrooms.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Kiln Exhaust System:	$6,478.25	each		2 Required					$12,956.50	
Chemical Exhaust Hood System for Science Laboratories:	$19,434.75	each		6 Required					$116,608.50	
Sum:			$129,565.00	$129,565.00	$0.00	$0.00	$0.00	$0.00		



Kiln



Chillers

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the overall facility is a 480/277volt, 3000amp, 3phase, 4wire system installed in 1991, and is in good condition. Power is provided to the school by a single utility owned, pad-mounted transformer located outside, and in average condition. The panel system, installed in 1991, is in good condition, and can be expanded to add additional capacity. The Classrooms are equipped with adequate electrical outlets. The typical Classroom contains 3 general purpose outlets, 2 dedicated outlets for Classroom computer, and 1 dedicated outlet for a Classroom television. Some Classrooms are equipped with as many as 4 general purpose outlets, while others are equipped with as few as 2 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is adequately provided, in fair condition and does 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 adequate to meet the facility's future needs.

Rating: 2 Needs Repair

Recommendations: Provide adequate lightning protection safeguards. Provide emergency generator, funding provided in Item U.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Lightning Protection	$0.77	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$141,044.75	
Sum:			$141,044.75	$109,493.23	$3,433.43	$2,339.26	$206.36	$25,572.47		



Main Distribution Panel



Sub Distribution Panel

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E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure backflow preventer in good condition. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is copper, is original to each addition, and is in good condition. The waste piping in the overall facility is cast iron, is original to each addition, and is in good condition. The facility is equipped with a 750 gallon gas water heater in poor condition and the 2006 addition has a 120 gallon gas fired water heater in good condition. The school contains (4) Large Group Restrooms for boys, (4) Large Group Restrooms for girls, (1) Locker Room Restrooms for boys, (1) Locker Room Restrooms for girls, (2) Restrooms associated with specialty Classrooms, and (8) Restrooms for staff. Boys' Large Group Restrooms contain (12) wall mounted flush valve toilets, (13) wall mounted flush valve urinals, as well as (12) countertop lavatories. Girls' Large Group Restrooms contain (24) wall mounted flush valve toilets, as well as (12) countertop lavatories. Boys' Locker Room Restrooms contain (2) wall mounted flush valve toilets, (2) wall mounted flush valve urinals, (2) countertop lavatories, as well as (12) showers. Girls' Locker Room Restrooms contain (3) wall mounted flush valve toilets, as well as (3) countertop lavatories, as well as (6) showers. Staff Restrooms contain (10) floor mounted flush valve toilets, (1) wall mounted urinals, (2) showers, as well as (10) wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with (19) electric water coolers, in fair condition. Middle / High School Special Education (2) Classrooms are not equipped with sink mounted type drinking fountains. Special Education Classrooms are equipped with the required Restroom facilities, and fixtures are in good condition. Kitchen is equipped with the required Restroom, and fixtures are in fair 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 (4) single compartment sinks, triple compartment sink, dishwasher and disposal, which are in fair condition. The Kitchen is not equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a 120 gallon gas fired type water heater, which is in good condition. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with (17) toilets, (8) urinals, (17) lavatories, and (9) electric water coolers. Observations revealed that the school is currently equipped with (51) toilets, (15) urinals, (36) lavatories, and (19) electric water coolers. ADA requirements 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 condition. Science Classrooms, Project Laboratories, and Career Tech Laboratories are equipped with required utility sink, gas/ compressed air connections, and safety shower / eyewash in fair condition. Biology and Chemistry Classrooms are equipped with tank type acid waste systems and neutralization tanks, which are in fair condition. Adequate exterior wall hydrants are provided.

Rating: 3 Needs Replacement

Recommendations: Due to age, condition, and OSFC and LEED requirements all fixtures in the original building and additions shall be low flow type, provide (51) new toilets, (36) new lavatories, (16) new urinals, and (19) new electric water coolers. Provide (2) new sinks with mounted drinking fountains for the special education classrooms. Replace wash fountain in the wood shop that is inoperable. Add and emergency eyewash in the AG Lab. Provide new grease interceptor.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Toilet:	$1,943.48	unit		43 Required				8 Required	$99,117.48	(remove / replace) See Item O
Urinal:	$1,943.48	unit		15 Required				1 Required	$31,095.68	(remove / replace)
Sink:	$1,943.48	unit		28 Required				4 Required	$62,191.36	(remove / replace)
Electric water cooler:	$3,886.95	unit		15 Required				4 Required	$73,852.05	(double ADA)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	$3,239.12	each				1 Required			$3,239.12	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Wash Fountain	$4,664.34	unit		1 Required					$4,664.34	
Other: Grease Interceptor	$6,000.00	per unit		1 Required					$6,000.00	Provide new kitchen grease interceptor
Other: sink with drinking fountain	$2,500.00	per unit						2 Required	$5,000.00	New sinks with drinking fountain for special education classrooms
Sum:			$285,160.03	$236,107.87	$0.00	$3,239.12	$0.00	$45,813.04		



Lavatories



Urinals

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F. Windows

Description: The overall facility is equipped with thermally broken, aluminum frame type windows with insulated double, which was installed in 1991 in the original structure, and in 2006 in the additions. The window system features operable windows throughout the building, and they are equipped with opening limiters and insect screens in good condition. Window system seals are in good condition, with no air or water infiltration being experienced. Window system hardware is in good condition. The window system features surface mounted blinds in the original building, which are in fair to poor condition and surface mounted shades in the 2006 addition, in good condition. This facility is equipped with aluminum storefront systems in the 2006 main lobby, which is in fair condition. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with aluminum frame transoms and vision panels with tempered insulated glazing, in fair condition. Exterior door vision panels are double glazed and insulated in the 2006 addition and 5/8 inch insulated glass in the original building. The school does not contain skylights. Interior glass is OSDM-compliant. Window security grilles are not provided for ground floor windows. There is a Greenhouse associated with this school, and it is in poor to fair condition. Some of the polycarbonate glazing in the greenhouse is cracked and in need of replacement.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of greenhouse glass panels as needed. Exterior door vision panel replacement in the original building is addressed in item S.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Translucent Panels:	$161.96	sq.ft. (Qty)					250 Required		$40,490.00	(remove and replace)
Sum:			$40,490.00	$0.00	$0.00	$0.00	$40,490.00	$0.00		



Typical windows



Greenhouse glass needs repair

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G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls with concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in fair condition. No significant issues related to foundation cracking or spalling were observed. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation wall structural deterioration.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



Concrete slab and foundation wall

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H. Structure: Walls and Chimneys

Description: The original building has a combination of load bearing split face masonry block and structural metal studs back up walls with metal siding at the exterior, which is in fair condition. The 2006 additions have a load bearing masonry block with split face block veneer at the exterior, in fair condition. The exterior masonry appears to have appropriately spaced but inadequately caulked control joints which are in fair condition. Control joints are not provided at all lintel locations at doors and windows, though no cracking was observed at lintel locations. The school does have sufficient expansion joints, and they are in fair condition. The masonry walls are not cavity walls in the original building, but are cavity walls in the 2006 addition. Weep holes are not provided in the original construction, but are provided at the top of the windows in the 2006 addition, and are in fair condition. The exterior masonry has not been cleaned and sealed in recent years, and shows minor evidence of mortar deterioration on the southwest portion of the new addition. Architectural exterior accent materials consist of varying colors of split-faced block and metal panels, which are in fair condition. Interior walls are a combination of concrete masonry units, split faced block, and metal studs with gypsum wall board, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. The window sills are stone and are in good condition. The exterior lintels are steel, are in fair condition. There are no chimneys. Exterior soffits are of metal type construction, and in fair condition.

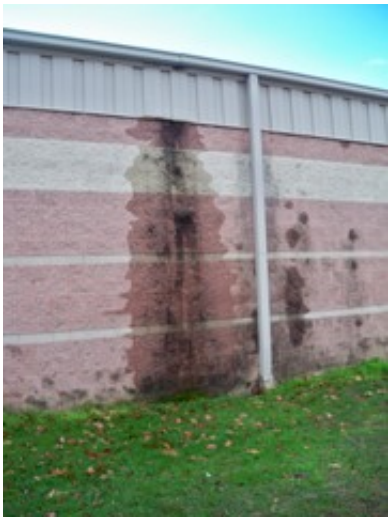
Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required. Provide masonry cleaning and sealing as required through the overall facility). Recaulk existing control joints.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Tuckpointing:	$9.72	sq.ft. (Qty)						40 Required	$388.80	(wall surface)
Exterior Masonry Cleaning:	$1.95	sq.ft. (Qty)		74,881 Required				21,472 Required	$187,888.35	(wall surface)
Exterior Masonry Sealing:	$1.30	sq.ft. (Qty)		74,881 Required				21,472 Required	$125,258.90	(wall surface)
Exterior Caulking:	$9.72	ln.ft.		1,338 Required				484 Required	$17,709.84	(removing and replacing)
Sum:			$331,245.89	$256,368.61	$0.00	$0.00	$0.00	$74,877.28		



Split block and metal siding exterior walls



Masonry needs cleaning

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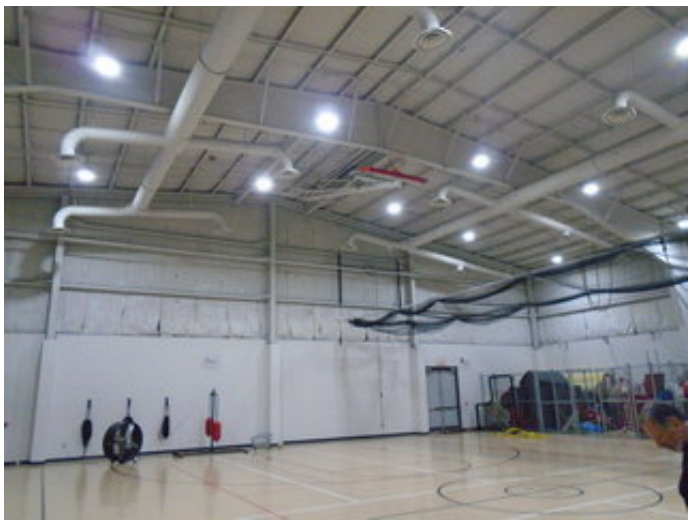
I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the original construction as well as the 2006 addition is concrete slab on grade, and is in good condition. There is no crawl space. The floor construction of the intermediate floors of the overall facility is concrete slab on metal form deck with steel bar joists, and it is in good condition. Interstitial space between ceiling to structural deck spaces are typically 28''. The roof structure is a combination of steel joist, steel beam and steel trusses with metal deck type construction and pre-engineered steel bent structure in the Gymnasium and Auxiliary Gym.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



Roof stucture



Steel bent roof structure

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with carpet and VCT type flooring, 2' x 4' acoustical tile ceilings, as well as painted block and drywall type wall finishes, and they are in fair condition. The overall facility has Corridors with terrazzo and carpet type flooring, 2' x 4' acoustical tile type ceilings, as well as drywall and split faced block type wall finishes, and they are in fair condition. The overall facility has Restrooms with 2'' x 2'' ceramic type flooring, and drywall type ceilings, as well as painted block type wall finishes, and they are in fair condition. Toilet partitions are metal, and are in fair condition in some restrooms and in poor condition in locker rooms. Classroom casework in the overall facility is laminate over particle board type construction with plastic laminate tops, is adequately provided, and in good condition. The typical Classroom contains 17'-9'' lineal feet of casework. The Science Classrooms contain wood casework with phenolic counter tops. Classrooms are provided adequate markerboards and tackboards which are in good condition. The lockers, located in the Corridors, are adequately provided, and are good condition. The Art program is equipped with two kilns in good condition, and existing kilns ventilation is inadequate. The facility is equipped with wood non-louvered interior doors that are recessed with proper ADA clearances, and are in good condition. Some interior doors have ADA hardware. The main Gymnasium has wood flooring and the Auxiliary gymnasium has rubber type flooring. Gyms have exposed bent steel frame and metal panel type ceilings, as well as painted block and operable partition type wall finishes, and they are in fair condition with the exception of the operable partition which is in poor condition. The upper part of the Auxiliary gym is not finished with metal panels and wall insulation is exposed. Wood Gymnasium flooring has been well maintained, will accommodate multiple future sandings and refinishings, and is rated at an early stage of its product lifecycle. Gymnasium telescoping stands are metal and are in poor condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. The Media Center, located in the original construction, has carpet type flooring, 2'' x2'' type ceilings, as well as gypsum board type wall finishes, and they are in good condition. Student Dining, located in the original construction, has VCT type flooring, 2' x 4' acoustical tile type ceilings, as well as painted block, drywall, and split block type wall finishes, and they are in good condition. OSDM-required fixed equipment for Stage is adequately provided, and in fair condition. Existing Gymnasium, Student Dining , Media Center and Music spaces are inadequately 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 1991, is in fair condition. 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 on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction and installed as required by the OSDM and OBCMC. Walk-in cooler and freezer are located within the Kitchen spaces and are in fair condition, but require replacement due to age.

Rating: 2 Needs Repair

Recommendations: Provide complete replacement of finishes in the original building, due to installation of systems outlined in this report. Replace metal bleachers in the main Gym. Provide for metal panels to finish the Auxiliary Gym walls. Provide for a new partition wall in the Gymnasium. Provide for complete replacement of kitchen equipment due to age.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Complete Replacement of Finishes (excludes casework) (High):	$24.65	sq.ft. (of entire building addition)		Required	Required	Required	Required		$3,696,612.60	(high school, per building area, with removal of existing)
Bleacher Replacement	$142.53	per seat		1,200 Required					$171,036.00	(based on current enrollment)
Total Kitchen Equipment Replacement:	$246.17	sq.ft. (Qty)		2,506 Required					$616,902.02	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Total Finish Replacement	$11.02	sq.ft. (Qty)				3,038 Required			$33,478.76	(high bay area only)
Other: Operable partition replacement	$35,000.00	allowance		Required					$35,000.00	Replace operable gym partition
Other: Provide metal panels	$10,000.00	allowance		Required					$10,000.00	Provide interior wall metal panel finish
Sum:			$4,563,029.38	$4,338,143.37	$109,914.35	$108,365.46	$6,606.20	$0.00		



Corridor finishes



Classroom finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 and T-12 2x4 acrylic lay-in fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 40-60 FC, thus some rooms comply will others are less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 and T-12 2x4 lay-in and compact fluorescent down-light fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 25 FC, thus complying with the 20 FC recommended by the OSDM. The Primary and Auxiliary Gymnasium spaces are equipped with pendant mounted LED type lighting, in good condition, providing an average illumination of 55 FC in the primary and 40 FC in the auxiliary gymnasium, which is less than the 60 FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 direct/ indirect lay-in fluorescent fixture type lighting in good condition, providing an average illumination of 40 FC, which is less than the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 2x4 acrylic lay-in fluorescent fixture type lighting with single level switching. Student Dining fixtures are in average condition, providing an average illumination of 40 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 vapor-tight fluorescent fixture type lighting with single level switching. Kitchen fixtures are in average condition, providing an average illumination of 45 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with a variety of T-8 and T-12 surface and recessed fluorescent fixture type lighting in fair condition. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 acrylic and parabolic lay-in fluorescent fixture type lighting in average 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 inadequate lighting levels, use of T-12 lamps, and lack of multi-level switching.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to insufficient lighting levels, lack of multi-level switching, and use of T-12 lamps.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Complete Building Lighting Replacement	$8.42	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$1,542,333.50	Includes demo of existing fixtures
Sum:			$1,542,333.50	$1,197,315.58	$37,544.78	$25,579.96	$2,256.56	$279,636.62		



Typical Corrisor/ Locker Area



Student Dining Lighting

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L. Security Systems

Description: The overall facility contains a motion detector, door contact, intrusion, and CCTV type security system in good condition. Motion detectors are provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system 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 LCD monitors and is recorded on a 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 security system is adequately provided throughout, and the system is compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted HID entry lights in fair condition. Pedestrian walkways are illuminated with surface mounted and pole mounted HID lights in fair condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID fixtures in good condition. The exterior site lighting system provides adequate illumination.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



Corridor Security Camera



Typical Site Lighting

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant plastic self illuminated exit signs, and the system is in good condition. The facility is equipped with emergency egress floodlighting, and the system is in good condition. The system is provided with appropriate battery backup. The system is 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. Although funding for emergency / egress lighting is not shown for the Auditorium Fixed Seating work is considered mandatory and funding will be provided via a Life Safety Allowance in master planning.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.30	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$238,127.50	(complete, area of building)
Sum:			$238,127.50	$184,858.70	$5,796.70	$3,949.40	$348.40	$43,174.30		



Typical Exit Sign



Typical Emergency Floodlight

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N. Fire Alarm

Description: The overall facility is equipped with a Simplex 4100 zone type fire alarm system, installed in 1991, and in good condition, consisting of manual pull stations and horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns / strobe indicating devices, flow switches, tamper switches, smoke detectors, and heat sensors. The system thus supports existing fire suppression systems. The system is adequately provided throughout, and does have additional zone capabilities. The system is compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



Fire Alarm Control Panel



Typical Notification Device

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school due to some curb cuts and a power assisted entry. There is not an accessible route connecting all areas of the site due to level changes. The exterior entrances are somewhat ADA accessible due to two provided power assisted entrances. Adequate handicap parking, parking clearances, and parking signage is not provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with two ADA power assist doors, and two are provided, and are in good condition. 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 an accessible route through the building. Ground and floor surfaces are compliant. Stairs do meet all ADA requirements, but the handrails do not meet life safety requirements. Elevation changes within the overall facility are facilitated by non-compliant stairwells in fair condition, and compliant steps in fair condition. This multistory building has a compliant elevator that accesses every floor and is in good condition. Access to the Stage is facilitated by a corridor at Stage level. Interior doors are mostly recessed, are provided adequate clearances, and most are not provided with ADA-compliant hardware, with the exception of the 2006 addition. ADA compliant accessories, lavatories, water closets, urinals and electric water coolers are provided in item E due to fixture replacement. The toilet partitions are ADA compliant, and they provide the proper clearances. Science Classrooms are compliant with ADA requirements. Health Clinic and Special Education Restrooms are compliant with ADA requirements but lack showers. Adequate ADA signage is not provided on both the interior and the exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage and door hardware as required in the overall facility to facilitate the school's meeting of ADA requirements. New handrails are addressed in life safety, item U.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Handicapped Hardware:	$453.48	set		222 Required	6 Required	6 Required	0 Required	0 Required	$106,114.32	(includes installation / hardware only)
Signage:	$0.26	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$47,625.50	(per building area)
Sum:			$153,739.82	$137,644.30	$3,880.22	$3,510.76	$69.68	$8,634.86		



Restrooms are ADA compliant



Doors need ADA hardware

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P. Site Condition

Description: The 49 acre gently sloped site is located in a rural residential setting with moderate tree / shrub type landscaping. The site is shared with Big Walnut Intermediate for a combined total of 79 acres. Outbuildings include a shed, a field house, a concession area for the stadium, baseball dugouts and a concession/storage area for the baseball fields. There are no apparent problems with erosion or ponding, except drainage problems at the tennis court area. The site is bordered by lightly traveled county roads. Multiple entrances onto the site facilitate separation of bus and other vehicular traffic, and a bus drop-off is provided for student loading and unloading. Staff, visitor ,and student parking is facilitated by a multiple asphalt parking lots, some in poor condition and some in fair condition, containing 453 parking places, including 8 ADA which provides adequate parking for staff members, visitors, and students. 364 regular and 8 ADA spaces are required. Adequate signage is not provided. The site and parking lot drainage design, consisting of sheet drainage and storm sewers provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in 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 in poor condition, and is equipped with a concrete pad area for dumpsters, which is in fair condition. Due to existing grade configuration, no playground considerations are relevant. The athletic facilities are comprised of a football stadium, track, soccer field, and baseball fields which are in good condition. There are tennis courts, which according to the district, are in poor condition due water damage caused by drainage problems. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of bird watching areas.

Rating: 2 Needs Repair

Recommendations: Signage for ADA parking is included in item O. Provide a curb cut at the bus loop and at both of the southwest entrances. Repair concrete sidewalk. Resurface original parking lot and drive (1991). Resurface asphalt at service courtyard.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Asphalt Paving / New Wearing Course:	$24.61	sq. yard		11,731 Required	305 Required	305 Required		2,742 Required	$371,192.63	(includes minor crack repair in less than 5% of paved area)
Concrete Sidewalk:	$9.72	sq.ft. (Qty)		2,028 Required	52 Required	52 Required		468 Required	$25,272.00	(5 inch exterior slab)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required					$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	$150,000.00	allowance		Required					$150,000.00	Include this one **or** the previous. (Applies for whole building, so only **one** addition should have this item)
Other: ADA curb cuts	$1,500.00	allowance		Required					$1,500.00	Provide ADA curb cuts
Sum:			$597,964.63	$509,912.07	$8,011.49	$8,011.49	$0.00	$72,029.58		



Asphalt drive



Parking lot

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Q. Sewage System

Description: The sanitary sewer system is municipal 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 Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

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R. Water Supply

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

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S. Exterior Doors

Description: Typical exterior doors in the 1991 original building are hollow metal doors installed on hollow metal frames, in poor to fair condition, and are in need of replacement. Hollow metal entrance doors have vision panels with 5/8 inch insulated glass. Typical exterior doors in the 2006 addition are aluminum doors installed on aluminum frames, feature insulated vision panels and appropriate hardware, and are in good condition. The facility is equipped with roof access doors in fair condition. Overhead doors in the facility are a combination of steel and aluminum. The overhead door in the receiving area needs replacement.

Rating: 2 Needs Repair

Recommendations: Replace exterior hollow metal doors in the original building as required, due to poor condition. Replace 1 overhead door on the northwest side of the building, in the receiving area.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$3,239.12	per leaf		19 Required					$61,543.28	(includes removal of existing)
Overhead doors and hardware:	$4,534.77	per leaf		1 Required					$4,534.77	(8 x 10 sectional, manual operation)
Sum:			$66,078.05	$66,078.05	$0.00	$0.00	$0.00	$0.00		



Entrance doors



Overhead door

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T. Hazardous Material

Description: The School District provided the AHERA three year reinspection report, prepared by Cryotech, Inc. and dated 2005, and no asbestos containing materials were reported. Due to the construction date, there is no potential for lead based paint. Fluorescent lighting will require special disposal

Rating: 2 Needs Repair

Recommendations: Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	—	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.13	sq.ft. (Qty)		125,433 Required	4,459 Required	3,038 Required	268 Required	33,211 Required	$21,633.17	
Sum:			$21,633.17	$16,306.29	$579.67	$394.94	$34.84	$4,317.43		



Fluorescent lighting

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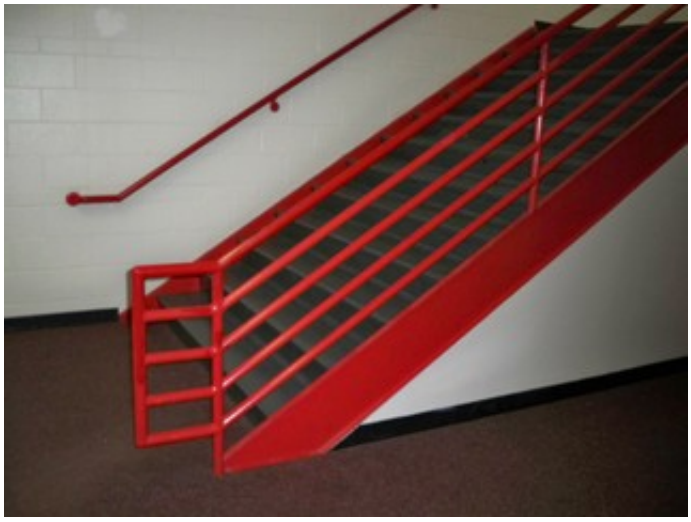
U. Life Safety

Description: The facility is not equipped with an emergency generator. The overall facility is equipped with an automated fire suppression system in good condition. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 4 interior stair towers, which are protected by one hour rated fire enclosures. Guardrails do not meet the 4'' ball test. 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 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 are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 2 Needs Repair

Recommendations: Provide emergency generator. Provide existing Kitchen hood with a new UL 300 compliant wet chemical fire suppression system and provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system. Provide new guardrails in stairways to meet the requirements of the Ohio Building Code.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
Generator:	$50,000.00	unit		1 Required				0 Required	$50,000.00	(75 KW w/fence and pad/day tank only, life safety only)
Handrails:	$6,478.25	level		11 Required					$71,260.75	
Retrofit existing kitchen hood with Fire suppression system	$8,421.72	per hood		1 Required					$8,421.72	
Sum:			$129,682.47	$129,682.47	$0.00	$0.00	$0.00	$0.00		



Guardrails are not compliant



Fire extinguisher cabinet

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V. Loose Furnishings

Description: The typical Classroom furniture is of consistent design, and in generally good condition, consisting of student desks & chairs , teacher desks & chairs , desk height file cabinets, reading tables , computer workstations , bookcases , wastebaskets and other. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 8 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 2 Needs Repair

Recommendations: Existing conditions require minor furniture replacement at the present time.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
CEFPI Rating 8	$3.23	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	$591,655.25	
Sum:			$591,655.25	$459,302.77	$14,402.57	$9,812.74	$865.64	$107,271.53		



Computer lab furniture



Classroom furniture

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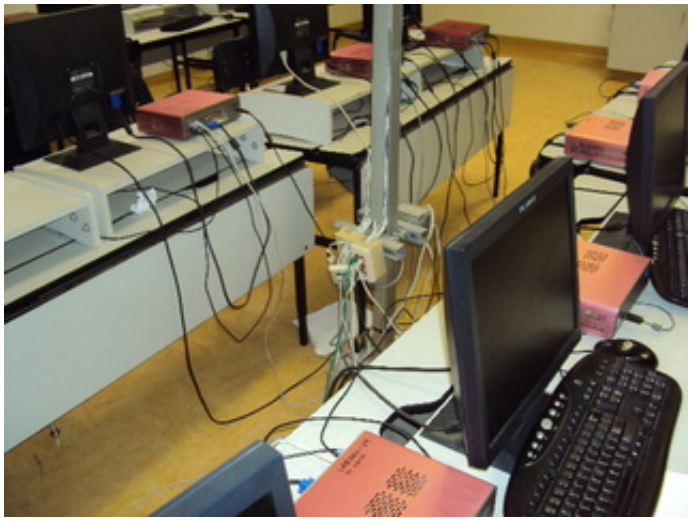
W. Technology

Description: The typical Classroom is equipped with 4 data ports in one common location for student use, a dedicated data port and voice port for the teacher's station along with a television outlet. A 2-way PA system that can be initiated by either party is also provided to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided, and in average condition. OSDM-compliant computer network infrastructure is provided. The facility does contain a media distribution center, and provides Computer Labs for use by students. Elevators are equipped with telephones.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet Ohio School Design Manual requirements, and to sustain the capacity to keep pace with technological development.

Item	Cost	Unit	Whole Building	Original Building (1991) 142,199 ft²	Original Building (Auditorium) (1991) 4,459 ft²	Original Building (CT High Bay) (1991) 3,038 ft²	Original Building (Greenhouse) (1991) 268 ft²	Addition No 1 (2006) 33,211 ft²	Sum	Comments
HS portion of building with total SF 133,601 to 200,400	$11.65	sq.ft. (Qty)		142,199 Required	4,459 Required	3,038 Required		33,211 Required	$2,130,866.55	
Sum:			$2,130,866.55	$1,656,618.35	$51,947.35	$35,392.70	$0.00	$386,908.15		



Typical Computer Lab



Main Technology Room

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$19,289,418.30
7.00%	Construction Contingency	$1,350,259.28
Subtotal		$20,639,677.58
16.29%	Non-Construction Costs	$3,362,203.48
Total Project		**$24,001,881.06**

Construction Contingency	$1,350,259.28
Non-Construction Costs	$3,362,203.48
Total for X.	**$4,712,462.76**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$6,191.90
Soil Borings / Phase I Envir. Report	0.10%	$20,639.68
Agency Approval Fees (Bldg. Code)	0.25%	$51,599.19
Construction Testing	0.40%	$82,558.71
Printing - Bid Documents	0.15%	$30,959.52
Advertising for Bids	0.02%	$4,127.94
Builder's Risk Insurance	0.12%	$24,767.61
Design Professional's Compensation	7.50%	$1,547,975.82
CM Compensation	6.00%	$1,238,380.65
Commissioning	0.60%	$123,838.07
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$231,164.39
Total Non-Construction Costs	**16.29%**	**$3,362,203.48**

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School Facility Appraisal - Big Walnut Local

Name of Appraiser	Brandon Anderson	**Date of Appraisal**	2016-01-05
Building Name	Big Walnut High		
Street Address	555 S Old 3C Hwy PO Box 5001		
City/Town, State, Zip Code	Sunbury, OH 43074		
Telephone Number(s)	(740) 965-3766		
School District	Big Walnut Local		

Setting: Suburban

Site-Acreage	49.00	Building Square Footage	183,175
Grades Housed	9-12	Student Capacity	1,109
Number of Teaching Stations	73	Number of Floors	3
Student Enrollment	960		
Dates of Construction	1991,1991,1991,1991,2006		

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 2024 Cost Set - Big Walnut High

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	*20*
The site is 49 acres compared to the 45 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*16*
The school is centrally located within the school district, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
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 multi-purpose fields, softball field, baseball field, football field, including a track, and tennis courts, 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 sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education areas, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*4*
The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in fair condition.		
TOTAL - 1.0 The School Site	100	*80*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for 2024 Cost Set - Big Walnut High

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*9*
The building meets some ADA requirements except hardware and signage.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*12*
Roofs over the majority of the building are metal and in good condition. Some areas of low sloped roofs need to be replaced.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in good condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*8*
Exterior and interior walls are in good condition, have sufficient control and expansion joints, and are free from deterioration.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*6*
Building envelope does not meet minimum energy requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*8*
The building was constructed in 1991 and is reported to be free of asbestos.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*8*
A variety of classroom sizes have been provided throughout the facility.		

Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*10*
Light sources are maintained and placed to prevent overheating		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*12*
The internal water supply appears to be adequate with pressure and meets safety requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*8*
Learning stations have adequate outlets		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*8*
Electrical controls are protected but accessible by authorized personnel		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*8*
Drinking fountains are adequate in number and placement, and 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*
The drainage system appears to be properly maintained and meets requirements.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*6*
Fire Alarm and smoke detectors are well maintained		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*8*
Intercommunication is provided by two-way pa and digital telephone system		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*
The exterior water supply appears to be sufficient and available for normal usage.		
TOTAL - 2.0 Structural and Mechanical Features	200	*147*

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Suitability Appraisal of **3.0 Plant Maintainability** for 2024 Cost Set - Big Walnut High

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, widows and walls are durable and require minimal maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Flooring throughout the facility consists of VCT, carpet, wood, terrazzo, sealed concrete, 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	*8*
Acoustical tile ceilings are not easily cleaned or resistant to stain. painted block is easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*8*
Casework is wood type construction with plastic laminate tops, is well constructed and in good condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*8*
Door hardware is consistent throughout the facility, and meets ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*8*
Fixtures are wall mounted and of good quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*8*
Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*8*
Adequate outlets are provided for routine maintenance		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*8*
Outdoor Electrical equipment is accessible for repair and replacement		
TOTAL - 3.0 Plant Maintainability	100	*80*

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Suitability Appraisal of **4.0 Building Safety and Security** for 2024 Cost Set - Big Walnut High

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	*12*
Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*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	*4*
Athletic field equipment is properly located and is free from hazard.		
Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
The heating units appear to be located away from student occupied areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*12*
The building has 4 stairways, one of which is not enclosed.		
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	*7*
Emergency lighting is provided throughout the building		
4.10 **Classroom doors** are recessed and open outward	10	*8*
Classroom doors are adequately recessed with proper ADA clearances, and open outward.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*8*
Building Security is provided to assure uninterrupted operation.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
Terrazzo and VCT flooring have been well maintained throughout the facility.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*4*
Stair treads and risers are properly designed and meet requirements.		
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	*4*
Drinking fountains/water coolers extend more than eight inches from the corridor wall.		

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*4*
Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a corridor leading to the exterior.		

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*14*
The facility is sprinkled. Fire alarm devices are 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 steel frame load bearing system with steel joist and concrete deck. Interior walls are masonry, and drywall.		
4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*11*
Alarms have distinct sounds and notification based on type of emergency.		

TOTAL - 4.0 Building Safety and Security	200	*162*

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Suitability Appraisal of **5.0 Educational Adequacy** for 2024 Cost Set - Big Walnut High

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*25*
The average classroom is 950 sq. ft. compared to 900 sq. ft. required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*12*
Classrooms are large enough to allow effective small group activity space.		
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	*8*
Classrooms are large enough to allow privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*8*
Lockers, located in the corridor, are adequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*8*
Casework is adequately provided for storage of teacher materials.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*12*
Special education classrooms are appropriately sized, and meet standards.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*8*
Special education spaces are properly designed to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*8*
The media center is an attractive space, including natural light and sufficient book storage space.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The gymnasium space is adequately sized and equipped for physical education instruction.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*10*
Science classrooms are appropriately sized and equipped for effective science instruction.		
5.12 **Music Program** is provided adequate sound treated space	5	*3*
The music room is designed appropriately, but has no acoustic panels on walls or ceilings.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*5*
The art room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*4*
the facility is provided with computer labs for student use.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*4*

Work rooms are provided adjacent to the classrooms for small groups and remedial instruction.

5.16 **Storage for student and teacher material** is adequate	5	*4*

Lockers have been adequately provided for storage of student materials. Casework has 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	*8*

The teacher's lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*8*

The student dining space is attractive with adequate space for seating.

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

Administrative offices are adequately provided for high school students.

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

The space provided for the counselor does insure privacy, and has sufficient storage space.

5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*4*

The clinic is located within the administrative offices and is provided with required equipment.

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

Suitable reception space is available for students, teachers, and visitors.

5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*4*

Administrative personnel are provided sufficient work space and privacy.

TOTAL - 5.0 Educational Adequacy	200	*168*

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Suitability Appraisal of **6.0 Environment for Education** for 2024 Cost Set - Big Walnut High

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*12*
The building is a contemporary design with simple detailing, which is aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the school is not sheltered, but other entrances are covered.		
6.5 **Building materials** provide attractive color and texture	5	*4*
The mixture of materials is sensitive to an overall design aesthetic.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*16*
The use of repeated colors and materials gives the building some unity and a sense of consistency.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*13*
Year around comfortable temperature and humidity appear to be provided throughout the building.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*13*
The ventilation system appears to provide the adequate circulation and meets requirements.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*7*
Lighting does not provide proper intensity and distribution of light		
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 gathering area at the entrance to the school.		
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	*8*
There are areas for students to gather in the student dining area, auditorium, and gymnasium, as well as a gathering area at the entrance to the school.		
6.14 **Large group areas are designed** for effective management of students	10	*8*
The gymnasium and auditorium are adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*8*
Limited consideration has been given to acoustical treatment of classrooms and corridors.		
6.16 **Window design** contributes to a pleasant environment	10	*8*

The windows are fairly well designed to contribute to a pleasant environment.

6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*8*

Classroom furniture is consistent in design and in good condition.

TOTAL - 6.0 Environment for Education	200	*159*

LEED Observation Notes

School District:	Big Walnut Local
County:	Delaware
School District IRN:	46748
Building:	Big Walnut High
Building IRN:	2709

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)

Limited site work outlined herein will present a challenge to obtain points in this category.

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)

Fixture replacement will increase the probability of obtaining points in this category.

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)

Due to complete replacement of HVAC system in the original building, there is an opportunity to obtain several points in this category.

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)

Opportunities for credit points are available through recycling of materials removed, reuse of walls and structure. Replacement of finishes provides credit opportunities by using low VOC products as well as local products and materials with recycled content.

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)

By using low VOC materials credit opportunities are available. New CO2 detectors included with the HVAC replacement can make additional credits available.

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 is contingent on the design architect.

Justification for Allocation of Points - Big Walnut Local

Building Name and Level: **Big Walnut High**

9-12

Building features that clearly exceed criteria:

1. The school is equipped with a large commons area in addition to its Cafeteria, for student gathering.
2. The school features a large Auditorium.
3. Physical Education spaces consist of 2 Gymnasiums and an additional Weight room.
4. The school site is centrally located and aesthetically pleasing.
5.
6.

Building features that are non-existent or very inadequate:

1. The original building requires replacement of major systems, including HVAC and technology.
2. Lighting does not provide proper intensity and distribution of light.
3.
4.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Big Walnut Local
Facility:	Big Walnut High
Date of Initial Assessment:	Jan 5, 2016
Date of Assessment Update:	Feb 27, 2025
Cost Set:	2024

District IRN:	46748
Building IRN:	2709
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1991 Original Building	142,199	$16,306.29	$16,306.29
1991 Original Building (Auditorium)	4,459	$579.67	$579.67
1991 Original Building (CT High Bay)	3,038	$394.94	$394.94
1991 Original Building (Greenhouse)	268	$34.84	$34.84
2006 Addition No 1	33,211	$4,317.43	$4,317.43
Total	183,175	$21,633.17	$21,633.17
Total with Regional Cost Factor (100.00%)	—	$21,633.17	$21,633.17
Regional Total with Soft Costs & Contingency	—	$26,918.22	$26,918.22

Environmental Hazards - Big Walnut Local (46748) - Big Walnut High (2709) - Original Building

Owner:	Big Walnut Local	**Bldg. IRN:**	2709
Facility:	Big Walnut High	**Bldg. Addition:**	Original Building
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	Not Present	0	$4.28	$0.00
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	142199	125433	$0.13	$16,306.29

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**	$16,306.29
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$16,306.29

* 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 - Big Walnut Local (46748) - Big Walnut High (2709) - Original Building (Auditorium)

Owner:	Big Walnut Local	**Bldg. IRN:**	2709
Facility:	Big Walnut High	**Bldg. Addition:**	Original Building (Auditorium)
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	Not Present	0	$4.28	$0.00
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	4459	4459	$0.13	$579.67

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**	$579.67
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$579.67

* 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 - Big Walnut Local (46748) - Big Walnut High (2709) - Original Building (CT High Bay)

Owner:	Big Walnut Local	**Bldg. IRN:**	2709
Facility:	Big Walnut High	**Bldg. Addition:**	Original Building (CT High Bay)
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	Not Present	0	$4.28	$0.00
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	3038	3038	$0.13	$394.94

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**	$394.94
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$394.94

* 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 - Big Walnut Local (46748) - Big Walnut High (2709) - Original Building (Greenhouse)

Owner:	Big Walnut Local	**Bldg. IRN:**	2709
Facility:	Big Walnut High	**Bldg. Addition:**	Original Building (Greenhouse)
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	Not Present	0	$4.28	$0.00
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	268	268	$0.13	$34.84

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**	$34.84
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$34.84

* 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 - Big Walnut Local (46748) - Big Walnut High (2709) - Addition No 1

Owner:	Big Walnut Local	**Bldg. IRN:**	2709
Facility:	Big Walnut High	**Bldg. Addition:**	Addition No 1
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	Not Present	0	$4.28	$0.00
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	33211	33211	$0.13	$4,317.43

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**	$4,317.43
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$4,317.43

* 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.

APPENDIX 4F.5

OFCC Facility Assessments - General Rosecrans ES

(2016 assessments with 2024 costs applied)

Building Information - Big Walnut Local (46748) - General Rosecrans Elementary

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	2024 Cost Set - General Rosecrans Elementary
Assessment Date (on-site; non-EEA)	2016-01-13
Kitchen Type	Full Kitchen
Cost Set:	2024
Building Name	General Rosecrans Elementary
Building IRN	46748
Building Address	301 South Miller Drive
Building City	Sunbury
Building Zipcode	43074
Building Phone	740 965-8900
Acreage	21.60
Current Grades:	K-4
Teaching Stations	36
Number of Floors	1
Student Capacity	530
Current Enrollment	447
Enrollment Date	2015-12-22

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

Number of Classrooms	33
Historical Register	**NO**
Building's Principal	Mrs. Megan Forman
Building Type	Elementary

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Building Pictures - Big Walnut Local(46748) - General Rosecrans Elementary(46748)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

62,594 Total Existing Square Footage
2010 Building Dates
K-4 Grades
447 Current Enrollment
36 Teaching Stations
21.60 Site Acreage

General Rosecrans Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 2010, is a single story, 62,594 square foot split face block school building located in a rural/ suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains a combination of load bearing masonry block and structural metal studs back up walls, with split face block veneer, and masonry block and metal stud partitions with gypsum board interior walls. The floor system consists of concrete slab on grade type construction. The roof structure is a combination of steel joist, steel beam and steel trusses with metal deck type construction. The roofing system is the original combination of standing seam metal roof with a portion of adhered flexible sheet roofing (EPDM). The ventilation system of the building is adequate to meet the needs of the users. The Classrooms (with an average of 900 s.f.) meet the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of two separate spaces that have a folding partition wall in between, with a stage accessible from the student dining room only. The electrical system for the facility is adequate. The facility is equipped with a security system, and card readers are provided at entrance doors. The facility is equipped with a compliant automated fire suppression system. Due to the construction date, it is assumed that the building does not contain asbestos or other hazardous materials, nor was any observed or reported in the District's AHERA report. The overall building is compliant with ADA accessibility requirements. The school is located on a 21.6 acre site adjacent to residential properties. The playgrounds are fenced for security, but access onto the rest of the site is unrestricted. Site circulation is good. 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 - Big Walnut Local (46748) - General Rosecrans Elementary (46748)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	2010	yes	1	62,594	no	no

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Building Component Information - Big Walnut Local (46748) - General Rosecrans Elementary (46748)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (2010)		10911		3859	2673		2504	1589						
Total	0	10,911	0	3,859	2,673	0	2,504	1,589	0	0	0	0	0	0
Master Planning Considerations														

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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 - General Rosecrans Elementary (46748)

District: Big Walnut Local
Name: General Rosecrans Elementary
Address: 301 South Miller Drive
Sunbury, 43074
Bldg. IRN: 46748

County: Delaware **Area:** Central Ohio (0)
Contact: Mrs. Megan Forman
Phone: 740 965-8900
Date Prepared: 2016-01-13 **By:** Anca Sandu
Date Revised: 2025-03-04 **By:** Brandon Anderson

Current Grades	K-4	Acreage:	21.60
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	447	Classrooms:	33
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	2010	yes	1	62,594
Total				**62,594**

*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	1	$0.00	-
B.	Roofing	1	$0.00	-
C.	Ventilation / Air Conditioning	2	$11,478.25	-
D.	Electrical Systems	2	$75,000.00	-
E.	Plumbing and Fixtures	1	$0.00	-
F.	Windows	1	$0.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	1	$0.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$7,013.16	-
K.	Interior Lighting	2	$5,000.00	-
L.	Security Systems	1	$0.00	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	1	$0.00	-
P.	Site Condition	1	$143,891.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	1	$0.00	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	2	$58,421.72	-
V.	Loose Furnishings	2	$202,178.62	-
W.	Technology	1	$0.00	-
X.	Construction Contingency / Non-Construction Cost	-	$122,880.19	-
Total			$625,862.94	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	157	79%	Satisfactory
3.0 Plant Maintainability	100	79	79%	Satisfactory
4.0 Building Safety and Security	200	164	82%	Satisfactory
5.0 Educational Adequacy	200	158	79%	Satisfactory
6.0 Environment for Education	200	160	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	798	80%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$625,862.94

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

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Original Building (2010) Summary

District: Big Walnut Local
Name: General Rosecrans Elementary
Address: 301 South Miller Drive
Sunbury, 43074
Bldg. IRN: 46748

County: Delaware **Area:** Central Ohio (0)
Contact: Mrs. Megan Forman
Phone: 740 965-8900
Date Prepared: 2016-01-13 **By:** Anca Sandu
Date Revised: 2025-03-04 **By:** Brandon Anderson

Current Grades	K-4	Acreage:	21.60
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	447	Classrooms:	33
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	**2010**	**yes**	**1**	**62,594**
Total				**62,594**

*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	1	$0.00	-
B.	Roofing	1	$0.00	-
C.	Ventilation / Air Conditioning	2	$11,478.25	-
D.	Electrical Systems	2	$75,000.00	-
E.	Plumbing and Fixtures	1	$0.00	-
F.	Windows	1	$0.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	1	$0.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$7,013.16	-
K.	Interior Lighting	2	$5,000.00	-
L.	Security Systems	1	$0.00	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	1	$0.00	-
P.	Site Condition	1	$143,891.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	1	$0.00	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	2	$58,421.72	-
V.	Loose Furnishings	2	$202,178.62	-
W.	Technology	1	$0.00	-
X.	Construction Contingency / Non-Construction Cost	-	$122,880.19	-
Total			$625,862.94	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
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5.0 Educational Adequacy	200	158	79%	Satisfactory
6.0 Environment for Education	200	160	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	798	80%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$625,862.94

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

A. Heating System

Description: The existing system for the overall facility is a gas fired, hot water system, installed in 2010 and is in good condition. The heating and chilled water system in the overall facility is a 4-pipe system, with a capacity for simultaneous heating and cooling operation, which is compliant with the OSDM requirements for basic system type. The two hot water boilers, manufactured by Bryan, were installed in 2010 and are in good condition. Heating water is distributed to terminal units consisting of cabinet heaters, unit heaters, and air handlers. The terminal equipment was installed in 2010 and is in good condition. The system does comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The DDC type system temperature controls were installed in 2010 and are in good condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The overall heating system is evaluated as being in safe and efficient working order, and long term life expectancy of the existing system is anticipated.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Boilers

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is a standing seam metal roofing system on the sloped structure, with a portion of EPDM on the flat roof. The roof is original to the building construction date (2010), and is in good condition. There are District reports of a small leak in the media center, but repair will be covered under the roof warranty. Access to the roof was gained by access hatch, which is in fair condition. Fall safety protection cages are not provided, nor are required. There were no observations of standing water on the roof. Roof storm drainage is addressed through a system of gutters and downspouts, internal roof drains, and overflow drains, which are properly located, and in good condition. No problems requiring attention were encountered with any roof penetrations. The covered walkway to the main entrance has a curved standing seam metal roofing system. The exterior soffits are of metal soffit panels, and are in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Standing seam metal roof



EPDM roofing system

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C. Ventilation / Air Conditioning

Description: The overall facility is equipped with a central air conditioning system, which is in good condition. The system consists of an outdoor air cooled chiller with air handler units and VAV boxes. The ventilation system in the overall facility consists of air handlers, installed in 2010 and in good condition, providing fresh air to Classrooms, and air handlers, installed in 2010 and in good condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, Media Center, and etc. Relief air venting is provided by ceiling plenums. The ventilation system does meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln and no kiln exhaust is present. The art room is not provided with a general exhaust fan. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are adequately placed, and in good condition.

Rating: 2 Needs Repair

Recommendations: Provide kiln exhaust fan. Provide general room exhaust fan for art room.

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Kiln Exhaust System:	$6,478.25	each		1 Required	$6,478.25	
Other: Art Room Exhaust Fan	$5,000.00	per unit		1 Required	$5,000.00	Provide new exhaust fan for art room.
Sum:			$11,478.25	$11,478.25		



Air Handling Unit

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 480/277V, 1600A, 3 phase, 4 wire system installed in 2010, and is in good condition. Power is provided to the school by a single utility owned, pad-mounted transformer located outside the building, and in good condition. The panel system, installed in 2010, is in good condition, and can be expanded to add additional capacity. The Classrooms are equipped with adequate electrical outlets. The typical Classroom contains 4 general purpose outlets, 2 dedicated outlets for each Classroom computer, and 1 dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as 6 general purpose outlets, while others are equipped with as few as 3 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are 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 and does not meet OSDM requirements. The overall electrical system meets Ohio School Design Manual requirements in supporting the current needs of the school, and will be adequate to meet the facility's future needs.

Rating: 2 Needs Repair

Recommendations: Provide control panel, dimmers, and breakers to support the Stage lighting system. Provide emergency generator, funding provided in Item U.

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Other: stage lighting system and controls	$75,000.00	allowance		Required	$75,000.00	Stage Lighting and Control Systems Installed
Sum:			$75,000.00	$75,000.00		



Main Electrical Room



Main Electrical Room

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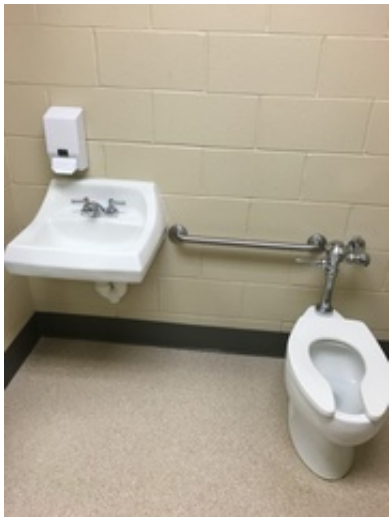
E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure backflow preventer in good condition. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is copper, was installed in 2010, and is in good condition. The waste piping in the overall facility is cast iron, was installed in 2010, and is in good condition. The facility is equipped with (2) gas water heaters in good condition, with a separate 250 gallon storage tank in good condition. The school contains (3) Large Group Restrooms for boys, (3) Large Group Restrooms for girls, (1) Restrooms associated with specialty Classrooms, and (7) Restrooms for staff. Boys' Large Group Restrooms contain (6) wall mounted flush valve toilets, (7) wall mounted flush valve urinals, as well as (6) wash fountains. Girls' Large Group Restrooms contain (13) wall mounted flush valve toilets, as well as (6) wash fountains. Staff Restrooms contain (7) wall mounted flush valve toilets, as well as (7) wall mounted lavatories. Condition of fixtures is good. The facility is equipped with a drinking fountain, as well as (4) electric water coolers, in good condition. The Elementary Classrooms are equipped with (29) sink mounted type drinking fountains, in good condition Special Education Classroom is equipped with the required Restroom facilities, and fixtures are in good condition. Kitchen is equipped with the required Restroom, and fixtures are in good condition. Heath Clinic is equipped with the required Restroom and fixtures are in good condition. Kindergarten / Pre-K Classrooms are equipped with Restroom facilities, and fixtures are in good condition. Kitchen fixtures consist of (3) single compartment sink, a double compartment sink, a triple compartment sink, dishwasher/ disposal which are in good condition. The Kitchen is equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via the existing domestic hot water system. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with (9) toilets, (4) urinals, (9) lavatories/wash fountain, and (5) electric water coolers. Observations revealed that the school is currently equipped with (26) toilets, (7) urinals, (19) lavatories/ wash fountains, (29) Classroom sink mounted drinking fountains, and (4) electric water coolers. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in good condition. Science Classroom, Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are provided.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Single Restroom

Back to Assessment Summary

F. Windows

Description: The overall facility is equipped with thermally broken, metal clad wood frame type windows with insulated double glazing, which are original to the building construction date, and are in good condition. The window system features operable windows throughout the building, and they are equipped with opening limiters and insect screens in good condition. Window system seals are in good condition, with no air or water infiltration being experienced. Window system hardware is in good condition. The window system features integral blinds, which are in good condition. Aluminum entrance systems are in good condition. This facility is not equipped with any glass block windows. The exterior doors in the overall facility are equipped with thermally broken aluminum frame transoms and vision panels with tempered insulated glazing in good condition. The school does not contain skylights or clerestories. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Typical metal clad wood windows



Insulated windows with integral blinds

Back to Assessment Summary

G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. No issues related to foundation cracking or spalling were encountered. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Concrete masonry unit on concrete footings

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H. Structure: Walls and Chimneys

Description: The overall facility has a split face block veneer on a combination of load bearing masonry wall system and structural metal stud framing system, which displayed no locations of deterioration, and is in good condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in good condition. The school does not have expansion joints, and none are needed. Split face block veneer masonry walls are cavity walls. Weep holes are provided in sufficient quantity at lintels and the base of masonry cavity walls, and are in good condition. Weep holes are not rope type weeps. No locations of efflorescence and mold were observed on the exterior masonry. Interior walls are a combination of concrete masonry units and metal stud with gypsum board walls, and are in good condition. The window sills are aluminum and an element of the window system, and are in good condition. The exterior lintels are painted steel, and are in good condition. There are no chimneys. The canopy over the main entrance is of curved steel beams with curved metal soffit panels, and is in good condition. Exterior soffits are of metal stud framing with preformed metal soffit panels construction, and are in good condition. The school is not equipped with a conventional loading dock. An uncovered concrete loading area is provided near the food service area.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Main entrance canopy



Exterior masonry and metal soffit

Back to Assessment Summary

I. Structure: Floors and Roofs

Description: The floor construction of the overall facility is concrete slab on grade, and is in good condition. There is no crawl space. There are no intermediate floors in this single story structure. The roof construction of the overall facility is metal deck on steel joist, steel trusses and beams, and is in good condition.

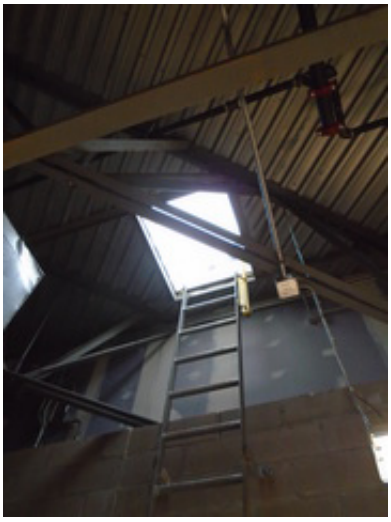
Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Gym roof structure



Metal deck on steel joist structure

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms that are arranged around a central commons area composed of the cafeteria, gymnasium and media center. The Classrooms feature VCT type flooring, 2 x 4 lay-in acoustical ceiling tile, as well as painted block and drywall walls, and they are in good condition. The overall facility has Corridors with VCT flooring, 2X4 and 2x2 lay-in ceilings, as well as painted block with split face block accents, and they are in good condition. The overall facility has Restrooms with ceramic tile and sheet vinyl type flooring, 2 x 4 lay-in type ceilings, as well as painted block wall finishes, and they are in good condition. Toilet partitions are metal, and are in good condition. Classroom casework in the overall facility is plastic laminate over particle board type construction with plastic laminate tops, is adequately provided, and in good condition. The typical Classroom contains 16 lineal feet of casework. Classrooms are provided adequate markerboards and tackboards which are in good condition. The typical classroom is provided with a nook area that accommodates the coat hooks, which are adequately provided and in good condition. The Art program is equipped with a kiln in good condition, but existing kiln ventilation is not adequate. The facility is equipped with wood non-louvered interior doors that are recessed, with proper ADA hardware and clearances, and in good condition. The Gymnasium space has wood flooring, steel joist and metal deck ceilings, as well as painted block and operable partition wall finishes, and they are in good condition. Wood Gymnasium flooring has been well maintained, will accommodate multiple future sandings and refinishings, and is rated at an early stage of its product lifecycle. Gymnasium basketball backboards are manually operated, and are in good condition. The Media Center has carpet tile flooring, 2x4 and 2x2 lay-in type ceilings, as well as painted block and drywall walls, and they are in good condition. Student Dining and the Gymnasium space are adjacent to each other and separated by an operable partition, which is in good condition. The Student Dining has VCT flooring, 2x2 lay-in type ceilings, as well as painted block walls, and they are in good condition. OSDM-required fixed equipment for Stage is adequately provided, and in good condition. The existing Kitchen is full service, is adequately sized based on current enrollment. The existing original kitchen equipment is in good condition. The kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is provided by the hood. Walk-in cooler and freezer are located within the Kitchen spaces, and are in good condition.

Rating: 2 Needs Repair

Recommendations: Provide for new acoustical lay-in ceiling tile in the Art room due to installation of required general room exhaust fan and kiln exhaust fan (Item C).

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Acoustic Ceiling:	$7.26	sq.ft. (Qty)		966 Required	$7,013.16	(partial finish - tear out and replace per area)
Sum:			$7,013.16	$7,013.16		



Corridor finishes



Classroom finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 2x4 lay-in acrylic fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 51FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in acrylic fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 40FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with 6 lamp High Bay type lighting, in good condition, providing an average illumination of 53FC, thus complying with the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 indirect lay-in and indirect suspended linear fluorescent fixture type lighting in good condition, providing an average illumination of 52 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 2x4 lay-in acrylic fluorescent fixture type lighting with single level switching. Student Dining fixtures are in good condition, providing an average illumination of 40 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 lay-in acrylic fluorescent fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 50 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 4' industrial fluorescent fixture type lighting in good condition. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 indirect lay-in fluorescent fixture type lighting in good 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 inadequate lighting levels.

Rating: 2 Needs Repair

Recommendations: Provide additional light fixtures in the kitchen and student dining areas.

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Other: Additional Lighting	$250.00	unit		20 Required	$5,000.00	Additional fixture
Sum:			$5,000.00	$5,000.00		



Studnet Dining Lighting



Media Center Lighting

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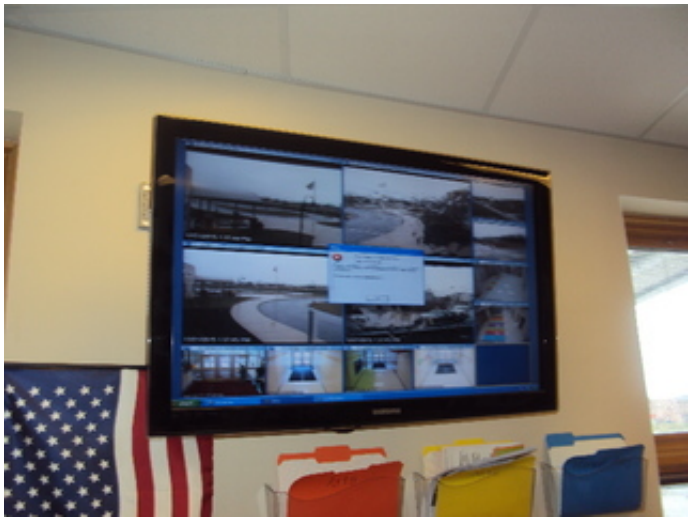
L. Security Systems

Description: The overall facility contains Bosch security system in good condition. Motion detectors are adequately provided in main entries, central gathering areas, offices, and main Corridors. Exterior doors are equipped with door contacts. An automatic visitor control system is not 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 LCD Monitor, multiplexer, 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 security system is adequately provided throughout, and the system is compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with recessed and surface mounted HID entry lights in good condition. Pedestrian walkways are illuminated with recessed HID lights in good condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID fixtures in good condition. The exterior site lighting system provides adequate illumination.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Security Monitor



Security Camera

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of OSDM compliant red lettered, LED illuminated exit signs, and the system is in good condition. The facility is inadequately equipped with emergency egress floodlighting, but is equipped with recessed fluorescent lighting used as emergency egress lighting, and the system is in good condition. The system is provided with appropriate battery backup. The system is adequately provided throughout, and meets Ohio School Design Manual and Ohio Building Code requirements.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Typical Exit Combo



Typical EM Floodlight

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N. Fire Alarm

Description: The overall facility is equipped with Siemens addressable type fire alarm system, installed in 2010, and in good condition, consisting of manual pull stations / horn and strobe indicating devices/ flow and tamper switches. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns / strobe indicating devices / smoke detectors / heat sensors. The system currently supports the fire suppression systems. The system is adequately provided throughout, and does have additional capabilities. The system is compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Fire Alarm Devices



Fire Alarm Panel

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, parking areas, and from the passenger unloading zone to the main entrances of the school due to curb cuts and the entrances being on grade. There is an accessible route connecting all areas of the site via sidewalks. The exterior entrances are mostly ADA accessible due to power assisted entries being provided. 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 are equipped with sufficient ADA power assist doors, which are in good condition. Playground layout and equipment are compliant. On the interior of the building, space allowances and reach ranges are compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. There are no ramps or stairs in this single story structure. Special provisions for floor level changes in this single story structure are not required. Access to the Stage is facilitated by a ramp that is in good condition. Interior doors are recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. ADA compliant accessories, lavatories, water closets, urinals and electric water coolers are provided as required. The toilet partitions are ADA compliant, and they provide the proper clearances. Proper ADA signage is provided throughout the facility. Due to existing grade configuration, no Science Classroom considerations require evaluation. The Health Clinic is provided with an ADA toilet and sink. A Special Education Restroom with shower is provided.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Interior ramp



Interior doors have ADA hardware and clearances

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P. Site Condition

Description: The 21.6 acre flat site is located in a rural/ suburban residential setting with moderate tree / shrub type landscaping. Outbuildings include a pavilion, and a small field house. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled county roads. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided. A bus loop is provided for student loading and unloading. Staff and visitor parking is facilitated by multiple asphalt parking lots in good condition. The parking lots contain 129 regular and 5 ADA parking spaces. Only 72 regular and 4 ADA parking spaces are required. Adequate parking for staff members, visitors, and the disabled is provided. The site and parking lot drainage design, consisting of storm sewers and sheet drainage provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs are in good condition and are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good condition. Trash pick-up and service drive pavement is heavy duty, in good condition, and is equipped with a concrete pad area for dumpsters, which is in good condition. The playground equipment is primarily constructed of metal and high density plastic, and is in good condition. Playground equipment is placed to provide compliant fall zones, and on a mix of compliant wood fiber mulch of sufficient depth and poured rubber soft surface. Two basketball courts are provided on an asphalt surface in good condition and features 4 backstops, which are in good condition. The playground area is equipped with benches and tables in good condition. The athletic facilities are comprised of a softball field, and a multipurpose field which are in good condition. Site features are suitable for outdoor instruction, and a pavilion with picnic tables is provided for doing so.

Rating: 1 Satisfactory

Recommendations: Provide allowances for unforeseen site circumstances as per OSFC guidelines.

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required	$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	$93,891.00	Include this one **or** the next. (Each addition should have this item)
Sum:			$143,891.00	$143,891.00		



Playgrounds



South parking lot

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Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		

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R. Water Supply

Description: The domestic water supply system is tied in to the municipal system, features 3'' service and a 3'' water meter, and is in good condition. The District was not able to provide water supply flow test data. The facility is equipped with an automated fire suppression system, for which the existing water supply provides adequate support. The domestic water service is not equipped with a water booster and none is required. The system provides adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Water Service

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are a combination of aluminum type doors installed on aluminum frames (entrance doors) and hollow metal type doors installed on hollow metal frames (service doors), and are in good condition. The typical entrance doors feature insulated tempered glass vision panels, transoms and sidelights. The doors are equipped with appropriate ADA hardware. Entrance doors in the overall facility are aluminum type construction installed on aluminum frames, and in good condition. Entrance doors feature insulated tempered glass vision panels, and appropriate hardware. The facility is not equipped with roof access doors or overhead doors.

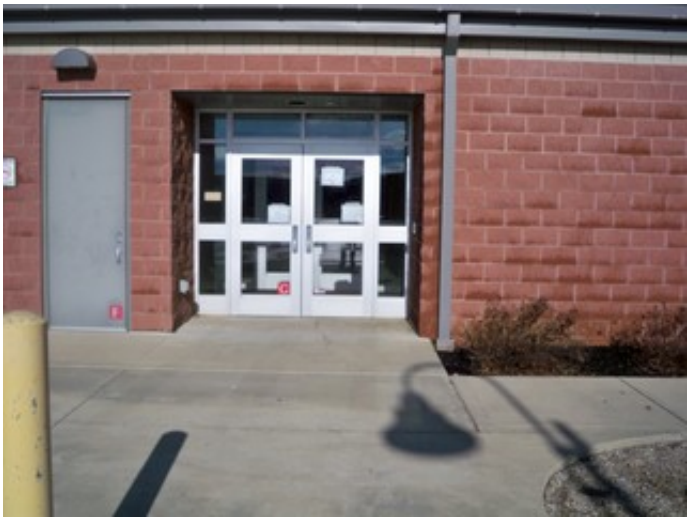
Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Main entrance doors



Typical exterior doors

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T. Hazardous Material

Description: Due to the construction date, there is no potential for lead based paint. No fluorescent lighting needs to be replaced, so there are no related abatement issues to consider

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		

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U. Life Safety

Description: The facility is not equipped with an emergency generator. The overall facility is equipped with a compliant automated fire suppression system in good condition. Exit Corridors are situated such that dead-end Corridors are not present. Stair towers are not present in this single story structure. The Kitchen hood is in good condition, and is 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 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 are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The existing water supply is provided by a tie-in to the municipal system, and is sufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 2 Needs Repair

Recommendations: Provide emergency generator. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system.

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Generator:	$50,000.00	unit		1 Required	$50,000.00	(75 KW w/fence and pad/day tank only, life safety only)
Retrofit existing kitchen hood with Fire suppression system	$8,421.72	per hood		1 Required	$8,421.72	
Sum:			$58,421.72	$58,421.72		



Fire riser

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V. Loose Furnishings

Description: The typical Classroom furniture is of consistent design, and in generally good condition, consisting of student desks & chairs , teacher desks & chairs, desk height file cabinets , reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 8 due to observed conditions.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of minor amount of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
CEFPI Rating 8	$3.23	sq.ft. (of entire building addition)		Required	$202,178.62	
Sum:			$202,178.62	$202,178.62		



Library furniture



Typical classroom furniture

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W. Technology

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (2010) 62,594 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Typical Classroom Phone



Typical Projector

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$502,982.75
7.00%	Construction Contingency	$35,208.79
Subtotal		$538,191.54
16.29%	Non-Construction Costs	$87,671.40
Total Project		**$625,862.94**

Construction Contingency	$35,208.79
Non-Construction Costs	$87,671.40
Total for X.	**$122,880.19**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$161.46
Soil Borings / Phase I Envir. Report	0.10%	$538.19
Agency Approval Fees (Bldg. Code)	0.25%	$1,345.48
Construction Testing	0.40%	$2,152.77
Printing - Bid Documents	0.15%	$807.29
Advertising for Bids	0.02%	$107.64
Builder's Risk Insurance	0.12%	$645.83
Design Professional's Compensation	7.50%	$40,364.37
CM Compensation	6.00%	$32,291.49
Commissioning	0.60%	$3,229.15
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$6,027.75
Total Non-Construction Costs	**16.29%**	**$87,671.40**

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Name of Appraiser	Brandon Anderson	**Date of Appraisal**	2016-01-13
Building Name	General Rosecrans Elementary		
Street Address	301 South Miller Drive		
City/Town, State, Zip Code	Sunbury, 43074		
Telephone Number(s)	740 965-8900		
School District	Big Walnut Local		

Setting: Suburban

Site-Acreage	21.60	Building Square Footage	62,594
Grades Housed	K-4	Student Capacity	530
Number of Teaching Stations	36	Number of Floors	1
Student Enrollment	447		
Dates of Construction	2010		

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 2024 Cost Set - General Rosecrans Elementary

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	*20*
The site is 21.6 acres compared to 15 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*16*
The school is centrally located within the district is serves, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*8*
Playground areas consist of metal and plastic type play equipment, which is in good condition, and is located on fiber mulch which is an approved soft surface material.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*4*
The site has been developed to accommodate outdoor learning, including benches and picnic tables and picnic tables to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
Adequate parking is provided for faculty, staff, community parking, and is located on asphalt pavement in good condition.		
TOTAL - 1.0 The School Site	100	*80*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for 2024 Cost Set - General Rosecrans Elementary

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*12*
Entire building meets all ADA requirements.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*14*
The roofs over the entire building are in good condition.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in good condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*8*
Exterior and interior walls are in good condition, have sufficient control and expansion joints, and are free from deterioration.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*8*
Building envelope meets minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*8*
The building was constructed in 2011 and is reported to be free of asbestos.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*6*
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	*10*
Light sources are well maintained		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*13*
The internal water supply appears to be adequate with sufficient pressure to meet health and safety requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*11*
Each teaching has adequate outlets for teaching purposes.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*8*
Controls are protected and accessible.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*8*
Drinking fountains are adequate in number and placement, and 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*
The drainage system appears to be properly maintained and meets requirements.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*8*
Fire alarm and smoke detectors are maintained and meet requirements		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*7*
Two way communication is provided.		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*
the exterior water supply appears to be sufficient and available for normal usage.		
TOTAL - 2.0 Structural and Mechanical Features	200	*157*

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Suitability Appraisal of **3.0 Plant Maintainability** for 2024 Cost Set - General Rosecrans Elementary

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	*12*
Flooring throughout the facility consists of VCT, carpet, sealed concrete, 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	*8*
Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*8*
Casework is wood type construction with plastic laminate tops, is well constructed and in good condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*8*
Door hardware is consistent throughout the facility, and meets ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*8*
Fixtures are floor and wall mounted and are of good quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*8*
Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*8*
Adequate outlets are provide for routine maintenance		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*7*
Outdoor fixtures are accessible for repair		
TOTAL - 3.0 Plant Maintainability	100	*79*

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Suitability Appraisal of **4.0 Building Safety and Security** for 2024 Cost Set - General Rosecrans Elementary

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	*12*
Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*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	*0*
Playground equipment consists of plastic coated steel/high density plastic equipment in good condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
The heating units appear to be located away from student occupied areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*15*
The overall facility is one story without stairways.		
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	*7*
Emergency lighting is provided through out the entire facility.		
4.10 **Classroom doors** are recessed and open outward	10	*8*
Classroom doors are adequately recessed with proper ADA clearances, and open outward.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*8*
Security systems are provided to assure uninterrupted operation		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
Carpet and VCT flooring have been well maintained throughout the facility.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*5*
The overall facility is one story without stairways.		
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	*4*

Drinking fountains/water coolers have been recessed in the corridor wall.

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

Exits are properly located to allow safe egress from the building.

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*14*

The facility is sprinkled. Fire alarm devices are provided adequately.Fire extinguisher 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 masonry system with steel joist and metal deck. Interior walls are masonry and drywall.

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*13*

Alarm have distinctive sounds and flashing lights.

TOTAL - 4.0 Building Safety and Security	200	*164*

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Suitability Appraisal of **5.0 Educational Adequacy** for 2024 Cost Set - General Rosecrans Elementary

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*20*
The average classroom is 900 sq. ft. which is required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*12*
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	*6*
The gymnasium and music room are located adjacent to academic learning areas, which can be distracting.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*8*
Classrooms are large enough to allow privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*8*
Storage cubbies, located in the classroom, are adequately provided for student storage		
5.6 **Storage for teacher materials** is adequate	10	*8*
Casework is adequately provided for storage of teacher materials.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*12*
Special education classrooms are appropriately sized, and meet standards.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*8*
Special education spaces are properly designed to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*8*
the media center is visually appealing but does not provide natural light.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The gymnasium space is adequately sized and equipped for physical education instruction.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*8*
Pre-K and Kindergarten spaces are adequate for age of students served.		
5.12 **Music Program** is provided adequate sound treated space	5	*4*
The music room is designed appropriately, including acoustical panels on the walls.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*4*
The art room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*4*
The facility is provided with computer labs for student use.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*4*

Work rooms are provided adjacent to the classrooms for small groups and remedial instruction.

5.16 **Storage for student and teacher material** is adequate	5	*4*

Cubbies have been adequately provided for storage of student materials. Casework has been adequately for storage of teacher materials.

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*8*

The teachers lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*8*

The student dining space has limited visual appeal, with adequate space for seating.

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 elementary school students.

5.20 **Counselor's office** insures privacy and sufficient storage	5	*4*

The space provided for the counselor does insure privacy, and has sufficient storage space.

5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*4*

The clinic is located within the administrative offices and is provided with required equipment.

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

Suitable reception space is available for students, teachers, and visitors.

5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*4*

Administrative personnel are provided sufficient work space and privacy.

TOTAL - 5.0 Educational Adequacy	200	*158*

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Suitability Appraisal of **6.0 Environment for Education** for 2024 Cost Set - General Rosecrans Elementary

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*12*
The building is a contemporary design with simple detailing, which is aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the school is completely sheltered.		
6.5 **Building materials** provide attractive color and texture	5	*4*
Exterior building materials consist of split face concrete block, which provides a somewhat attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*16*
The use of repeated colors and materials gives the building some unity and a sense of consistency.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*13*
Year arou8nd comfortable temperature and humidity appear to be provided throughout the building.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*13*
The ventilation system appears to meet requirements.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*12*
Lighting systems provide proper lighting.		
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	*8*
There are areas for students to gather in the in the student dining area and gymnasium.		
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	*8*
There are areas for students to gather in the student dining area and gymnasium.		
6.14 **Large group areas are designed** for effective management of students	10	*8*
The gymnasium is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*6*
Limited consideration has been given to acoustical treatment of classrooms and corridors.		
6.16 **Window design** contributes to a pleasant environment	10	*8*

The windows are fairly well designed to contribute to a pleasant environment.

6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*8*

Classroom furniture is consistent in design and in good condition.

TOTAL - 6.0 Environment for Education	200	*160*

LEED Observation Notes

School District:	Big Walnut Local
County:	Delaware
School District IRN:	46748
Building:	General Rosecrans Elementary
Building IRN:	46748

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)

Points may be difficult to achieve in this category, as there is limited sitework required for this facility.

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)

Due to no water fixture replacement, there may be some difficulty in achieving credits in this category.

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)

Points may be difficult to achieve in this category, as there is limited HVAC replacement required for this facility.

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)

Re-use of wall and floor structure will gain 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)

Points may be difficult to achieve in this category, as there is limited materials replacement required for this facility.

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 is dependent upon the design architect.

Justification for Allocation of Points - Big Walnut Local

Building Name and Level: **General Rosecrans Elementary**

K-4

Building features that clearly exceed criteria:

1. More than adequate parking is provided for this facility. A generous playground space is provided, that is modern and in good condition. Site features suitable for outdoor learning are also provided.
2.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. An emergency generator is not provided.
2.
3.
4.
5.
6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Big Walnut Local
Facility:	General Rosecrans Elementary
Date of Initial Assessment:	Jan 13, 2016
Date of Assessment Update:	Mar 4, 2025
Cost Set:	2024

District IRN:	46748
Building IRN:	46748
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
2010 Original Building	62,594	$0.00	$0.00
Total	62,594	$0.00	$0.00
Total with Regional Cost Factor (100.00%)	—	$0.00	$0.00
Regional Total with Soft Costs & Contingency	—	$0.00	$0.00

APPENDIX 4F.6

OFCC Facility Assessments - Harrison Street ES

(2016 assessments with 2024 costs applied)

Building Information - Big Walnut Local (46748) - Harrison Street Elem

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	2024 Cost Set - Harrison Street Elementary
Assessment Date (on-site; non-EEA)	2016-01-04
Kitchen Type	Full Kitchen
Cost Set:	2024
Building Name	Harrison Street Elem
Building IRN	12765
Building Address	70 Harrison St
Building City	Sunbury
Building Zipcode	43074
Building Phone	(740) 965-2291
Acreage	4.50
Current Grades:	PK-4
Teaching Stations	21
Number of Floors	3
Student Capacity	303
Current Enrollment	310
Enrollment Date	2015-12-21
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	19
Historical Register	**NO**
Building's Principal	Kim Castiglione
Building Type	Elementary

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Building Pictures - Big Walnut Local(46748) - Harrison Street Elem(12765)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

37,954 Total Existing Square Footage
1926,1957,1991 Building Dates
PK-4 Grades
310 Current Enrollment
21 Teaching Stations
4.50 Site Acreage

Harrison Street Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1926, is a 3 story, 37,954 square foot brick school building located in a small town residential setting. There was an addition built in 1957 to add Classrooms, a Cafeteria and a Kitchen, as well as an addition in 1991 to add the main entry vestibule and an entrance canopy. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains load bearing masonry block back up walls with brick veneer on the exterior. The interior walls consist of concrete block, glazed block and cement plaster over concrete block. The floor construction is concrete slab on grade on the first floor level and reinforced concrete floor system on the intermediate levels. The roof structure is poured gypsum deck on foam board on steel joists. The roofing system over the original construction and the main entry canopy and vestibule (1991) are modified bitumen. The Gymnasium and 1957 addition have a built up asphalt roof. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are typically 720 sq. ft., and are undersized 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 space. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system . The building is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 4.5 acre site adjacent to residential properties. The property and playground areas are partially fenced for security. Site circulation is poor. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate.

No Significant Findings

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Building Construction Information - Big Walnut Local (46748) - Harrison Street Elem (12765)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1926	no	3	16,082	no	no
Addition No 1	1957	yes	2	21,757	no	no
Addition 2	1991	yes	1	115	no	no

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Building Component Information - Big Walnut Local (46748) - Harrison Street Elem (12765)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (1926)		2271		3081	1621									
Addition No 1 (1957)		4226					1657	828						
Addition 2 (1991)		115												
Total	0	6,612	0	3,081	1,621	0	1,657	828	0	0	0	0	0	0
Master Planning Considerations														

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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 - Harrison Street Elem (12765)

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Harrison Street Elem	**Contact:**	Kim Castiglione
Address:	70 Harrison St Sunbury,OH 43074	**Phone:**	(740) 965-2291
		Date Prepared:	2016-01-04 **By:** Anca Sandu
Bldg. IRN:	12765	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	PK-4	Acreage:	4.50
Proposed Grades	N/A	Teaching Stations:	21
Current Enrollment	310	Classrooms:	19
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1926	no	3	16,082
Addition No 1	1957	yes	2	21,757
Addition 2	1991	yes	1	115
Total				**37,954**

*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	$2,459,039.66	-
	B.	Roofing	2	$531,972.12	-
	C.	Ventilation / Air Conditioning	1	$6,478.25	-
	D.	Electrical Systems	3	$1,414,166.04	-
	E.	Plumbing and Fixtures	3	$85,371.24	-
	F.	Windows	2	$26,314.00	-
	G.	Structure: Foundation	2	$22,745.25	-
	H.	Structure: Walls and Chimneys	2	$135,910.78	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	2	$1,568,275.06	-
	K.	Interior Lighting	3	$319,572.68	-
	L.	Security Systems	3	$189,390.46	-
	M.	Emergency/Egress Lighting	3	$49,340.20	-
	N.	Fire Alarm	3	$147,641.06	-
	O.	Handicapped Access	2	$319,398.71	-
	P.	Site Condition	2	$307,787.51	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	2	$3,239.12	-
	T.	Hazardous Material	1	$20,107.94	-
	U.	Life Safety	2	$338,638.16	-
	V.	Loose Furnishings	2	$221,651.36	-
	W.	Technology	3	$639,524.90	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,151,470.13	-
Total				$10,958,034.63	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	71	71%	Satisfactory
2.0 Structural and Mechanical Features	200	122	61%	Borderline
3.0 Plant Maintainability	100	69	69%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	134	67%	Borderline
6.0 Environment for Education	200	128	64%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	650	65%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$10,958,034.63

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

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Original Building (1926) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Harrison Street Elem	**Contact:**	Kim Castiglione
Address:	70 Harrison St Sunbury,OH 43074	**Phone:**	(740) 965-2291
		Date Prepared:	2016-01-04 **By:** Anca Sandu
Bldg. IRN:	12765	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	PK-4	Acreage:	4.50
Proposed Grades	N/A	Teaching Stations:	21
Current Enrollment	310	Classrooms:	19
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	**1926**	**no**	**3**	**16,082**
Addition No 1	1957	yes	2	21,757
Addition 2	1991	yes	1	115
Total				**37,954**

*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	$1,041,952.78	-
B.	Roofing	2	$171,183.98	-
C.	Ventilation / Air Conditioning	1	$6,478.25	-
D.	Electrical Systems	3	$599,215.32	-
E.	Plumbing and Fixtures	3	$29,549.54	-
F.	**Windows**	**2**	**$0.00**	-
G.	Structure: Foundation	2	$22,745.25	-
H.	Structure: Walls and Chimneys	2	$39,220.50	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$578,147.90	-
K.	Interior Lighting	3	$135,410.44	-
L.	Security Systems	3	$80,249.18	-
M.	Emergency/Egress Lighting	3	$20,906.60	-
N.	Fire Alarm	3	$62,558.98	-
O.	Handicapped Access	2	$224,636.29	-
P.	Site Condition	2	$150,963.18	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	**Exterior Doors**	**2**	**$0.00**	-
T.	Hazardous Material	1	$1,690.13	-
U.	Life Safety	2	$206,427.24	-
V.	Loose Furnishings	2	$93,918.88	-
W.	Technology	3	$270,981.70	-
X.	Construction Contingency / Non-Construction Cost	-	$912,773.70	-
Total			$4,649,009.84	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	71	71%	Satisfactory
2.0 Structural and Mechanical Features	200	122	61%	Borderline
3.0 Plant Maintainability	100	69	69%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	134	67%	Borderline
6.0 Environment for Education	200	128	64%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	650	65%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$4,649,009.84

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

Addition No 1 (1957) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Harrison Street Elem	**Contact:**	Kim Castiglione
Address:	70 Harrison St Sunbury,OH 43074	**Phone:**	(740) 965-2291
		Date Prepared:	2016-01-04 **By:** Anca Sandu
Bldg. IRN:	12765	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	PK-4	Acreage:	4.50
Proposed Grades	N/A	Teaching Stations:	21
Current Enrollment	310	Classrooms:	19
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1926	no	3	16,082
Addition No 1	**1957**	**yes**	**2**	**21,757**
Addition 2	1991	yes	1	115
Total				**37,954**

*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	71	71%	Satisfactory
2.0 Structural and Mechanical Features	200	122	61%	Borderline
3.0 Plant Maintainability	100	69	69%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	134	67%	Borderline
6.0 Environment for Education	200	128	64%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	650	65%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2024		Rating	Dollar Assessment	C
A.	Heating System	3	$1,409,636.03	-
B.	Roofing	2	$346,598.31	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$810,665.82	-
E.	Plumbing and Fixtures	3	$55,821.70	-
F.	Windows	2	$26,314.00	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$96,690.28	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$985,992.91	-
K.	Interior Lighting	3	$183,193.94	-
L.	Security Systems	3	$108,567.43	-
M.	Emergency/Egress Lighting	3	$28,284.10	-
N.	Fire Alarm	3	$84,634.73	-
O.	Handicapped Access	2	$94,732.52	-
P.	Site Condition	2	$153,836.28	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$3,239.12	-
T.	Hazardous Material	1	$18,417.81	-
U.	Life Safety	2	$131,652.02	-
V.	Loose Furnishings	2	$127,060.88	-
W.	Technology	3	$366,605.45	-
X.	Construction Contingency / Non-Construction Cost	-	$1,229,318.85	-
Total			$6,261,262.18	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$6,261,262.18

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

Addition 2 (1991) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Harrison Street Elem	**Contact:**	Kim Castiglione
Address:	70 Harrison St Sunbury,OH 43074	**Phone:**	(740) 965-2291
		Date Prepared:	2016-01-04 **By:** Anca Sandu
Bldg. IRN:	12765	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	PK-4	Acreage:	4.50
Proposed Grades	N/A	Teaching Stations:	21
Current Enrollment	310	Classrooms:	19
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1926	no	3	16,082
Addition No 1	1957	yes	2	21,757
Addition 2	**1991**	**yes**	**1**	**115**
Total				**37,954**

*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	71	71%	Satisfactory
2.0 Structural and Mechanical Features	200	122	61%	Borderline
3.0 Plant Maintainability	100	69	69%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	134	67%	Borderline
6.0 Environment for Education	200	128	64%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	650	65%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$47,762.61

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	$7,450.85	-
B.	Roofing	2	$14,189.83	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$4,284.90	-
E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
F.	**Windows**	**2**	**$0.00**	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$4,134.25	-
K.	Interior Lighting	3	$968.30	-
L.	Security Systems	3	$573.85	-
M.	Emergency/Egress Lighting	3	$149.50	-
N.	Fire Alarm	3	$447.35	-
O.	Handicapped Access	2	$29.90	-
P.	Site Condition	2	$2,988.05	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	**Exterior Doors**	**2**	**$0.00**	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	2	$558.90	-
V.	Loose Furnishings	2	$671.60	-
W.	Technology	3	$1,937.75	-
X.	Construction Contingency / Non-Construction Cost	-	$9,377.58	-
Total			$47,762.61	

A. Heating System

Description: The existing system for the overall facility is a gas fired, steam boiler, installed in 1957, and is in poor condition. The heating and chilled water system in the overall facility is a 2-pipe vs. 4-pipe designations is not applicable in this facility, as no central air conditioning is provided. The boiler manufactured by Weil McLane installed in 1957 and are in poor condition. Steam is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, fin tubes, and air handlers. The terminal equipment was installed in 1952 and is in poor condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The DDC type system temperature controls were installed within the last 10 years and are in fair condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is equipped with widespread louvered interior doors to facilitate Corridor utilization as return air plenums. Louvered doors are replaced in Items J and O. The existing system is not ducted, and floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. 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 system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Convert to ducted system to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
HVAC System Replacement:	$54.42	sq.ft. (of entire building addition)		Required	Required	Required	$2,065,456.68	(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	$393,582.98	(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:			$2,459,039.66	$1,041,952.78	$1,409,636.03	$7,450.85		



Boiler

Back to Assessment Summary

B. Roofing

Description: The roofs over the Original Construction (except Gym) and the main entry area are modified bitumen membrane roof. The roofs over the Gymnasium and the remainder of the 1957 addition is a built up asphalt roof ballasted, and are in poor condition. The age of the roof was not provided. 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 that is in fair condition. There were observations of standing water on the roof. Metal cap flashings and stone copings are in fair to poor condition. Roof storm drainage is addressed through a system of gutters and downspouts and internal roof drains. The roof is not equipped with an adequate amount of overflow drains. No problems requiring attention were encountered with any roof penetrations. There are is a covered walkway at the main entrance of the structure, composed of masonry piers and steel beams with a metal deck, and contains a skylight.

Rating: 2 Needs Repair

Recommendations: The roof and roof insulation over the overall facility require replacement to meet Ohio School Design Manual guidelines due to the age of the system and condition. Add overflow roof drains as needed. Replace gutters and downspouts The flashing and coping on the overall facility require replacement. Replace the roof access hatch.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Membrane (all types / fully adhered):	$20.02	sq.ft. (Qty)		6,640 Required	13,444 Required	385 Required	$409,789.38	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	$23.84	ln.ft.		172 Required	406 Required	42 Required	$14,780.80	
Gutters/Downspouts	$21.42	ln.ft.		190 Required	384 Required		$12,295.08	
Overflow Roof Drains and Piping:	$3,886.95	each			1 Required	1 Required	$7,773.90	
Roof Insulation:	$4.14	sq.ft. (Qty)		6,640 Required	13,444 Required	385 Required	$84,741.66	(non-tapered insulation for use in areas without drainage problems)
Roof Access Hatch:	$2,591.30	each		1 Required			$2,591.30	(remove and replace)
Sum:			$531,972.12	$171,183.98	$346,598.31	$14,189.83		



Roof needs replacement



Roof access hatch

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C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units or isolated room systems consisting of thru wall A.C. units and split system A.C. units are provided in 16 locations. Two rooftop A.C. units are provided for the library and computer room. The ventilation system in the overall facility consists of unit ventilators and air handlers installed in1957 and in poor condition, providing fresh air to Classrooms, and air handlers, installed in 1957 and in poor condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. Relief air venting is provided by louvered interior doors. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln however no kiln ventilation is present. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are adequately placed, and in fair condition. Art room does not have general exhaust as required by the OSDM.

Rating: 1 Satisfactory

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Kiln Exhaust System:	$6,478.25	each		1 Required			$6,478.25	
Sum:			$6,478.25	$6,478.25	$0.00	$0.00		



Kiln

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the overall facility is a 208//120volt, 600amp, 3phase, 4wire system installed in 1980's, and is in good condition. Power is provided to the school by a multiple utility owned, pole-mounted transformers located outside, and in average condition. The panel system, installed in 1927/1956, is in poor condition, and has minimal expansion capability. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 3 general purpose outlets, 0 dedicated outlets for Classroom computers, and 1 dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as 5 general purpose outlets, while others are equipped with as few as 2 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. 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 not provided. Stage lighting power system including control panel, breakers, and dimmers is not provided. The overall electrical system meets does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity, lack of stage lighting/ power system, lightning protection, and to facilitate the scope od work under items A, C, and U.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
System Replacement:	$37.26	sq.ft. (of entire building addition)		Required	Required	Required	$1,414,166.04	(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:			$1,414,166.04	$599,215.32	$810,665.82	$4,284.90		



Main Distribution Panel



Typical Distribution

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure backflow preventer in fair condition. A water treatment system is not provided though none is needed. The domestic water supply piping in the overall facility is copper, was installed in 2005, and is in fair condition. The waste piping in the overall facility is cast iron, was installed in 2005, and is in fair condition. The facility is equipped with a 100 gallon gas water heater in fair condition. The school contains (2) Large Group Restrooms for boys, (2) Large Group Restrooms for girls, and (4) Restrooms for staff. Boys' Large Group Restrooms contain (4) floor mounted flush valve toilets, (6) wall mounted flush valve urinals, as well as (5) wall mounted lavatories. Girls' Large Group Restrooms contain (8) floor mounted flush valve toilets, as well as (5) wall mounted lavatories. Staff Restrooms contain (3) wall mounted flush valve toilets, (1) floor mounted flush valve toilet, (4) wall mounted lavatories. Condition of fixtures is good. The facility is equipped with (7) electric water coolers, in poor condition. The (20) Elementary Classrooms are not equipped with sink mounted type drinking fountains. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom, and fixtures are in good condition. Heath Clinic is not equipped with the required Restroom. Kindergarten / Pre-K Classrooms are equipped with Restroom facilities, and fixtures are in good condition. (1) Kindergarten classroom is not equipped with required restroom. Kitchen fixtures consist of a single compartment sink, triple compartment sink, dishwasher, and disposal, 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 a100 gallon gas fired type water heater, which is in fair condition. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with (7) toilets, (3) urinals, (7) lavatories, and (4) electric water coolers. Observations revealed that the school is currently equipped with (19) toilets, (6) urinals, (15) lavatories, and (7) electric water coolers. ADA requirements 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 condition. Science Classroom Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are provided.

Rating: 3 Needs Replacement

Recommendations: Due to age, condition, and OSFC requirements, provide (7) new electric water coolers and (20) new lavatory mounted type drinking fountains. See Item O for replacement of fixtures related to ADA requirements. Add one kindergarten restroom in the 1957 addition.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Toilet:	$4,923.47	unit		1 Required			$4,923.47	(new)
Sink:	$3,239.12	unit		1 Required			$3,239.12	(new)
Electric water cooler:	$3,886.95	unit		1 Required	6 Required		$27,208.65	(double ADA)
Other: Sink with Drinking Fountain	$2,500.00	per unit		7 Required	13 Required		$50,000.00	Install new sink with lavatory mounted type drinking fountains
Sum:			$85,371.24	$29,549.54	$55,821.70	$0.00		



Drinking Fountain

Back to Assessment Summary

F. Windows

Description: The overall facility is equipped with thermally broken aluminum frame windows with double glazed insulated glazing type window system, which was installed in 1991 and is in good condition. The window system features operable windows with opening limiters in good condition. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features surface mounted blinds, which are in fair condition. Storefront window systems are located in the Cafeteria, and are in fair condition. This facility has a glass block window at north entrance of the 1957 building. The exterior doors in the overall facility are equipped with steel frame sidelights and transoms with insulated glass, in fair condition. Exterior door vision panels are insulated glass. The school does contain one exterior 6' x 6' skylight in the main entry canopy, in fair condition. The school does not contain clerestories. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school. Some windows in the 1957 addition are provided with air conditioning units, which need removal.

Rating: 2 Needs Repair

Recommendations: Remove 9 air conditioning units and install operable window panels. Remove glass block and replace with a new aluminum windows.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Insulated Glass/Panels:	$131.57	sq.ft. (Qty)			200 Required		$26,314.00	(includes integral blinds and removal of existing windows)
Sum:			$26,314.00	$0.00	$26,314.00	$0.00		



Typical windows



Entrance and storefront

Back to Assessment Summary

G. Structure: Foundation

Description: The original facility is equipped with masonry foundation walls on concrete footings and the 1957 addition has concrete foundation walls on concrete footings. Areas of leaking were observed in the basement of 1926 original building, on north wall and east wall at the window wells. It is our observation the moisture is seeping through the basement wall and causing plaster deterioration on the interior walls. Around the perimeter of the lower level 1926 structure water proofing is required. The window wells need to be infilled, which is covered in item H.

Rating: 2 Needs Repair

Recommendations: Provide spray applied waterproofing system, along with new drainage along the perimeter of 1926 basement, as required.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Waterproofing Spray Applied:	$9.72	sq.ft. (Qty)		1,800 Required			$17,496.00	(include excavation and backfill)
Drainage Tile Systems / Foundation Drainage:	$23.33	ln.ft.		225 Required			$5,249.25	(include excavation and backfill)
Sum:			$22,745.25	$22,745.25	$0.00	$0.00		



Foundation walls



Moisture is causing basement wall deterioration

Back to Assessment Summary

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a load bearing masonry wall system, with plaster and brick on the interior of the original building. Signs of water infiltration were observed in the basement of the original building. The exterior masonry does not have control joints. The exterior brick veneer masonry walls are not cavity walls. Weep holes and vents are not provided. The school does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation. The exterior masonry has not been cleaned and sealed in recent years, and shows some evidence of mortar deterioration in the 1926 original building and 1957 addition. Installation of new HVAC systems will result in removal of 10 existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids. Interior walls are a combination of concrete masonry units, glazed block, brick, block and plaster walls and are in fair condition. Interior masonry appears to have no control joints, and none are needed due to no evidence of cracking. The window sills are stone, and are in fair condition. The exterior lintels are steel, and some are sagging and rusting and in poor condition. Chimneys are in fair condition. The canopy over the main entrance is of masonry piers and steel beams type construction, and is in good condition. There are six concrete canopies over the exit doors that are deteriorating and are in poor condition. The school is not equipped with a loading dock.

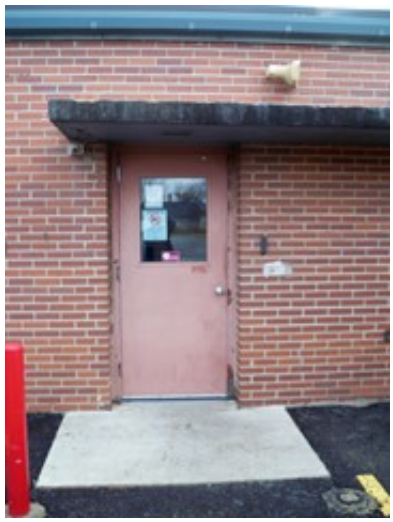
Rating: 2 Needs Repair

Recommendations: Provide tuck pointing in all areas of mortar deterioration as required. Provide masonry cleaning and sealing as required. Provide an allowance to close 2 window wells. Replace steel lintels as required. Provide for the replacement of 6 rear exterior door canopies. Provide for the removal and infill of 10 unit ventilators. Prep and paint exposed steel lintels through the overall facility.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Tuckpointing:	$9.72	sq.ft. (Qty)		600 Required	900 Required		$14,580.00	(wall surface)
Exterior Masonry Cleaning:	$1.95	sq.ft. (Qty)		5,658 Required	10,775 Required		$32,044.35	(wall surface)
Exterior Masonry Sealing:	$1.30	sq.ft. (Qty)		5,658 Required	10,775 Required		$21,362.90	(wall surface)
Replace Brick Veneer System:	$45.35	sq.ft. (Qty)			44 Required		$1,995.40	(total removal and replacement including pinning and shoring)
Lintel Replacement:	$323.91	ln.ft.			43 Required		$13,928.13	(total removal and replacement including pinning and shoring)
Other: Infill window wells	$15,000.00	allowance		Required			$15,000.00	Infill window openings with masonry and enclose window wells
Other: Paint Steel Lintels	$7,000.00	allowance			Required		$7,000.00	Prep and paint exposed lintels
Other: Replace Canopies	$30,000.00	allowance			Required		$30,000.00	Remove amd replace 6 concrete canopies
Sum:			$135,910.78	$39,220.50	$96,690.28	$0.00		



Masonry needs cleaning



Concrete canopies need replacement

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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 and is in fair condition. There is a pipe access crawl space under the 1957 addition. The floor construction of the intermediate floors is reinforced concrete floor system and it appears in fair condition. Ceiling to structural deck spaces are 2'-0'' to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction is not visible in the original 1926 building due to the plaster ceilings. The roof structure of the 1957 addition is steel joists with poured gypsum deck and is in fair condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

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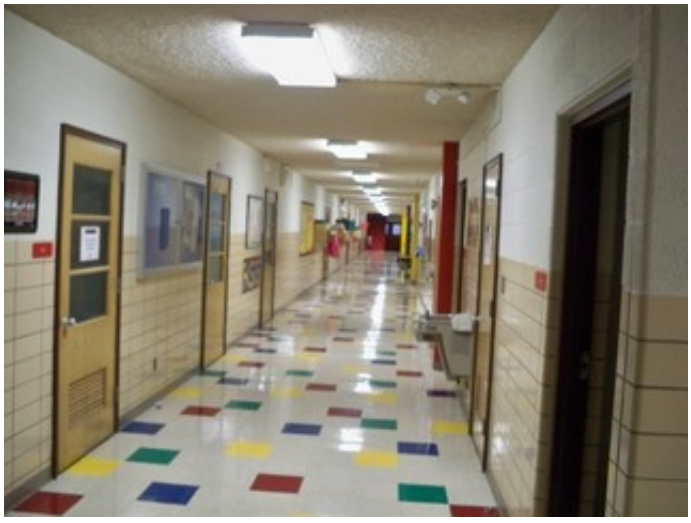
J. General Finishes

Description: The original structure features conventionally partitioned Classrooms with carpet and VCT type flooring, plaster and 2 x 4 lay-in acoustical tile type ceilings, as well as plaster wall finish, and they are in fair condition , except for some carpet flooring. The 1957 addition has conventionally partitioned classrooms with carpet flooring, painted block walls, and popcorn plaster ceilings, and they are in fair condition. The original building has corridors with carpet flooring, 2 x 4 lay-in acoustical ceilings and plaster walls, in fair condition. The 1957 addition has corridors with VCT flooring, painted block, glazed block and brick wall finishes, as well as popcorn plaster ceilings, and they are in good condition. The restrooms are located in the 1957 addition and feature 2'' x 2'' ceramic tile flooring, plaster type ceilings, as well as glazed block, painted block, and 2'' x 2'' ceramic tile wall finishes, and they are in fair condition. Toilet partitions are plastic, and are in fair condition. Classroom casework in the overall facility is particle board type construction with plastic laminate tops, is inadequately provided, and in poor condition. The typical Classroom contains 10 lineal feet of casework. Classrooms are not provided an adequate quantity of markerboards and tackboards. Coat hooks and shelfs are located in the Corridors and classrooms, are adequately provided, and in fair condition. The Art program is equipped with a kiln in fair condition, and existing kiln ventilation is inadequate. The facility is equipped with wood louvered interior doors that are flush mounted, without proper ADA hardware.Some doors are original and in poor condition, while others were replaced during a 1991 renovation. The Gymnasium space has vinyl type flooring, plaster type ceilings, as well as plaster and brick type wall finishes, and they are in fair condition. Gymnasium telescoping stands are metal, and in poor condition. Gymnasium basketball backboards are fixed, and are in poor condition. The Media Center, located in the original building, has carpet type flooring, 2 x 4 type ceilings, as well as drywall and plaster type wall finishes, and finishes are in fair condition. Student Dining, located in the 1957 addition, has VCT type flooring, popcorn plaster type ceilings, as well as painted block type wall finish, and they are in fair condition. OSDM-required fixed equipment for Stage is adequately provided. Existing Gymnasium, Student Dining, Media Center, and Music spaces are adequately 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 was installed in 1957, and is in poor condition. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is of proper construction , material , insulation , and installed as required by the OSDM and OBCMC. Walk-in cooler and freezer are located outside the building, are accessed by an exterior door, and are in poor condition.

Rating: 2 Needs Repair

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in this report (finishes) and due to condition and age (casework). Provide for the replacement of Kitchen equipment due to age. Funding for replacement of interior doors is provided in Item O, including doors that are in poor condition.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$35.95	sq.ft. (of entire building addition)		Required	Required	Required	$1,364,446.30	(elementary, per building area, with removal of existing)
Total Kitchen Equipment Replacement:	$246.17	sq.ft. (Qty)			828 Required		$203,828.76	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Sum:			$1,568,275.06	$578,147.90	$985,992.91	$4,134.25		



Corridor finishes



Classroom finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 2x4 lay-in and surface wrap fluorescent fixtures with dual level switching. Classroom fixtures are in average condition, providing an average illumination of 50-65 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in and surface wrap fluorescent fixtures with single level switching. Corridor fixtures are in average condition, providing an average illumination of 40 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with LED pendant type lighting, in good condition, providing an average illumination of 45 FC, which is less than the 50 ES FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 acrylic lay-in fluorescent fixture type lighting in average condition, providing an average illumination of 70 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 2x4 surface mounted fluorescent fixture type lighting with multi level switching. Student Dining fixtures are in good condition, providing an average illumination of 40 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 surface mount fluorescent fixture type lighting with multi level switching. Kitchen fixtures are in average condition, providing an average illumination of 65 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with a variety of T-8 and T-12 surface wrap fluorescent fixture type lighting in poor condition. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 acrylic lay-in fluorescent fixture type lighting in average 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, inadequate lighting levels, and the utilization of T-12 fluorescent fixtures.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to condition, lighting levels, utilization of T-12 fixtures, and installation of systems outlined in Items A, C, and U.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Complete Building Lighting Replacement	$8.42	sq.ft. (of entire building addition)		Required	Required	Required	$319,572.68	Includes demo of existing fixtures
Sum:			$319,572.68	$135,410.44	$183,193.94	$968.30		



Corridor Lighting



Classroom Lighting

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L. Security Systems

Description: The overall facility and additions contain an Emerge motion detector/ door contact type security system in poor condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Some exterior doors are equipped with door contacts. An automatic visitor control system is not provided. No CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted HID metal halide entry lights in poor condition. Pedestrian walkways are illuminated with surface mounted HID metal halide fixtures in poor condition. Parking and bus pick-up / drop off areas are not illuminated. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Security System:	$3.69	sq.ft. (of entire building addition)		Required	Required	Required	$140,050.26	(complete, area of building)
Exterior Site Lighting:	$1.30	sq.ft. (of entire building addition)		Required	Required	Required	$49,340.20	(complete, area of building)
Sum:			$189,390.46	$80,249.18	$108,567.43	$573.85		



Security Key Pad

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M. Emergency/Egress Lighting

Description: The overall facility and additions are equipped with FCI zoned type fire alarm system, installation date unknown, and in poor condition, consisting of manual pull stations, bells, and horn and strobe indicating devices. The system is not automatic and is monitored by a third party. The system is not equipped with sufficient ADA compliant notification devices, smoke detectors, and heat detectors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide new fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.30	sq.ft. (of entire building addition)		Required	Required	Required	$49,340.20	(complete, area of building)
Sum:			$49,340.20	$20,906.60	$28,284.10	$149.50		



Typical Emergency Floodlights



Typical Exit Signs

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N. Fire Alarm

Description: The overall facility and additions are equipped with FCI zoned type fire alarm system, installation date unknown, and in poor condition, consisting of manual pull stations, bells, and horn and strobe indicating devices. The system is not automatic and is monitored by a third party. The system is not equipped with sufficient ADA compliant notification devices, smoke detectors, and heat detectors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide new fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Fire Alarm System:	$3.89	sq.ft. (of entire building addition)		Required	Required	Required	$147,641.06	(complete new system, including removal of existing)
Sum:			$147,641.06	$62,558.98	$84,634.73	$447.35		



Fire Alarm Panel



Non ADA compliant Devices

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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. The main entrance is ADA accessible due to power assisted door openers and curb cuts. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are not equipped with ADA hardware. Building entrances should be equipped with 1 ADA power assist doors, and one is provided, which is in good condition. Playground layout and equipment are mostly compliant. On the interior of the building, space allowances are mostly not compliant. Ground and floor surfaces are compliant due to hard surface materials being used. Ramps and stairs do not meet all ADA requirements due to the handrails being non-compliant. Elevation changes within the overall facility are facilitated by non-compliant stairwells in fair condition. This multistory building does not have an elevator. Access to the Stage is facilitated by a chair lift in fair condition. Interior doors are not recessed, and are not provided with ADA-compliant hardware. In the large group restrooms ADA toilets, lavatories, and urinals are provided. Water coolers are not ADA compliant. Water coolers that are required and not provided are covered under Item E. Toilet partitions are plastic, and partially provide ADA clearances. ADA-compliant accessories are somewhat provided. Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic is non-compliant with ADA requirements, and there are no special education restrooms. ADA signage is not provided on the interior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage and an elevator. Electric water coolers are provided in item E. Replace interior doors in the 1957 building to facilitate the school's meeting of ADA requirements. Replace interior door hardware in the original building. Replace non complaint exterior door hardware, as required.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Handicapped Hardware:	$453.48	set		49 Required	7 Required		$25,394.88	(includes installation / hardware only)
Signage:	$0.26	sq.ft. (of entire building addition)		Required	Required	Required	$9,868.04	(per building area)
Elevators:	$66,078.15	each		3 Required			$198,234.45	(per stop, 2 stops minimum)
Replace Doors:	$1,684.34	leaf			51 Required		$85,901.34	(standard 3070 wood door, HM frame, door/light, includes hardware)
Sum:			$319,398.71	$224,636.29	$94,732.52	$29.90		



ADA hardware is not provided



ADA restroom fixtures

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P. Site Condition

Description: The 4.5 acre relatively flat site is located in a rural residential setting with moderate tree / shrub type landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled county roads. A single entrance to the site impedes proper separation of bus and other vehicular traffic. A bus loop is provided for student loading and unloading. Staff and visitor parking is facilitated by an asphalt parking lot in poor condition, containing 45 parking places, which does not provide adequate parking for staff members, visitors, and the disabled. 2 ADA and 46 parking spaces are required. 2 ADA spaces are provided but lack adequate clearances. The site and parking lot drainage design, consisting of sheet drainage and storm sewers mostly provides adequate evacuation of storm water, and minor problems with parking lot ponding were observed. Ponding occurs in the rear of the building leading to the rear entrance. Concrete curbs are in fair condition and are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition, with minor areas of repair needed. Trash pick-up and service drive pavement is in poor condition, and is equipped with a concrete pad area for dumpsters, which is in fair condition. The playground equipment is primarily constructed of steel and high density plastic, and is in poor condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch surface of insufficient depth with a basketball court and funnel ball being provided on an asphalt surface. The playground area is not equipped with tables and benches. Two basketball backboards are provided, and are in poor condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so.

Rating: 2 Needs Repair

Recommendations: Provide for new asphalt wearing course of parking lot and drives. Provide additional parking spaces to meet OSDM guidelines, including adequate provisions for the disabled. Repair concrete sidewalks, as required. Provide for replacement of playground equipment and soft surface material.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Playground Equipment:	$1.95	sq.ft. (Qty)		16,082 Required	21,757 Required	115 Required	$74,010.30	(up to $142,000; per sq.ft. of school)
Removal of existing Playground Equipment:	$2,591.30	lump sum		Required	Required	Required	$7,773.90	
Asphalt Paving / New Wearing Course:	$24.61	sq. yard		1,244 Required	1,717 Required		$72,870.21	(includes minor crack repair in less than 5% of paved area)
Additional Parking Spaces Required for Middle	$213.78	per student			25 Required		$5,344.50	(0.11 spaces per middle school student. Parking space includes parking lot drive space.)
Concrete Sidewalk:	$9.72	sq.ft. (Qty)		375 Required	1,717 Required		$20,334.24	(5 inch exterior slab)
Provide Soft Surface Playground Material:	$38.87	sq. yard		222 Required	306 Required		$20,523.36	
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required			$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	$56,931.00	Include this one **or** the next. (Each addition should have this item)
Sum:			$307,787.51	$150,963.18	$153,836.28	$2,988.05		



Playground



ADA parking

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Q. Sewage System

Description: The sanitary sewer system is municipal 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 Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

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R. Water Supply

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

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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 are in good condition. Typical exterior doors feature insulated vision panels, with inappropriate hardware. One hollow metal door at kitchen/receiving is in poor condition and needs replacement. Main entrance doors are aluminum type construction, installed on aluminum frames, with appropriate hardware, and in good condition. The facility is not equipped with roof access doors. There are no overhead doors in the facility.

Rating: 2 Needs Repair

Recommendations: Replace the exterior door off of kitchen, due to poor condition. Replacement of non-compliant hardware on typical exterior doors is addressed in item O.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$3,239.12	per leaf			1 Required		$3,239.12	(includes removal of existing)
Sum:			$3,239.12	$0.00	$3,239.12	$0.00		



Typical exterior doors



Main entrance doors

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T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Chryatech, Inc., and dated August 2005, documenting known and assumed locations of asbestos and other hazardous materials. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets. The AHERA report lists vinyl asbestos floor tile and mastic and pipe insulation containing hazardous materials located in the kitchen, dish room, men's and women's restrooms, and in the crawl space. These materials were described in the report to be in non-friable condition with light damage. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	EHA Form		—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.30	per unit		0 Required	5,000 Required		$6,500.00	
Special Engineering Fees for LBP Mock-Ups	$1.30	per unit		0 Required	5,000 Required		$6,500.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.13	sq.ft. (Qty)		13,001 Required	21,757 Required		$4,518.54	
Resilient Flooring Removal, Including Mastic	$4.28	sq.ft. (Qty)		0 Required	605 Required		$2,589.40	See J
Sum:			$20,107.94	$1,690.13	$18,417.81	$0.00		



VAT flooring

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U. Life Safety

Description: The facility is not equipped with an emergency generator. 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 4 interior stair towers, which are not protected by two hour fire enclosures. The facility does have an exterior stairway from the basement to ground level. Guardrails do not meet the 4'' ball test, and handrails do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and 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 are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

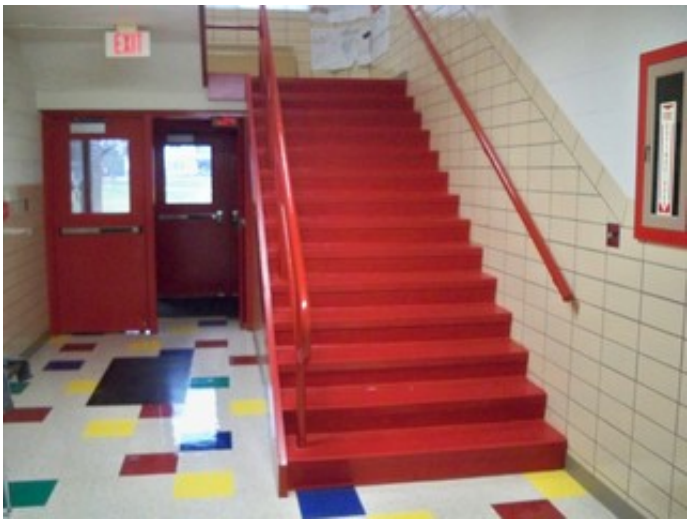
Rating: 2 Needs Repair

Recommendations: Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. 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 guardrails and 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 fire-rated enclosure around existing stair tower. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$4.86	sq.ft. (Qty)		16,082 Required	21,757 Required	115 Required	$184,456.44	(includes increase of service piping, if required)
Interior Stairwell Closure:	$6,478.25	per level		8 Required	2 Required		$64,782.50	(includes associated doors, door frames and hardware)
Water Main	$64.78	ln.ft.		250 Required			$16,195.00	(new)
Handrails:	$6,478.25	level		8 Required	2 Required		$64,782.50	
Retrofit existing kitchen hood with Fire suppression system	$8,421.72	per hood		1 Required			$8,421.72	
Sum:			$338,638.16	$206,427.24	$131,652.02	$558.90		



Kitchen Hood



Non-compliant stair

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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, desk height file cabinets, reading tables, computer workstations, bookcases and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
CEFPI Rating 6	$5.84	sq.ft. (of entire building addition)		Required	Required	Required	$221,651.36	
Sum:			$221,651.36	$93,918.88	$127,060.88	$671.60		



Classroom furniture



Computer lab furniture

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W. Technology

Description: The typical Classroom is equipped with (4) data ports at one common location in each classroom along with one voice port with a digitally based phone system, and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with one data port for teacher use and one cable port and monitor to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided, and in poor condition. OSDM-compliant computer network infrastructure is provided. The facility does not contain a media distribution center, and provides Computer Labs for use by students.

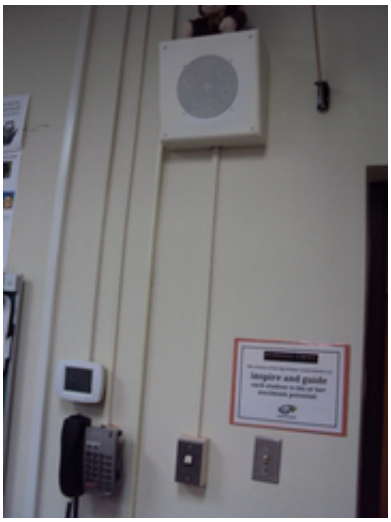
Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1926) 16,082 ft²	Addition No 1 (1957) 21,757 ft²	Addition 2 (1991) 115 ft²	Sum	Comments
ES portion of building with total SF < 50,000	$16.85	sq.ft. (Qty)		16,082 Required	21,757 Required	115 Required	$639,524.90	
Sum:			$639,524.90	$270,981.70	$366,605.45	$1,937.75		



Computer Lab



Typical Classroom PA/ Phone

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$8,806,564.50
7.00%	Construction Contingency	$616,459.52
Subtotal		$9,423,024.02
16.29%	Non-Construction Costs	$1,535,010.61
Total Project		**$10,958,034.63**

Construction Contingency	$616,459.52
Non-Construction Costs	$1,535,010.61
Total for X.	**$2,151,470.13**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$2,826.91
Soil Borings / Phase I Envir. Report	0.10%	$9,423.02
Agency Approval Fees (Bldg. Code)	0.25%	$23,557.56
Construction Testing	0.40%	$37,692.10
Printing - Bid Documents	0.15%	$14,134.54
Advertising for Bids	0.02%	$1,884.60
Builder’s Risk Insurance	0.12%	$11,307.63
Design Professional’s Compensation	7.50%	$706,726.80
CM Compensation	6.00%	$565,381.44
Commissioning	0.60%	$56,538.14
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$105,537.87
Total Non-Construction Costs	**16.29%**	**$1,535,010.61**

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Name of Appraiser	Brandon Anderson	**Date of Appraisal**	2016-01-04
Building Name	Harrison Street Elem		
Street Address	70 Harrison St		
City/Town, State, Zip Code	Sunbury, OH 43074		
Telephone Number(s)	(740) 965-2291		
School District	Big Walnut Local		

Setting: Suburban

Site-Acreage	4.50	Building Square Footage	37,954
Grades Housed	PK-4	Student Capacity	303
Number of Teaching Stations	21	Number of Floors	3
Student Enrollment	310		
Dates of Construction	1926,1957,1991		

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 2024 Cost Set - Harrison Street Elementary

1.0 The School Site	Points Allocated	Points
1.1 **Site is large enough** to meet educational needs as defined by state and local requirements	25	*15*
The site is 4.5 acres compared to 14 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*16*
The school is centrally located within the district it serves, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*5*
Playground areas consist of metal type play equipment, which is in poor condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to most equipment. Fencing is provided to separate vehicular traffic from pedestrians.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*4*
The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*3*
Adequate parking is provided for faculty and staff, but is insufficient for the community.		
TOTAL - 1.0 The School Site	100	*71*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for 2024 Cost Set - Harrison Street Elementary

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

Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*10*
Light sources are maintained		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*13*
It appears the internal water supply is adequate with sufficient pressure to meet health and safety requirements		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*6*
Each Learning station does not have adequate outlets and technology devices		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*7*
Controls are protected yet accessible		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*6*
Drinking fountains are adequate in number and placement, but do not 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*
The drainage system appears to be properly maintained to meet requirements.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*6*
Fire Alarm are properly maintained		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*6*
two way communication is obtained thru PA system and digital phone system.		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*
The exterior water supply appears to be sufficient and available for normal usage.		
TOTAL - 2.0 Structural and Mechanical Features	200	*122*

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Suitability Appraisal of **3.0 Plant Maintainability** for 2024 Cost Set - Harrison Street Elementary

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 for walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Flooring throughout the facility consists of VCT, VAT, carpet, sealed concrete, and ceramic tile, witch 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	*8*
Painted and glazed block is easily cleaned and resistant to stain, but the acoustical ceiling tiles are not.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
Casework is wood 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, and does not meet ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*8*
Fixtures are floor and wall mounted and are of good quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*8*
Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*5*
Adequate outlets are not provided for routine cleaning		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*6*
Outdoor fixtures are accessible for repair		
TOTAL - 3.0 Plant Maintainability	100	*69*

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Suitability Appraisal of **4.0 Building Safety and Security** for 2024 Cost Set - Harrison Street Elementary

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 **Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	*6*
Student loading occurs in the street, and is not separated from other vehicular traffic.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*2*
Buses and other vehicular traffic use the same entrance and exit points to the site, which do not provide safe vehicular traffic flow.		
4.5 ES **Playground equipment** is free from hazard MS Location and types of **intramural equipment** are free from hazard HS **Athletic field equipment** is properly located and is free from hazard	5	*4*
Playground equipment consists of steel equipment in poor condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
The heating units appear to be located away from student occupied areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*9*
The building does have 2 stairways which are not enclosed, and are not ADA and OBC compliant.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*8*
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	*5*
Emergency lighting is provided throughout the building		
4.10 **Classroom doors** are recessed and open outward	10	*4*
Classroom doors are not recessed from the corridor and open outward, which impede traffic flow in the corridors.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*5*
Security system is not properly provided.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
The carpet and VCT have been well maintained throughout the facility.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*4*
Stair treads and risers are properly designed and meet requirements.		
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 appears to be tempered for safety.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*3*

Drinking fountains/ water coolers extend more than eight inches from the corridor wall, which impede traffic flow in the corridors.

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

Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a corridor leading to the exterior.

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*3*

the facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are provided adequately.

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 masonry load bearing system with a concrete deck. Interior walls are masonry, plaster, and drywall.

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*7*

Alarms have distinct sounds.

TOTAL - 4.0 Building Safety and Security	200	*126*

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Suitability Appraisal of **5.0 Educational Adequacy** for 2024 Cost Set - Harrison Street Elementary

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*15*
The average classroom is 700 sq.ft. compared to 900 sq.ft. required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*9*
Undersized classrooms do not allow sufficient space for effective small group activities.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*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*
Undersized classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*4*
Coat hooks and shelving, located in the corridor, are inadequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*8*
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*12*
Special Education Classrooms are appropriately sized, and meet standards.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*8*
Special Education spaces are properly designed to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*6*
The media center is not visually appealing but does provide natural light.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The Gymnasium space is adequately sized and equipped for special education instruction.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*8*
Pre-K and Kindergarten spaces are adequate for age of students served.		
5.12 **Music Program** is provided adequate sound treated space	5	*2*
Music instruction is provided in a standard classroom without any sound treatment.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*3*
The art room is undersized and does not provide sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*4*
The facility is provided with computer labs for student use.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*3*

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

5.16 **Storage for student and teacher material** is adequate	5	*2*

Storage for teachers and students has not been adequately provided throughout the facility.

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*8*

The teachers lounge does reflect a professional environment and does provide adequate work space for preparation of teacher materials.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*8*

The student dining space has limited visual appeal with adequate space for seating.

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

Administrative offices are adequately for Elementary 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	*3*

The clinic is located within the Administrative Offices but lacks required equipment.

5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*3*

Suitable reception space is minimal for students, teachers, and visitors.

5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*3*

Administrative personnel are provided limited works pace and privacy.

TOTAL - 5.0 Educational Adequacy	200	*134*

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Suitability Appraisal of **6.0 Environment for Education** for 2024 Cost Set - Harrison Street Elementary

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*9*
The building is a traditional design with simple detailing, which is aesthetically neutral.		
6.2 Site and building are **well landscaped**	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the school is completely sheltered.		
6.5 **Building materials** provide attractive color and texture	5	*3*
The mixture of materials is not attractive or sensitive to an overall design aesthetic.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*12*
Overall building design and materials reflect a dated decor which does not enhance learning.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*8*
Year around comfortable temperature and humidity appears to not be provided throughout the building.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*8*
The ventilation system does not appear to provide adequate circulation		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*10*
Lighting systems provide inadequate intensity and distribution of light.		
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	*4*
There are areas for students to gather in the Student Dining area, and Gymnasium.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*6*
Classroom doorways are not recessed and impede traffic flow.		
6.13 **Areas for students to interact** are suitable to the age group	10	*4*
There are areas for students to gather in the Student Dining area and Gymnasium.		
6.14 **Large group areas are designed** for effective management of students	10	*8*
The Gymnasium is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*6*
Limited consideration has been given to acoustical treatment of classrooms and corridors.		

6.16 **Window design** contributes to a pleasant environment	10	*8*
The windows are fairly well designed to contribute to a pleasant environment.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*6*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*128*

LEED Observation Notes

School District:	Big Walnut Local
County:	Delaware
School District IRN:	46748
Building:	Harrison Street Elem
Building IRN:	12765

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)

Limited site work outlined herein will present a challenge to obtain points in this category.

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)

Due to limited fixture replacement, there may be some difficulty in achieving credits in this category.

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)

Due to complete replacement of HVAC system outlined herein, there is an opportunity to obtain several points in this category.

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)

Opportunities for credit points are available through recycling of materials removed, reuse of walls and structure. Replacement of finishes provides credit opportunities by using low VOC products as well as local products and materials with recycled content.

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)

By using low VOC materials (for new paint and flooring) credit opportunities are available. New CO2 detectors included with the HVAC replacement can make additional credits available.

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 is contingent on the design architect.

Justification for Allocation of Points - Big Walnut Local

Building Name and Level: **Harrison Street Elem**

PK-4

Building features that clearly exceed criteria:

1. The school is centrally located within the district and easily accessible.
2.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. The building requires replacement of its major systems, including HVAC, electrical and technology.
2. There is no fire suppression in the building.
3. The building lacks a security system.
4. There is no true ADA accessibility in this 3 story building, due to the absence of an elevator.
5.
6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Big Walnut Local
Facility:	Harrison Street Elem
Date of Initial Assessment:	Jan 4, 2016
Date of Assessment Update:	Feb 27, 2025
Cost Set:	2024

District IRN:	46748
Building IRN:	12765
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1926 Original Building	16,082	$1,690.13	$1,690.13
1957 Addition No 1	21,757	$18,417.81	$5,417.81
1991 Addition 2	115	$0.00	$0.00
Total	37,954	$20,107.94	$7,107.94
Total with Regional Cost Factor (100.00%)	—	$20,107.94	$7,107.94
Regional Total with Soft Costs & Contingency	—	$25,020.37	$8,844.43

Environmental Hazards - Big Walnut Local (46748) - Harrison Street Elem (12765) - Original Building

Owner:	Big Walnut Local	**Bldg. IRN:**	12765
Facility:	Harrison Street Elem	**Bldg. Addition:**	Original Building
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	Not Present	0	$4.28	$0.00
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	16082	13001	$0.13	$1,690.13

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**	$1,690.13
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$1,690.13

* 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 - Big Walnut Local (46748) - Harrison Street Elem (12765) - Addition No 1

Owner:	Big Walnut Local	**Bldg. IRN:**	12765
Facility:	Harrison Street Elem	**Bldg. Addition:**	Addition No 1
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	605	$4.28	$2,589.40
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$2,589.40
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$2,589.40

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$5,000.00
2.	Special Engineering Fees for LBP Mock-Ups		$5,000.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$13,000.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	21757	21757	$0.13	$2,828.41

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**	$18,417.81
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$5,417.81

* 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.

APPENDIX 4F.7

OFCC Facility Assessments - Hylen Souders Elementary

(2016 assessments with 2024 costs applied)

Building Information - Big Walnut Local (46748) - Hylen Souders Elem

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Rural
Assessment Name	2024 Cost Set - Hylen Souders Elementary
Assessment Date (on-site; non-EEA)	2016-01-05
Kitchen Type	Full Kitchen
Cost Set:	2024
Building Name	Hylen Souders Elem
Building IRN	66456
Building Address	4121 Miller Paul Rd
Building City	Galena
Building Zipcode	43021
Building Phone	(740) 965-3200
Acreage	30.00
Current Grades:	PK-4
Teaching Stations	27
Number of Floors	1
Student Capacity	342
Current Enrollment	325
Enrollment Date	2015-12-15

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

Number of Classrooms	24
Historical Register	**NO**
Building's Principal	Mr. A J Hoffman
Building Type	Elementary

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Building Pictures - Big Walnut Local(46748) - Hylen Souders Elem(66456)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

42,754 Total Existing Square Footage
1974 Building Dates
PK-4 Grades
325 Current Enrollment
27 Teaching Stations
30.00 Site Acreage

Hylen Souders Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1974, is a single story, 42,754 square foot brick school building located in a rural residential setting. The existing facility, which originally had an open concept design with movable partitions, was renovated in 2005 and changed to a partitioned design, but the majority of classrooms are separated by the original demountable partitions and the corridor/ classroom walls are partial height and allow limited air circulation. The facility does not use modular buildings. The structure of the overall facility is a combination of metal frame structure with a brick veneer and vinyl siding exterior, masonry block structure with vinyl siding exterior and interior steel columns and beams. The floor system consists of concrete slab on grade. The roof structure is a combination of steel beams and steel bar joists with metal deck. The roofing system of the overall facility is a built-up roof with gravel ballast. The ventilation system of the building is inadequate to meet the needs of the users. The typical classrooms are undersized in terms of the current standards established by the State of Ohio (with an average of 720 s.f.). Physical Education and Student Dining spaces consist of one Multipurpose space. The electrical system for the facility is inadequate. The facility is not equipped with an adequate security system. The building has a non-compliant manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain some asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 30 acre site adjacent to residential properties. The playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate.

No Significant Findings

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Building Construction Information - Big Walnut Local (46748) - Hylen Souders Elem (66456)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1974	yes	1	42,754	no	no

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Building Component Information - Big Walnut Local (46748) - Hylen Souders Elem (66456)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (1974)		7875		3026	2142			1416						
Total	0	7,875	0	3,026	2,142	0	0	1,416	0	0	0	0	0	0
Master Planning Considerations														

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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 - Hylen Souders Elem (66456)

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Hylen Souders Elem	**Contact:**	Mr. A J Hoffman
Address:	4121 Miller Paul Rd Galena,OH 43021	**Phone:**	(740) 965-3200
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	66456	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	PK-4	Acreage:	30.00
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	325	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1974	yes	1	42,754
Total				**42,754**

*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	$2,326,672.68	-
B.	Roofing	3	$967,798.56	C
C.	Ventilation / Air Conditioning	2	$6,478.25	-
D.	Electrical Systems	3	$1,593,014.04	-
E.	Plumbing and Fixtures	3	$188,773.04	-
F.	Windows	3	$233,866.42	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$54,638.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$1,753,148.18	-
K.	Interior Lighting	3	$359,988.68	-
L.	Security Systems	3	$213,342.46	-
M.	Emergency/Egress Lighting	3	$55,580.20	-
N.	Fire Alarm	3	$166,313.06	-
O.	Handicapped Access	2	$32,364.72	-
P.	Site Condition	2	$278,172.56	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$45,847.68	-
T.	Hazardous Material	2	$33,862.51	-
U.	Life Safety	2	$235,640.16	-
V.	Loose Furnishings	2	$249,683.36	-
W.	Technology	3	$720,404.90	-
X.	Construction Contingency / Non-Construction Cost	-	$2,324,687.05	-
Total			$11,840,276.51	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	125	63%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	149	75%	Satisfactory
5.0 Educational Adequacy	200	119	60%	Borderline
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	673	67%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$11,840,276.51

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

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Original Building (1974) Summary

District:	Big Walnut Local	**County:**	Delaware **Area:** Central Ohio (0)
Name:	Hylen Souders Elem	**Contact:**	Mr. A J Hoffman
Address:	4121 Miller Paul Rd Galena,OH 43021	**Phone:**	(740) 965-3200
		Date Prepared:	2016-01-05 **By:** Anca Sandu
Bldg. IRN:	66456	**Date Revised:**	2025-02-27 **By:** Brandon Anderson

Current Grades	PK-4	Acreage:	30.00
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	325	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	**1974**	**yes**	**1**	**42,754**
Total				**42,754**

*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	$2,326,672.68	-
	B.	Roofing	3	$967,798.56	C
	C.	Ventilation / Air Conditioning	2	$6,478.25	-
	D.	Electrical Systems	3	$1,593,014.04	-
	E.	Plumbing and Fixtures	3	$188,773.04	-
	F.	Windows	3	$233,866.42	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$54,638.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	2	$1,753,148.18	-
	K.	Interior Lighting	3	$359,988.68	-
	L.	Security Systems	3	$213,342.46	-
	M.	Emergency/Egress Lighting	3	$55,580.20	-
	N.	Fire Alarm	3	$166,313.06	-
	O.	Handicapped Access	2	$32,364.72	-
	P.	Site Condition	2	$278,172.56	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	2	$45,847.68	-
	T.	Hazardous Material	2	$33,862.51	-
	U.	Life Safety	2	$235,640.16	-
	V.	Loose Furnishings	2	$249,683.36	-
	W.	Technology	3	$720,404.90	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,324,687.05	-
Total				$11,840,276.51	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	125	63%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	149	75%	Satisfactory
5.0 Educational Adequacy	200	119	60%	Borderline
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	673	67%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$11,840,276.51

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

A. Heating System

Description: The existing system for the overall facility is a gas fired, hot water boiler system, installed in 1990, and is in poor condition. The heating and chilled water system in the overall facility is a 4-pipe system, with a capacity for simultaneous heating and cooling operation, however the duct distribution is a dual duct VAV system which is not an acceptable OSDM system. The two boilers, manufactured by bryan, were installed in 1990 and are in poor condition. Heating water is distributed to terminal units consisting of cabinet heaters, unit heaters, and air handlers. The terminal equipment was installed in 1990 and is in poor condition. The system does not appear to comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The DDC type system temperature controls were installed recently and are in fair condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Replace existing ductwork to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
HVAC System Replacement:	$54.42	sq.ft. (of entire building addition)		Required	$2,326,672.68	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Sum:			$2,326,672.68	$2,326,672.68		



Boiler

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is a built-up asphalt ballasted roof, and is in poor condition. There are reports of minor leaking in one of the North West classrooms, and there were some signs of past leaking observed during the assessment. Access to the roof was gained by a roof hatch. There were observations of standing water on the roof. Roof storm drainage is addressed through a system of internal roof drains. The roof is not equipped with overflow drains or overflow scuppers. There is a covered main entrance that has a metal stud frame structure with vinyl siding and a built up asphalt roofing system on metal deck.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition and age of the system. Provide for overflow drains as required. Replace metal coping, as required.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Built-up Asphalt:	$17.10	sq.ft. (Qty)		42,754 Required Under Contract	$731,093.40	
Repair/replace cap flashing and coping:	$23.84	ln.ft.		1,200 Required	$28,608.00	
Overflow Roof Drains and Piping:	$3,886.95	each		8 Required	$31,095.60	
Roof Insulation:	$4.14	sq.ft. (Qty)		42,754 Required	$177,001.56	(non-tapered insulation for use in areas without drainage problems)
Sum:			$967,798.56	$967,798.56		



Metal coping needs replacement



Built-up asphalt roof

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C. Ventilation / Air Conditioning

Description: The overall facility is equipped with an air cooled chiller system, air handling unit and a dual duct VAV system of air distribution which is in poor condition. Window units or isolated room systems consisting of RTU's are provided in1 location. The ventilation system in the overall facility consists of air handlers installed in 1974 and in poor condition, providing fresh air to Classrooms, and air handlers, installed in1974 and in poor condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. Relief air venting is provided by 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. Dust collection systems are not required in this facility to support woodworking Program and no system is provided. The Art program is equipped with a kiln, and there is no existing kiln ventilation. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are adequately placed, and in poor condition. No general exhaust is provided for the art room.

Rating: 2 Needs Repair

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Provide kiln exhaust system

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Kiln Exhaust System:	$6,478.25	each		1 Required	$6,478.25	
Sum:			$6,478.25	$6,478.25		



Chiller

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the overall facility is a (2) 480/277volt, 600amp, 3phase, 4wire system installed in 1974, and are in poor condition. Power is provided to the school by a single utility owned, pad-mounted transformer located outside, and in average condition. The panel system, installed in 1974, is in average condition, and can be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 3 general purpose outlets, 0 dedicated outlets for each Classroom computer, and 1dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as 4 general purpose outlets, while others are equipped with as few as 2 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. 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 not 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 for Classroom Capacity and lack of OSDM required features and to facilitate the addition of air conditioning. 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 Building (1974) 42,754 ft²	Sum	Comments
System Replacement:	$37.26	sq.ft. (of entire building addition)		Required	$1,593,014.04	(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:			$1,593,014.04	$1,593,014.04		



One Service Distribution



2nd Service Distribution

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E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure backflow preventer in fair condition. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is copper, was installed in 1974, and is in fair condition. The waste piping in the overall facility is cast iron, was installed in1974, and is in fair condition. . The facility is equipped with a 100 gallon gas water heater in poor condition and 1 electric water heater with 119 gallon capacity in poor condition. The school contains (1) Large Group Restrooms for boys, (1) Large Group Restrooms for girls, (1) Locker Room Restrooms for boys, (1) Locker Room Restrooms for girls, and (4) Restrooms for staff. Boys' Large Group Restrooms contain (4) wall mounted flush valve toilets, (12) floor mounted flush valve urinals, as well as (2) wash fountains. Girls' Large Group Restrooms contain (9) wall mounted flush valve toilets, as well as (2) wash fountains. Boys' Locker Room Restrooms contain (1) wall mounted (tank type / flush valve) toilets, (1) wall mounted lavatories, as well as (3) showers. Girls' Locker Room Restrooms contain (1) wall mounted flush valve toilet, as well as (1) wall mounted lavatories as well as (3) showers. Staff Restrooms contain (4) wall mounted flush valve toilets, as well as (4) wall mounted lavatories. The special education classroom contains the required sink with drinking fountain. Condition of fixtures is fair. The facility is equipped with (6) electric water coolers, in poor condition. The (23) Elementary Classrooms are not equipped with sink mounted type drinking fountains. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom, and fixtures are in fair condition. Heath Clinic is equipped with the required Restroom, and fixtures are in fair condition. Kindergarten / Pre-K Classrooms are not equipped with Restroom facilities. Kitchen fixtures consist of a single compartment sink, double compartment sink, and dishwasher / disposal, 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 119 gallon electric type water heater, which is in poor condition. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with (7) toilets, (3) urinals, (7) lavatories, and (4) electric water coolers. Observations revealed that the school is currently equipped with (22) toilets, (12) urinals, (8) lavatories, and (4) wash fountains, (1) Classroom sink mounted drinking fountains, and (6) electric water coolers. ADA requirements are 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 condition. Science Classroom / Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are provided.

Rating: 3 Needs Replacement

Recommendations: Due to non low flow water requirements, provide (22) new toilets / (8) new lavatories / (12) new urinals / (6) new electric water coolers / and (4) wash fountains. Provide (2) restrooms for prekindergarten/kindergarten classrooms. Provide (23) elementary school sinks with drinking fountains.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Toilet:	$4,923.47	unit		2 Required	$9,846.94	(new)
Toilet:	$1,943.48	unit		22 Required	$42,756.56	(remove / replace) See Item O
Urinal:	$1,943.48	unit		12 Required	$23,321.76	(remove / replace)
Sink:	$3,239.12	unit		2 Required	$6,478.24	(new)
Sink:	$1,943.48	unit		8 Required	$15,547.84	(remove / replace)
Electric water cooler:	$3,886.95	unit		6 Required	$23,321.70	(double ADA)
Other: sink with drinking fountain	$2,500.00	per unit		23 Required	$57,500.00	Install new sink with drinking fountain in elementary classrooms.
Other: Wash Fountain	$2,500.00	per unit		4 Required	$10,000.00	Remove and replace existing wash fountain.
Sum:			$188,773.04	$188,773.04		



Single Restroom



Sink with drinking fountain

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F. Windows

Description: The overall facility features a storefront window system with inoperable windows. The system has non-thermally broken hollow metal frames and 5/8'' insulating glass, which is non-compliant with OSDM guidelines. The window system features surface mounted horizontal blinds, which are in poor condition. This facility does not feature any glass block windows. The exterior doors, side lights, and transoms in the facility are equipped with hollow metal frames with 5/8'' insulating glass. The rear vestibules feature entrance systems with aluminum frames and non-insulated single pane glass, and are in poor condition. The school does not contain skylights and window security grilles are not provided for ground floor windows. There is no greenhouse associated with the building.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated aluminum window system with integral blinds to meet Ohio School Design manual requirements. Replace door transoms and sidelights throughout. Exterior door vision panel replacement is addressed in Item S as part of the exterior door replacement scope. Replace rear entry vestibules with new insulated aluminum storefront system.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Insulated Glass/Panels:	$131.57	sq.ft. (Qty)		1,254 Required	$164,988.78	(includes integral blinds and removal of existing windows)
Curtain Wall System:	$115.18	sq.ft. (Qty)		598 Required	$68,877.64	(includes demo of existing and replacement with new)
Sum:			$233,866.42	$233,866.42		



Classroom typical windows



Storefront systems

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G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry units foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in fair condition. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation/ wall structural deterioration

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovations or replacement at this time.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Foundation wall

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H. Structure: Walls and Chimneys

Description: The overall facility has a combination of steel frame with brick veneer and vinyl siding wall system and masonry block with vinyl siding wall system, which displayed no locations of deterioration and is in fair condition. The exterior masonry appears to have appropriately spaced but inadequately caulked control joints. The school does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation. Brick masonry walls are cavity walls with rope type weep holes. The exterior masonry has not been cleaned and sealed in recent years and shows no evidence of mortar deterioration. Architectural exterior accent materials consist of vinyl siding, which is in fair condition with the exception of areas at Gym that need repair. Interior walls are a combination of concrete masonry units, demountable metal partitions, full height metal studs with gypsum board and partial height metal studs with gypsum board walls, and they are in fair condition. Exterior soffits are cement plaster, are in fair condition but need new paint. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide masonry cleaning and sealing as required throughout the overall facility. Re-caulk existing control joints as required. Provide an allowance for vinyl siding repairs at Gymnasium wall. Repaint exterior cement plaster soffits.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Exterior Masonry Cleaning:	$1.95	sq.ft. (Qty)		10,376 Required	$20,233.20	(wall surface)
Exterior Masonry Sealing:	$1.30	sq.ft. (Qty)		10,376 Required	$13,488.80	(wall surface)
Exterior Caulking:	$9.72	ln.ft.		300 Required	$2,916.00	(removing and replacing)
Other: Paint cement plaster soffits	$3,000.00	allowance		Required	$3,000.00	Paint exterior plaster soffits
Other: Vinyl Siding Repairs	$15,000.00	allowance		Required	$15,000.00	Repair exterior vinyl siding
Sum:			$54,638.00	$54,638.00		



Vinyl siding



Exterior masonry

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I. Structure: Floors and Roofs

Description: The floor construction of the overall facility is concrete slab on concrete footings, and is in good condition. There is no crawl space in this building. There are no intermediate floors in this single story structure. During the physical assessment of the building a corridor measurement was taken. The ceiling height was 9'-0'' in the corridor. Ceiling to underside of the joists space was 26'' high. The roof construction of the overall facility is metal deck and steel bar joists, and is in fair condition.

Rating: 1 Satisfactory

Recommendations: No work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Roof structure

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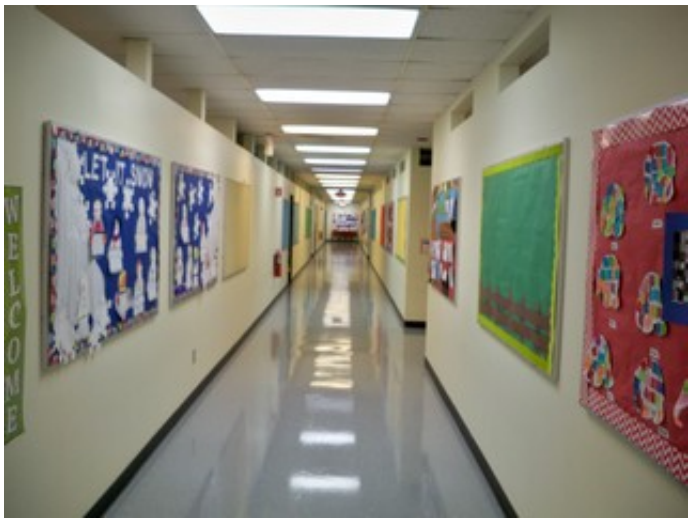
J. General Finishes

Description: The overall facility had an open layout design with demountable partitions. Additional full height and partial height metal stud with gypsum wall board partitions were installed during a 2005 renovation. The Classrooms feature carpet flooring (installed in 2005), 2 x 4 ceiling tiles, as well as demountable metal partitions, and gypsum wall board finishes, and they are in fair condition. The Kindergarten Classrooms have a combination of carpet and VAT flooring. The overall facility has Corridors with carpet and epoxy type flooring, 2' X 4' lay-in tile type ceilings, as well as painted gypsum wall board finishes, which are in fair condition. The Restrooms have painted block walls, seamless resilient floors and 2' x 4' lay-in ceiling, as well as metal partition walls and VAT floor, in fair to poor condition. Toilet partitions are plastic in the girls' restroom, metal in the boys' restroom, and are in fair condition. Classroom casework in the overall facility is a combination of plastic laminate over particle board, which was installed in 2005 and is in fair condition, as well as the original wood type construction with laminate tops, which is in poor condition. The typical Classroom contains 6 feet of the newer plastic laminate casework, and is not OSDM compliant. Classrooms are not provided with adequate amount of marker and tack boards, and they are in fair condition. Coat hooks and shelves are located in the corridors and classrooms, and they are in fair condition. Cubbies are provided in the Kindergarten Classrooms, and they are in poor condition. The Art program is equipped with a kiln that is in fair condition, with inadequate ventilation. The facility is equipped with wood non- louvered interior doors that are flush mounted, with most having proper ADA hardware and clearances, and in good condition. The Gymnasium/Student Dining has VAT type flooring, metal deck and exposed steel joist ceiling, as well as painted block and gypsum wallboard wall finishes, and they range from poor to fair condition. There are no telescoping or fixed stands in the Gymnasium. There are a total of two fixed basketball backboards, which are in poor condition. The accordion folding partition separating the Stage and Gym is in poor condition. The Media Center has carpet type flooring, 2x4 lay-in type ceilings, as well as gypsum wallboard, demountable metal partitions and painted block walls and they are in fair condition. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. Existing Gymnasium /Student Dining, Reading Room and Music spaces are not provided with appropriate sound attenuation acoustical surface treatments. The existing kitchen is full service, is oversized based on current enrollment, and the existing equipment is old and in need of replacement. The kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The Kitchen hood exhaust ductwork is of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. The walk in cooler and freezer are combined, are accessed from the kitchen space, are original and are in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide complete replacement of finishes in the overall facility due to installation of systems outlined in this report (such as HVAC, electrical and fire suppression). Provide for partial replacement of casework due to age and condition and for additional casework due to lacking OSDM required quantities. Provide for replacement of toilet accessory throughout. Provide for the replacement of complete Kitchen equipment due to age. Remove demountable metal partitions and partial height gypsum wallboard partitions between classrooms and between classrooms and corridors and replace with new full height gypsum wallboard partitions, as required. Provide for 2 new backstops in the Gymnasium. Replace the accordion folding partition separating Gym from Stage.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Complete Replacement of Finishes (excludes casework) (Elementary):	$25.29	sq.ft. (of entire building addition)		Required	$1,081,248.66	(elementary, per building area, with removal of existing)
Partial Casework (base and wall):	$583.05	ln.ft.		282 Required	$164,420.10	(refer to OFCC, OSDM for requirements)
Toilet Accessory Replacement	$0.26	sq.ft. (of entire building addition)		Required	$11,116.04	(per building area)
Basketball Backboard Replacement	$4,146.08	each		2 Required	$8,292.16	(non-electric)
Remove Demountable Partitions / Install New GWB Partitions:	$11.65	sq.ft. (Qty)		11,330 Required	$131,994.50	(includes the demolition of the demountable partition, new partition with 5/8'' abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Total Kitchen Equipment Replacement:	$246.17	sq.ft. (Qty)		1,416 Required	$348,576.72	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Replace folding partitions	$7,500.00	allowance		Required	$7,500.00	Remove existing partition and provide new folding partition
Sum:			$1,753,148.18	$1,753,148.18		



Corridor finishes



Classroom finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 2x4 lay-in acrylic fluorescent fixtures with single level switching. Classroom fixtures are in poor condition, providing an average illumination of 60 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in acrylic fluorescent fixtures with single level switching. Corridor fixtures are in poor condition, providing an average illumination of 30 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium/ Student Dining space is equipped with LED pendant type lighting, in good condition, providing an average illumination of 80 FC, thus complying with the 50 ES FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 acrylic lay-in fluorescent fixture type lighting in average condition, providing an average illumination of 65 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 2 lamp vaportite fluorescent fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 60 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 open surface wraps fluorescent fixture type lighting in poor condition. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 acrylic lay-in fluorescent fixture type lighting in poor condition, providing inadequate 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, inadequate lighting levels, and the lack of multi-level switching.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to condition, lighting levels, lack of multi-level lighting, and installation of systems outlined in Items A, C, U.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Complete Building Lighting Replacement	$8.42	sq.ft. (of entire building addition)		Required	$359,988.68	Includes demo of existing fixtures
Sum:			$359,988.68	$359,988.68		



Kitchen Lighting



Typical Classroom Lighting

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L. Security Systems

Description: The overall facility contains a motion detector, door contact type security system in poor condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Some exterior doors are equipped with door contacts. An automatic visitor control system is provided. No CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is equipped with card readers. The security system is not adequately provided throughout, and the system is not compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted high pressure sodium entry lights in average condition. Pedestrian walkways and parking and bus pick-up / drop off areas are not illuminated. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity and space placement.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Security System:	$3.69	sq.ft. (of entire building addition)		Required	$157,762.26	(complete, area of building)
Exterior Site Lighting:	$1.30	sq.ft. (of entire building addition)		Required	$55,580.20	(complete, area of building)
Sum:			$213,342.46	$213,342.46		



Visitor Control System



Exterior Lighitng

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant plastic constructed exit signs, and the system is in average condition. The facility is inadequately equipped with emergency egress floodlighting, and the system is in average condition. The system is provided with appropriate battery backup. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.30	sq.ft. (of entire building addition)		Required	$55,580.20	(complete, area of building)
Sum:			$55,580.20	$55,580.20		



Typical Combo Exit



Typical Exit Sign

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N. Fire Alarm

Description: The overall facility is equipped with a Simplex zoned type fire alarm system, installed in 1974, and in average condition, consisting of manual pull stations / bells / horn and strobe indicating devices. The system is not automatic and is monitored by a third party. The system is equipped with audible horns / strobe indicating devices / smoke detectors / heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide new fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Fire Alarm System:	$3.89	sq.ft. (of entire building addition)		Required	$166,313.06	(complete new system, including removal of existing)
Sum:			$166,313.06	$166,313.06		



Fire Alarm Panel



Notification Device

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school due to the entrance being on grade and curb cuts being provided. There is an accessible route connecting all or most areas of the site via sidewalks and driveways. The exterior entrances are not ADA accessible due to the lack of a power assisted door. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Three ADA parking spaces are required, and three are provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors and none are provided. Playground layout and equipping are not compliant due to lack of ADA accessibility. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building. Ground and floor surfaces are compliant due to low pile carpet and hard surface materials being used. Due to this being a single story structure, elevation changes are minimal. The stage in the gymnasium is accessed by a lift which is in fair condition. Interior doors are not recessed and most are provided with ADA-compliant hardware. In the large group restrooms ADA toilets, lavatories, and urinals are not adequately provided. Most mirrors do meet ADA requirements for mounting heights. ADA compliant toilets, lavatories, showers and water coolers that are required and not provided are covered under Item E. Toilet partitions are solid phenolic resin and metal, and do not provide appropriate ADA clearances. ADA-compliant accessories are somewhat provided. Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic restroom is not compliant with ADA requirements due to non ADA compliant toilet. There is not a designated special education bathroom in the facility. ADA signage is not provided on both interior and exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide two ADA-compliant power assist door openers. Provide ADA hardware as required. ADA compliant electric water coolers, toilets, sinks and urinals are covered under item E. Toilet accessories are covered under item J. Provide ADA signage on the exterior and interior of the building, as required. Site issues are corrected in Item P.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Handicapped Hardware:	$453.48	set		4 Required	$1,813.92	(includes installation / hardware only)
Signage:	$0.26	sq.ft. (of entire building addition)		Required	$11,116.04	(per building area)
ADA Assist Door & Frame:	$9,717.38	unit		2 Required	$19,434.76	(openers, electrical, patching, etc)
Sum:			$32,364.72	$32,364.72		



Restrooms are not ADA compliant



ADA signage is not provided

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P. Site Condition

Description: The 30 acre flat site is located in a rural residential setting with moderate tree and shrub type landscaping. The site includes 3 sheds, soccer fields and a pavilion. The site is bordered by lightly traveled county roads. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided via a bus loop for student loading and unloading. Staff, visitor and student parking is facilitated by one asphalt parking lot in poor condition, containing 40 regular and 3 ADA parking spaces, which does not provide adequate parking for staff members, visitors, and the disabled. 49 regular and 3 ADA parking spaces are required. An additional parking lot is serving the soccer fields. The site and parking lot drainage design consists of sheet drainage and storm sewers. Some ponding was observed on the asphalt play area at rear playground. Concrete curbs are in adequate condition and appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and have several areas in need of repair. Trash pick-up and service drive pavement is in poor condition. It is equipped with a concrete pad area for dumpsters, which it is in poor condition. The concrete loading area is in poor condition. There are two playgrounds, Kindergarten playground and a newer playground located near the rear north entrance. The playground equipment is primarily constructed of steel and high density plastic and is in good condition at north playground. The Kindergarten playground equipment is old and not ADA compliant. Playground equipment is placed on a combination of hard and compliant soft surfaces with 2 basketball backstops and a funnel ball being provided on an asphalt surface. The hard play surface and soft surface at the north playground are in good condition, while the hard and soft play surfaces at Kindergarten playground are in poor condition. The Kindergarten playground has an ADA route and is fenced, while the north playground is not provided with an ADA route. The athletic facilities are comprised of soccer fields. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so.

Rating: 2 Needs Repair

Recommendations: Provide additional parking spaces to meet OSDM guidelines. Provide concrete sidewalk repair and replacement, as required. Repair concrete dumpster pad and concrete at loading area. Provide for new asphalt paving wearing course of parking lot, drives and service/ loading area. Provide for new asphalt paving wearing course of hard play surface at Kindergarten playground. Provide for new soft surface playground material at Kindergarten playground. Provide an allowance for new equipment at Kindergarten Playground and an ADA path at north playground. Provide an allowance for the addition of 4 catch basins and storm piping at north playground asphalt play area. Provide site work allowances for unforeseen circumstances as per OSFC guidelines.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Asphalt Paving / New Wearing Course:	$24.61	sq. yard		3,732 Required	$91,844.52	(includes minor crack repair in less than 5% of paved area)
Additional Parking Spaces Required for Elementary	$213.78	per student		60 Required	$12,826.80	(0.11 spaces per elementary student. Parking space includes parking lot drive space.)
Concrete Sidewalk:	$9.72	sq.ft. (Qty)		2,720 Required	$26,438.40	(5 inch exterior slab)
Provide Soft Surface Playground Material:	$38.87	sq. yard		128 Required	$4,975.36	
Provide Exterior Parking Lot Catch Basin:	$3,239.12	each		4 Required	$12,956.48	
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required	$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	$64,131.00	Include this one **or** the next. (Each addition should have this item)
Other: Concrete Pavement	$5,000.00	allowance		Required	$5,000.00	Repair/replace concrete at dumpster pad and loading area
Other: Playground Equipment	$10,000.00	allowance		Required	$10,000.00	Replace part of playground equipment
Sum:			$278,172.56	$278,172.56		



Kindergarten playground



Newer playground

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Q. Sewage System

Description: The sanitary sewer system is on-site septic, and appears to be in good condition. No significant system deficiencies were reported by the school district or noted during the physical assessment.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Sum:			$0.00	$0.00		

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R. Water Supply

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Sum:			$0.00	$0.00		

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal doors installed on hollow metal frames, and are in poor condition. Entrance doors feature 5/8'' insulated glass vision panels, transoms, and sidelights, which are not OSDM compliant. The rear vestibules feature aluminum doors with single pane vision panels installed on aluminum frames, and are provided with appropriate hardware. The facility is not equipped with any roof access doors. The overhead door in the mechanical is in fair condition, but needs new paint.

Rating: 2 Needs Repair

Recommendations: Replace exterior doors throughout the facility as required to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replacement of single glazed and 5/8'' glass transoms and sidelights is addressed in Item F. Repaint overhead door.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$3,239.12	per leaf		14 Required	$45,347.68	(includes removal of existing)
Other: Paint overhead door	$500.00	allowance		Required	$500.00	Paint existing overhead door
Sum:			$45,847.68	$45,847.68		



Entrance doors



Exterior doors

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T. Hazardous Material

Description: The School District provided the AHERA three year reinspections reports, prepared by the district environmental consultants , and dated August 2005, documenting known and assumed locations of asbestos and other hazardous materials. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement scope and budget. The AHERA report lists vinyl asbestos floor tile found in Gym, Kindergarten Classrooms, one storage room and two toilet rooms, as well as mastic found in two toilet rooms flooring. Due to the construction date, there is a potential for lead based paint.

Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.30	per unit		5,000 Required	$6,500.00	
Special Engineering Fees for LBP Mock-Ups	$1.30	per unit		5,000 Required	$6,500.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.13	sq.ft. (Qty)		39,719 Required	$5,163.47	
Resilient Flooring Removal, Including Mastic	$4.28	sq.ft. (Qty)		3,668 Required	$15,699.04	See J
Sum:			$33,862.51	$33,862.51		



VAT flooring



Fluorescent lighting

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U. Life Safety

Description: The facility is not equipped with an emergency generator. 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 Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and 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 are provided in sufficient quantity, and existing fire extinguishers are properly spaced. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 2 Needs Repair

Recommendations: Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. 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 interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$4.86	sq.ft. (Qty)		42,754 Required	$207,784.44	(includes increase of service piping, if required)
Water Main	$64.78	ln.ft.		300 Required	$19,434.00	(new)
Retrofit existing kitchen hood with Fire suppression system	$8,421.72	per hood		1 Required	$8,421.72	
Sum:			$235,640.16	$235,640.16		



Fire extinguisher

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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and the furniture in the overall facility is ranging in condition from poor to fair, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
CEFPI Rating 6	$5.84	sq.ft. (of entire building addition)		Required	$249,683.36	
Sum:			$249,683.36	$249,683.36		



Library furniture



Classroom furniture

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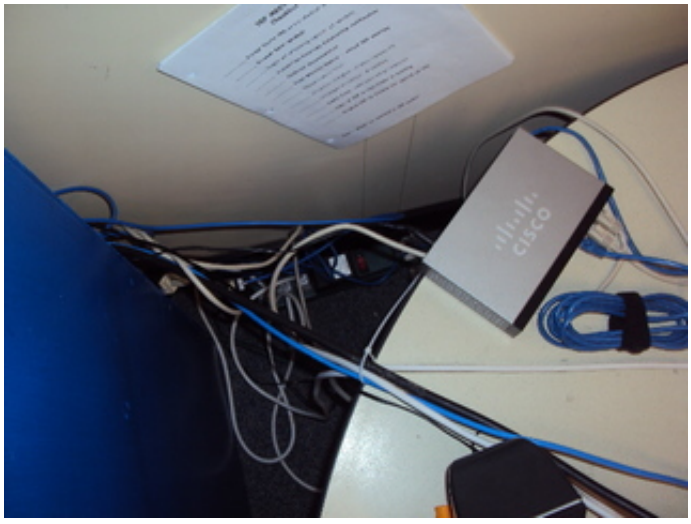
W. Technology

Description: The typical Classroom is equipped with (4) data ports at one common location, a digitally based phone, and a 2-way PA system that can be initiated by either party. The facility is equipped with a centralized clock system that is not in proper functioning condition. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided, and in poor condition. OSDM-compliant computer network infrastructure is provided. The facility does not contain a media distribution center, and provides Computer Labs for use by students.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1974) 42,754 ft²	Sum	Comments
ES portion of building with total SF < 50,000	$16.85	sq.ft. (Qty)		42,754 Required	$720,404.90	
Sum:			$720,404.90	$720,404.90		



Typical Classroom Data Drops



Typical Classroom Phone

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$9,515,589.46
7.00%	Construction Contingency	$666,091.26
Subtotal		$10,181,680.72
16.29%	Non-Construction Costs	$1,658,595.79
Total Project		**$11,840,276.51**

Construction Contingency	$666,091.26
Non-Construction Costs	$1,658,595.79
Total for X.	**$2,324,687.05**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$3,054.50
Soil Borings / Phase I Envir. Report	0.10%	$10,181.68
Agency Approval Fees (Bldg. Code)	0.25%	$25,454.20
Construction Testing	0.40%	$40,726.72
Printing - Bid Documents	0.15%	$15,272.52
Advertising for Bids	0.02%	$2,036.34
Builder's Risk Insurance	0.12%	$12,218.02
Design Professional's Compensation	7.50%	$763,626.05
CM Compensation	6.00%	$610,900.84
Commissioning	0.60%	$61,090.08
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$114,034.82
Total Non-Construction Costs	**16.29%**	**$1,658,595.79**

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Name of Appraiser	Brandon Anderson	**Date of Appraisal**	2016-01-05
Building Name	Hylen Souders Elem		
Street Address	4121 Miller Paul Rd		
City/Town, State, Zip Code	Galena, OH 43021		
Telephone Number(s)	(740) 965-3200		
School District	Big Walnut Local		

Setting: Rural

Site-Acreage	30.00	Building Square Footage	42,754
Grades Housed	PK-4	Student Capacity	342
Number of Teaching Stations	27	Number of Floors	1
Student Enrollment	325		
Dates of Construction	1974		

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 2024 Cost Set - Hylen Souders Elementary

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	*20*
The site is 30 acres compared to 14 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*16*
The school is conveniently located within the district is serves, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*8*
The site is adjacent to residential/agricultural uses, and there are no undesirable features adjacent to the school site		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed a 3:1 slope.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*8*
Playground areas consist of metal and plastic type play equipment, which is in fair condition, and is located on wood fiber mulch which is an approved soft surface material. The play equipment is not ADA accessible, and does not include an accessible. Fencing is provided to separate vehicular traffic from pedestrians.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*4*
The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
Adequate parking is provided for faculty, staff, community parking, and is located on asphalt and gravel pavement.		
TOTAL - 1.0 The School Site	100	*80*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for 2024 Cost Set - Hylen Souders Elementary

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*9*
The building meets some ADA requirements except some restrooms, clinic and signage.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*4*
The roofs over the entire building require replacement		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in good condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*6*
Exterior and interior walls are in fair condition, have sufficient control and expansion joints which are starting to show signs of deterioration.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*6*
Building envelope does not meet minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*6*
The building is reported to contain asbestos and other hazardous materials.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*6*
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	*8*
Lighting Sources are maintained		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*13*
The internal water supply appears to be adequate with sufficient pressure to meet health and safety requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*7*
Each learning station does not contain adequate outlets and technology devices		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*6*
Controls are protected and accessible		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*6*
Drinking fountains are adequate in number and placement, but do not 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*
The drainage system appears to be properly maintained and meet requirements.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*5*
Fire Alarm is maintained		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*7*
Two way communication is provided between learning stations and the office		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*
The exterior water supply appears to be sufficient and available for normal usage.		
TOTAL - 2.0 Structural and Mechanical Features	200	*125*

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Suitability Appraisal of **3.0 Plant Maintainability** for 2024 Cost Set - Hylen Souders Elementary

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*9*
Exterior materials for walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Flooring throughout the facility consists of VCT, carpet, sealed concrete, 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	*6*
Acoustical tile ceilings are not easily cleaned or resistant to stain. painted block is easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*6*
Casework consists of miscellaneous wood and metal shelving units in poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*6*
Door hardware varies throughout the facility and all does not meet ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*8*
Fixtures are floor and wall mounted and are of good quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*4*
Custodial space is not adequately located throughout the facility.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*4*
Adequate outlets are not provided		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*5*
Outdoor lighting is accessible but is limited		
TOTAL - 3.0 Plant Maintainability	100	*60*

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Suitability Appraisal of **4.0 Building Safety and Security** for 2024 Cost Set - Hylen Souders Elementary

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	*12*
Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
Walkways are adequately provided on site for pedestrian safety. No off-site sidewalks are required for this rural school site.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
School signs and signals are located as required on adjacent access 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	*4*
Playground equipment consists of plastic coated steel and high density plastic equipment in good condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
the heating units appear to be located away from student occupied areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*15*
The overall facility is one story without stairways.		
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	*5*
Emergency lighting is provided		
4.10 **Classroom doors** are recessed and open outward	10	*8*
Classroom doors are not recessed. Some swing outward while most swing inward.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*6*
Building security is at a minimum		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
Carpet and VCT flooring have been well maintained throughout the facility.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*5*
The overall facility is one story without stairways.		
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 appears to be tempered for safety.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*3*

Drinking fountains/water coolers extend more than eight inches from the corridor wall, which impede traffic flow in the corridors.

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

Exits are properly located to allow safe egress from the building.

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 steel frame system with steel joist and metal deck. Interior walls are masonry and drywall.

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*8*

Alarms have distinct sounds

TOTAL - 4.0 Building Safety and Security	200	*149*

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Suitability Appraisal of **5.0 Educational Adequacy** for 2024 Cost Set - Hylen Souders Elementary

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*15*
The average classroom is 600-800 sq.ft. compared to the 900 sq. ft. required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*9*
Undersized classrooms do not allow sufficient space for effective small group activities.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*4*
The gymnasium and music program are properly isolated from the academic learning areas to reduce distractions, but the open plan is noisy.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*6*
Undersized classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*4*
Coat hooks and shelving, located in the corridor, are inadequately provided for teacher storage.		
5.6 **Storage for teacher materials** is adequate	10	*6*
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*9*
Special education classrooms are undersized compared to standards.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*6*
Special education classrooms are undersized compared to standards.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*6*
The media center is not visually appealing and does not provide natural light.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The gymnasium space is adequately sized and equipped for physical education instruction.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*6*
Kindergarten spaces are undersized, and do not provide adequate instruction.		
5.12 **Music Program** is provided adequate sound treated space	5	*2*
Music instruction is provided on the stage without any sound treatment.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*2*
The Art room is undersized and does not provide sufficient space for storage and equipment		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*4*
The facility is provided with computer labs for student use.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*3*

Some work rooms are provided adjacent to the classrooms for small groups and remedial instruction.

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

Storage for teachers and students has not been adequately provided throughout the facility.

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*8*

The teachers lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*4*

Student dining shares the gymnasium space.

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 elementary 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	*3*

The clinic is located within the administrative offices and is provided with some required equipment.

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

Suitable reception space is available for students, teachers, and visitors.

5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*4*

Administrative personnel are provided sufficient work space and privacy.

TOTAL - 5.0 Educational Adequacy	200	*119*

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Suitability Appraisal of **6.0 Environment for Education** for 2024 Cost Set - Hylen Souders Elementary

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*12*
The building is a contemporary design with simple detailing, which is aesthetically neutral.		
6.2 Site and building are **well landscaped**	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
The site is adjacent to residential/agricultural uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the school is completely sheltered.		
6.5 **Building materials** provide attractive color and texture	5	*3*
Exterior building materials consist of brick, and vinyl siding, which is not objectionable.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*12*
Overall building design an materials reflect a dated decor which does not enhance learning.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*12*
Year around comfortable temperature and humidity appear to be provided throughout the building		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*12*
The ventilation system appears to meet requirements.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*7*
Lighting sources do not provide proper illumination		
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	*8*
There are areas for students to gather in the student dining area, and media center, as well as a small gathering area at the entrance to the school.		
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	*8*
There are areas for students to gather in the student dining area, and media center, 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	*8*
The gymnasium is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*4*
limited consideration has been given to acoustical treatment of classrooms and corridors.		

6.16 **Window design** contributes to a pleasant environment	10	*4*
The windows are not designed well, and do not contribute to a pleasant environment.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*6*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*140*

LEED Observation Notes

School District:	Big Walnut Local
County:	Delaware
School District IRN:	46748
Building:	Hylen Souders Elem
Building IRN:	66456

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)

Limited site work outlined herein will present a challenge to obtain points in this category

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)

Fixture replacement will increase the probability of obtaining points in this category.

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)

Due to complete replacement of HVAC system outlined herein, there is an opportunity to obtain several points in this category.

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)

Opportunities for credit points are available through recycling of materials removed, reuse of walls and structure. Replacement of finishes provides credit opportunities by using low VOC products as well as local products and materials with recycled content.

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)

By using low VOC materials (for new paint and flooring) credit opportunities are available. New CO2 detectors included with the HVAC replacement can make additional credits available.

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 is contingent on the design architect.

Justification for Allocation of Points - Big Walnut Local

Building Name and Level: **Hylen Souders Elem**

PK-4

Building features that clearly exceed criteria:

1. The site is more than adequate in size and is easily accessible.
2.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. The building requires replacement of its major systems, including HVAC, electrical and technology.
2. There is no fire suppression in the building.
3. The building lacks an adequate security system.
4.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Big Walnut Local
Facility:	Hylen Souders Elem
Date of Initial Assessment:	Jan 5, 2016
Date of Assessment Update:	Feb 27, 2025
Cost Set:	2024

District IRN:	46748
Building IRN:	66456
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1974 Original Building	42,754	$33,862.51	$20,862.51
Total	42,754	$33,862.51	$20,862.51
Total with Regional Cost Factor (100.00%)	—	$33,862.51	$20,862.51
Regional Total with Soft Costs & Contingency	—	$42,135.22	$25,959.28

Environmental Hazards - Big Walnut Local (46748) - Hylen Souders Elem (66456) - Original Building

Owner:	Big Walnut Local	**Bldg. IRN:**	66456
Facility:	Hylen Souders Elem	**Bldg. Addition:**	Original Building
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	3668	$4.28	$15,699.04
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		0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$15,699.04
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$15,699.04

B. Removal Of Underground Storage Tanks — ☐ None Reported

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

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

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$5,000.00
2.	Special Engineering Fees for LBP Mock-Ups		$5,000.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$13,000.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	42754	39719	$0.13	$5,163.47

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**	$33,862.51
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$20,862.51

* 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.