

Building Information - Northmont City (48728) - Northmoor Elementary

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Northmoor Elementary with EEHA & 2026 Costs - OFCC Desktop Update
Assessment Date (on-site; non-EEA)	2011-04-07
Kitchen Type	Full Kitchen
Cost Set:	2026
Building Name	Northmoor Elementary
Building IRN	27714
Building Address	4421 Old Salem Road
Building City	Englewood
Building Zipcode	45322
Building Phone	(937) 832-6800
Acreage	11.00
Current Grades:	1-6
Teaching Stations	32
Number of Floors	1
Student Capacity	338
Current Enrollment	447
Enrollment Date	2026-03-31
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	30
Historical Register	NO
Building's Principal	Joe Johnston
Building Type	Elementary/Middle

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Building Pictures - Northmont City(48728) - Northmoor Elementary(27714)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

42,281 Total Existing Square Footage
1965,1968,1973 Building Dates
1-6 Grades
447 Current Enrollment
32 Teaching Stations
11.00 Site Acreage

Northmoor Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1965, is a one story, 41,891 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains a brick veneer on load bearing masonry type exterior wall construction, with concrete masonry units, glazed block, brick, operable partitions, and wood framed partitions with wood paneling type wall construction in the interior. The base floor system consists of concrete slab on grade. The roof structure of the overall facility, except for over the Multi-Purpose Room, is one-way structural metal form deck type construction. The roof structure over the Multi-Purpose Room is metal form deck on steel truss type construction. The roofing system of the overall facility, except over the Mechanical Room and Multi-Purpose Room, is an EPDM fully adhered single ply membrane system that was installed in 2000. The roofing system over the Mechanical Room and Multi-Purpose Room is an EPDM single ply membrane with gravel ballast system that was installed in 2000. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multi-Purpose space. The electrical system for the facility is inadequate. The facility is not equipped with a security system. The building has a non-compliant manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on an 11 acre site adjacent to residential properties. The property, playgrounds, and play areas are not fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate. **June 2026 Desktop Update - OFCC - Major projects include two partial roof replacements and a fire alarm project. The roof replacement of the boiler room and gym in 2023 reduced the required scope of work. Edits made to this document include; updated photos, wording clarification, updated enrollment, and updated building square footage.**

June 2026 Desktop Update - OFCC - Major projects include two partial roof replacements and a fire alarm project. The roof replacement of the boiler room and gym in 2023 reduced the required scope of work. Edits made to this document include; updated photos, wording clarification, updated enrollment, and updated building square footage.

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Building Construction Information - Northmont City (48728) - Northmoor Elementary (27714)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1965	no	1	26,228	no	no
Classroom Addition	1968	no	1	7,954	no	no
Classroom Addition	1973	no	1	8,099	no	no

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Building Component Information - Northmont City (48728) - Northmoor Elementary (27714)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1965)		3999		3413	860			1281						
Classroom Addition (1968)		1434												
Classroom Addition (1973)		1106												
Total	0	6,539	0	3,413	860	0	0	1,281	0	0	0	0	0	0
Master Planning Considerations		There is an area suitable for expansion to the east of the 1965 Original Construction of approximately 20,000 SF. There are no undesirable site features.												

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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

Main Assessment Menu - Northmont City (48728) - Northmoor Elementary (27714)

Building Summary - Northmoor Elementary (27714)

District: Northmont City Name: Northmoor Elementary Address: 4421 Old Salem Road Englewood,OH 45322 Bldg. IRN: 27714						County: Montgomery Contact: Joe Johnston Phone: (937) 832-6800 Date Prepared: 2011-04-07 Date Revised: 2026-09-18						Area: West Central Ohio (2) By: Bernie Merritt Benjamin Delatore							
Current Grades			1-6		Acreage:			11.00			Suitability Appraisal Summary								
Proposed Grades			N/A		Teaching Stations:			32											
Current Enrollment			447		Classrooms:			30											
Projected Enrollment			N/A								<u>Cover Sheet</u>								
Addition		Date	HA	Number of Floors		Current Square Feet		<u>1.0 The School Site</u>											
<u>Original Construction</u>		1965	no	1		26,228		<u>2.0 Structural and Mechanical Features</u>											
<u>Classroom Addition</u>		1968	no	1		7,954		<u>3.0 Plant Maintainability</u>											
<u>Classroom Addition</u>		1973	no	1		8,099		<u>4.0 Building Safety and Security</u>											
Total						42,281		<u>5.0 Educational Adequacy</u>											
		*HA		= Handicapped Access				<u>6.0 Environment for Education</u>											
		*Rating		=1 Satisfactory				<u>Sustainability Observations</u>											
				=2 Needs Repair				<u>Commentary</u>											
				=3 Needs Replacement				Total											
		*Const P/S		= Present/Scheduled Construction				1000											
								573											
								57%											
								Borderline											
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>																			
FACILITY ASSESSMENT Cost Set: 2026								Rating		Dollar Assessment		C=Under Contract							
A. <u>Heating System</u>								3		\$2,970,663.06		Renovation Cost Factor							
B. <u>Roofing</u>								3		\$859,045.65		Cost to Renovate (Cost Factor applied)							
C. <u>Ventilation / Air Conditioning</u>								2		\$28,166.50		The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.							
D. <u>Electrical Systems</u>								3		\$1,708,575.21									
E. <u>Plumbing and Fixtures</u>								3		\$573,475.86									
F. <u>Windows</u>								3		\$604,368.81									
G. <u>Structure: Foundation</u>								3		\$26,902.50									
H. <u>Structure: Walls and Chimneys</u>								2		\$342,705.72									
I. <u>Structure: Floors and Roofs</u>								1		\$0.00									
J. <u>General Finishes</u>								3		\$1,070,100.05									
K. <u>Interior Lighting</u>								3		\$386,448.34									
L. <u>Security Systems</u>								3		\$228,740.21									
M. <u>Emergency/Egress Lighting</u>								3		\$59,616.21									
N. <u>Fire Alarm</u>								3		\$178,425.82									
O. <u>Handicapped Access</u>								2		\$355,382.18									
P. <u>Site Condition</u>								2		\$548,887.68									
Q. <u>Sewage System</u>								1		\$0.00									
R. <u>Water Supply</u>								1		\$0.00									
S. <u>Exterior Doors</u>								2		\$66,747.00									
T. <u>Hazardous Material</u>								3		\$417,471.47									
U. <u>Life Safety</u>								3		\$230,530.88									
V. <u>Loose Furnishings</u>								3		\$491,305.22									
W. <u>Technology</u>								3		\$799,537.48									
X. <u>Construction Contingency / Non-Construction Cost</u>								-		\$2,918,711.36									
Total										\$14,865,807.21									

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Original Construction (1965) Summary

District: Northmont City				County: Montgomery		Area: West Central Ohio (2)	
Name: Northmoor Elementary				Contact: Joe Johnston			
Address: 4421 Old Salem Road Englewood, OH 45322				Phone: (937) 832-6800			
Bldg. IRN: 27714				Date Prepared: 2011-04-07		By: Bernie Merritt	
				Date Revised: 2026-09-18		By: Benjamin Delatore	

Current Grades	1-6	Acreage:	11.00	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	32				
Current Enrollment	447	Classrooms:	30				
Projected Enrollment	N/A						

Section	Points Possible	Points Earned	Percentage	Rating	Category
Cover Sheet	—	—	—	—	—
1.0 The School Site	100	74	74%	Satisfactory	
2.0 Structural and Mechanical Features	200	104	52%	Borderline	
3.0 Plant Maintainability	100	54	54%	Borderline	
4.0 Building Safety and Security	200	116	58%	Borderline	
5.0 Educational Adequacy	200	88	44%	Poor	
6.0 Environment for Education	200	137	69%	Borderline	
Sustainability Observations	—	—	—	—	—
Commentary	—	—	—	—	—
Total	1000	573	57%	Borderline	

Enhanced Environmental Hazards Assessment Cost Estimates			

FACILITY ASSESSMENT Cost Set: 2026		Rating	Dollar Assessment
A.	<u>Heating System</u>	3	\$1,842,779.28
B.	<u>Roofing</u>	3	\$510,435.02
C.	<u>Ventilation / Air Conditioning</u>	2	\$20,140.00
D.	<u>Electrical Systems</u>	3	\$1,059,873.48
E.	<u>Plumbing and Fixtures</u>	3	\$361,020.07
F.	<u>Windows</u>	3	\$400,383.98
G.	<u>Structure: Foundation</u>	3	\$13,537.50
H.	<u>Structure: Walls and Chimneys</u>	2	\$218,858.69
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00
J.	<u>General Finishes</u>	3	\$760,110.29
K.	<u>Interior Lighting</u>	3	\$239,723.92
L.	<u>Security Systems</u>	3	\$141,893.48
M.	<u>Emergency/Egress Lighting</u>	3	\$36,981.48
N.	<u>Fire Alarm</u>	3	\$110,682.16
O.	<u>Handicapped Access</u>	2	\$202,014.22
P.	<u>Site Condition</u>	2	\$375,682.02
Q.	<u>Sewage System</u>	1	\$0.00
R.	<u>Water Supply</u>	1	\$0.00
S.	<u>Exterior Doors</u>	2	\$45,669.00
T.	<u>Hazardous Material</u>	3	\$342,672.00
U.	<u>Life Safety</u>	3	\$136,166.26
V.	<u>Loose Furnishings</u>	3	\$304,769.36
W.	<u>Technology</u>	3	\$493,146.02
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$1,860,743.14
Total			\$9,477,281.37

C=Under Contract	
Renovation Cost Factor	99.46%
Cost to Renovate (Cost Factor applied)	\$9,426,104.05
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	

Classroom Addition (1968) Summary

District: Northmont City				County: Montgomery		Area: West Central Ohio (2)	
Name: Northmoor Elementary				Contact: Joe Johnston			
Address: 4421 Old Salem Road Englewood, OH 45322				Phone: (937) 832-6800			
Bldg. IRN: 27714				Date Prepared: 2011-04-07		By: Bernie Merritt	
				Date Revised: 2026-09-18		By: Benjamin Delatore	
Current Grades		1-6	Acreage:		11.00	Suitability Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		32		
Current Enrollment		447	Classrooms:		30		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Section	
Original Construction		1965	no	1	26,228	Points Possible	
Classroom Addition		1968	no	1	7,954	Points Earned	
Classroom Addition		1973	no	1	8,099	Percentage	
Total					42,281	Rating	
						Category	
						Cover Sheet	
						1.0 The School Site	
						2.0 Structural and Mechanical Features	
						3.0 Plant Maintainability	
						4.0 Building Safety and Security	
						5.0 Educational Adequacy	
						6.0 Environment for Education	
						Sustainability Observations	
						Commentary	
						Total	
						Enhanced Environmental Hazards Assessment Cost Estimates	
FACILITY ASSESSMENT Cost Set: 2026				Rating	Dollar Assessment	C=Under Contract	
A. Heating System				3	\$558,848.04	Renovation Cost Factor	
B. Roofing				3	\$172,731.34	Cost to Renovate (Cost Factor applied)	
C. Ventilation / Air Conditioning				2	\$3,977.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.	
D. Electrical Systems				3	\$321,421.14		
E. Plumbing and Fixtures				3	\$112,638.13		
F. Windows				3	\$75,749.56		
G. Structure: Foundation				3	\$6,630.00		
H. Structure: Walls and Chimneys				2	\$61,086.33		
I. Structure: Floors and Roofs				1	\$0.00		
J. General Finishes				3	\$173,502.78		
K. Interior Lighting				3	\$72,699.56		
L. Security Systems				3	\$43,031.14		
M. Emergency/Egress Lighting				3	\$11,215.14		
N. Fire Alarm				3	\$33,565.88		
O. Handicapped Access				2	\$94,412.24		
P. Site Condition				2	\$91,097.89		
Q. Sewage System				1	\$0.00		
R. Water Supply				1	\$0.00		
S. Exterior Doors				2	\$7,026.00		
T. Hazardous Material				3	\$64,936.60		
U. Life Safety				3	\$51,682.89		
V. Loose Furnishings				3	\$92,425.48		
W. Technology				3	\$151,813.31		
X. Construction Contingency / Non-Construction Cost				-	\$537,586.42		
Total					\$2,738,076.87		

Classroom Addition (1973) Summary

District: Northmont City				County: Montgomery		Area: West Central Ohio (2)	
Name: Northmoor Elementary				Contact: Joe Johnston			
Address: 4421 Old Salem Road Englewood, OH 45322				Phone: (937) 832-6800			
Bldg. IRN: 27714				Date Prepared: 2011-04-07		By: Bernie Merritt	
				Date Revised: 2026-09-18		By: Benjamin Delatore	
Current Grades		1-6	Acreage:		11.00	Suitability Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		32		
Current Enrollment		447	Classrooms:		30		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Section	Points Possible Points Earned Percentage Rating Category
<u>Original Construction</u>		1965	no	1	26,228	<u>1.0 The School Site</u>	100 74 74% Satisfactory
<u>Classroom Addition</u>		1968	no	1	7,954	<u>2.0 Structural and Mechanical Features</u>	200 104 52% Borderline
Classroom Addition		1973	no	1	8,099	<u>3.0 Plant Maintainability</u>	100 54 54% Borderline
<u>Total</u>					42,281	<u>4.0 Building Safety and Security</u>	200 116 58% Borderline
						<u>5.0 Educational Adequacy</u>	200 88 44% Poor
						<u>6.0 Environment for Education</u>	200 137 69% Borderline
						<u>Sustainability Observations</u>	— — — —
						<u>Commentary</u>	— — — —
						Total	1000 573 57% Borderline
						<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>	
FACILITY ASSESSMENT Cost Set: 2026				Rating	Dollar Assessment	C=Under Contract	
	A. <u>Heating System</u>			3	\$569,035.74	Renovation Cost Factor 99.46%	
	B. <u>Roofing</u>			3	\$175,879.29	Cost to Renovate (Cost Factor applied) \$2,636,136.55	
	C. <u>Ventilation / Air Conditioning</u>			2	\$4,049.50	<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	
	D. <u>Electrical Systems</u>			3	\$327,280.59		
	E. <u>Plumbing and Fixtures</u>			3	\$99,817.66		
	F. <u>Windows</u>			3	\$128,235.27		
	G. <u>Structure: Foundation</u>			3	\$6,735.00		
	H. <u>Structure: Walls and Chimneys</u>			2	\$62,760.70		
	I. <u>Structure: Floors and Roofs</u>			1	\$0.00		
	J. <u>General Finishes</u>			3	\$136,486.98		
	K. <u>Interior Lighting</u>			3	\$74,024.86		
	L. <u>Security Systems</u>			3	\$43,815.59		
	M. <u>Emergency/Egress Lighting</u>			3	\$11,419.59		
	N. <u>Fire Alarm</u>			3	\$34,177.78		
	O. <u>Handicapped Access</u>			2	\$58,955.72		
	P. <u>Site Condition</u>			2	\$82,107.77		
	Q. <u>Sewage System</u>			1	\$0.00		
	R. <u>Water Supply</u>			1	\$0.00		
	S. <u>Exterior Doors</u>			2	\$14,052.00		
	T. <u>Hazardous Material</u>			3	\$9,862.87		
	U. <u>Life Safety</u>			3	\$42,681.73		
	V. <u>Loose Furnishings</u>			3	\$94,110.38		
	W. <u>Technology</u>			3	\$154,578.15		
-	X. <u>Construction Contingency / Non-Construction Cost</u>			-	\$520,381.80		
Total					\$2,650,448.97		

Facility Assessment

A. Heating System

Description: The existing system for the 1965 Original Construction is a natural gas fired heated water boiler type system, installed in 1965, and is in fair to poor condition. The systems in the 1968 and 1973 Additions are an extension of that found in the 1965 Original Construction. 2-pipe vs. 4-pipe designations are not applicable in the 1965 Original Construction and 1968 Addition, as no central air conditioning is provided. 2-pipe vs. 4-pipe designations are not applicable in the 1973 Addition, as the central air conditioning provided is a through-wall unit ventilator with electric DX cooling condensers type system. The Kewanee Type C boiler, manufactured by American Standard Products, was installed in 1965 and is in fair to poor condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, fin tubes, and air handlers. The terminal equipment is original to each addition and is in fair to 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 pneumatic type system temperature controls are original to each addition 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 wood louvered interior doors with glass transom above to facilitate Corridor utilization as return air plenums. See Items J and O for replacement of doors. The existing system is not ducted, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, and long term life expectancy of the existing system is not anticipated. The overall facility, except for the 1973 Addition, is not equipped with a central air conditioning system. The site does not contain underground fuel storage 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 the overall facility to a ducted system to facilitate efficient exchange of conditioned air. Provide architectural soffits to accommodate the installation of ductwork, with funding provided in conversion to ducted system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1965) 26,228 ft²	Classroom Addition (1968) 7,954 ft²	Classroom Addition (1973) 8,099 ft²	Sum	Comments
HVAC System Replacement:	\$59.02	sq.ft. (of entire building addition)		Required	Required	Required	\$2,495,424.62	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$11.24	sq.ft. (of entire building addition)		Required	Required	Required	\$475,238.44	(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:			\$2,970,663.06	\$1,842,779.28	\$558,848.04	\$569,035.74		



Natural Gas Fired Heated Water Boiler



Heating Water Unit Heater

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Facility Assessment

B. Roofing

Description: The roof over the overall facility, except over the Mechanical Room and Multi-Purpose Room, is an EPDM fully adhered single ply membrane system that was installed in 2000, and is in good condition. The roof over the Mechanical Room and Multi-Purpose Room is an EPDM single ply membrane with gravel ballast system that was installed in 2000, and is in good condition. There are no District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by an extension ladder that is in good condition. Fall safety protection cages are not required, and are not provided. There were observations of standing water on the roof. Metal cap flashings are in good condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in good to fair condition. Three roof drain strainers are broken or missing. The roof is not equipped with overflow roof drains, though they are not required. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure. **June 2026 Desktop Update - OFCC - Under Contract Deduction Partial Roof Replacement (Boiler Room & Gym) FY '23. This reduced the scope of work required. The partial roof replacement of the west side of the building does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system. Provide new Roof hatch and ladder for roof access. Replace 3 broken or missing roof drain strainers. **June 2026 Desktop Update - OFCC - Under Contract Deduction Partial Roof Replacement (Boiler Room & Gym) FY '23. This reduced the scope of work required. The partial roof replacement of the west side of the building does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Item	Cost	Unit	Whole Building	Original Construction (1965) 26,228 ft²	Classroom Addition (1968) 7,954 ft²	Classroom Addition (1973) 8,099 ft²	Sum	Comments
Membrane (all types / fully adhered):	\$21.71	sq.ft. (Qty)		25,838 Required	7,954 Required	8,099 Required	\$909,453.61	(unless under 10,000 sq.ft.)
Roof Access, Ladder & Fall Protection Cage:	\$5,410.04	each		1 Required			\$5,410.04	(provide when no roof access currently exists)
Under Contract Deduction	-\$1.00	per unit		55,968 Required			-\$55,968.00	
Other: Roof Drain Strainers	\$50.00	each		1 Required	1 Required	1 Required	\$150.00	Replace missing or broken roof drain strainer
Sum:			\$859,045.65	\$510,435.02	\$172,731.34	\$175,879.29		



Roof Over Classroom Wing Of The 1965 Original Construction



New Membrane Roof (2026 Photo)

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Facility Assessment

C. Ventilation / Air Conditioning

Description: The overall facility, except for the 1973 Addition, is not equipped with a central air conditioning system. The 1973 Addition is equipped with through-wall unit ventilators with electric DX cooling condensers located on the roof. The system was installed in 1973 and is in fair condition. Window units are provided in the Administrative Offices. Isolated room systems consisting of ductless split AC units with condensers located on the roof are provided in Media Center, Teacher's Lounge, and Teacher's Workroom locations. The ventilation system in the overall facility consists of unit ventilators, original to each addition and in fair condition, providing fresh air to Classrooms, and air handlers, installed in 1965 and in poor condition, providing fresh air to other miscellaneous spaces such as the Multi-Purpose Room (Student Dining / Gymnasium). Relief air venting is provided by louvered interior doors, unit ventilators, air handlers, and central relief fans. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. Exhaust systems for Restrooms, Storage Rooms, Custodial Closets, Maintenance Workrooms, Locker Rooms, Kitchen Dry Food Storage, and Art Rooms are inadequately placed, and in fair to poor condition. The Art Program is not equipped with a kiln.

Rating: 2 Needs Repair

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Replace the existing general building exhaust system. Provide the existing Art Program the required kiln ventilation system, with kiln pricing to be included in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
Kiln Exhaust System:	\$7,026.00	each		26,228 ft²	7,954 ft²	8,099 ft²		
Other: General Building Exhaust System	\$0.50	sq.ft. (of entire building addition)		1 Required	Required	Required	\$7,026.00	
Sum:			\$28,166.50	\$20,140.00	\$3,977.00	\$4,049.50	\$21,140.50	Replace the existing general building exhaust system.



Typical Classroom Unit Ventilator



Teacher's Lounge Ductless Split AC Unit

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 120/208 volts, 1200 amp, 3 phase and 4 wire system installed in 1965, and is in fair condition. The systems in the 1968 and 1973 Additions are an extension of that found in the 1965 Original Construction. Power is provided to the school by multiple utility owned, pad-mounted transformers located outside the Mechanical Room, and in fair to poor condition. The General Electric panel system, installed in 1965, is in fair condition, but cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains four (4) general purpose outlets, two (2) dedicated outlets for each Classroom computer, and zero (0) dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as five (5) general purpose outlets, while others are equipped with as few as three (3) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. 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. The facility is not equipped with Stage spaces. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1965) 26,228 ft²	Classroom Addition (1968) 7,954 ft²	Classroom Addition (1973) 8,099 ft²	Sum	Comments
System Replacement:	\$40.41	sq.ft. (of entire building addition)		Required	Required	Required	\$1,708,575.21	(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:			\$1,708,575.21	\$1,059,873.48	\$321,421.14	\$327,280.59		



Main Electrical Distribution Panel



Pad Mounted Transformers

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E. Plumbing and Fixtures

Description:	The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is galvanized and copper, is original to each addition, and is in fair condition. The waste piping in the overall facility is cast iron and galvanized, is original to each addition, and is in fair condition. The facility is equipped with one (1) A.O. Smith 80 gallon natural gas water heater, installed in 2005, and in good condition, with one (1) separate 250 gallon storage tank, installed in 1965, and in poor condition. The overall facility contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 1 Kitchen Restroom, 1 Health Clinic Restroom, 2 Restrooms associated with Kindergarten Classrooms, and 2 Restrooms for staff. Boys' Large Group Restrooms contain 6 non-ADA wall mounted flush valve toilets, 2 ADA and 11 non-ADA wall mounted infra-red urinals, as well as 9 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 13 non-ADA wall mounted flush valve toilets, as well as 9 non-ADA wall mounted lavatories. Staff Restrooms contain 2 non-ADA floor mounted flush valve toilets, as well as 2 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 6 non-ADA electric water coolers, in fair condition. Elementary Classrooms are equipped with required lavatory mounted type drinking fountains, which are not ADA compliant, and are in fair to poor condition. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom which contains 1 non-ADA floor mounted flush valve toilet, as well as 1 non-ADA wall mounted lavatory, and fixtures are in fair condition. Health Clinic is equipped with the required Restroom which contains 1 non-ADA floor mounted flush valve toilet, as well as 2 non-ADA wall mounted lavatories, and fixtures are in fair condition. Kindergarten / Pre-K Classrooms are equipped with two (2) Restroom facilities which contain 2 (total) non-ADA floor mounted flush valve toilets, as well as 2 (total) non-ADA wall mounted lavatories, and fixtures are in fair condition. Kitchen fixtures consist of one (1) single-compartment sink, one (1) double compartment sink, one (1) hand sink, one (1) dishwashing unit, and one (1) disposal unit, which are in good to fair condition. The Kitchen is not equipped with a grease interceptor. The Kitchen is not provided the required 140 degree hot water supply. The school meets the OBC requirements for fixtures, but does not meet the OBC requirements for drinking fountains. Per OBC and OSDM requirements this facility should be equipped with 18 toilets, 3 urinals, 18 lavatories, and 7 electric water coolers, and at present it is equipped with 25 toilets, 13 urinals, 25 lavatories, and 6 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are not properly located and are not adequately provided with required service sinks or floor drain sinks, which are in fair condition. Science Classrooms / Labs are not equipped with required utility sink, gas / compressed air connections, and safety shower / eyewash stations. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are not provided.
Rating:	3 Needs Replacement
Recommendations:	Replace water supply piping in the overall facility with copper piping due to age and condition. Replace sanitary waste piping in the overall facility due to age and condition. To facilitate the school's compliance with OBC and OSFC requirements, provide 1 new electric water cooler. Due to age, condition, and OSFC standards, replace 27 lavatory mounted type drinking fountains, 44 faucets and valves, and 6 toilets. See Item O for replacement of fixtures related to ADA requirements. Provide the service entrance with a reduced pressure back flow preventer. Replace the 250 gallon domestic hot water heater storage tank due to age and condition. Provide the Kitchen with a grease trap interceptor. Provide the Kitchen with a water booster heater. Provide 2 additional exterior wall hydrants. Provide additional Custodial Closet service sinks / floor drain sinks. Replace the existing Custodial Closet floor drain sinks due to age and condition. Provide the Science Classrooms with the required gas connection. Provide the Science Classrooms with the required compressed air connection. Provide the Science Classrooms with the required safety shower / eyewash station. Provide the Science and Art Classrooms with the required utility sink.

Item	Cost	Unit	Whole Building	Original Construction (1965) 26,228 ft²	Classroom Addition (1968) 7,954 ft²	Classroom Addition (1973) 8,099 ft²	Sum	Comments
Back Flow Preventer:	\$7,026.00	unit		1 Required			\$7,026.00	
Domestic Supply Piping:	\$4.91	sq.ft. (of entire building addition)		Required	Required	Required	\$207,599.71	(remove / replace)
Sanitary Waste Piping:	\$4.91	sq.ft. (of entire building addition)		Required	Required	Required	\$207,599.71	(remove / replace)
Toilet:	\$2,107.81	unit		6 Required			\$12,646.86	(remove / replace) See Item O
Electric water cooler:	\$4,215.60	unit		1 Required			\$4,215.60	(double ADA)
Replace faucets and flush valves	\$702.61	per unit		27 Required	17 Required		\$30,914.84	(average cost to remove/replace)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	\$3,513.00	each			1 Required	1 Required	\$7,026.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Utility Sink	\$3,372.48	unit			1 Required	1 Required	\$6,744.96	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Natural Gas Connections	\$1,124.16	each		1 Required			\$1,124.16	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	\$21,078.02	per system		1 Required			\$21,078.02	
Other: Domestic Hot Water Storage Tank	\$3,500.00	per unit		1 Required			\$3,500.00	Replace the 250 gallon domestic hot water heater storage tank due to age and condition.
Other: Exterior Wall Hydrants	\$1,400.00	per unit			1 Required	1 Required	\$2,800.00	Provide 2 additional exterior wall hydrants.
Other: Floor Drain Sinks	\$1,500.00	per unit		2 Required			\$3,000.00	Replace the existing Custodial Closet floor drain sinks due to age and condition.
Other: Kitchen Grease Trap	\$5,000.00	per unit		1 Required			\$5,000.00	Provide the Kitchen with a grease trap interceptor.
Other: Kitchen Water Heater	\$5,100.00	per unit		1 Required			\$5,100.00	Provide the Kitchen with a water booster heater.
Other: Lavatory Mounted Type Drinking Fountain	\$1,500.00	per unit		12 Required	7 Required	8 Required	\$40,500.00	Due to age, condition, and OSFC standards, replace 27 lavatory mounted type drinking fountains.
Other: Service Sink / Floor Drain Sink	\$3,800.00	per unit		1 Required	1 Required		\$7,600.00	Provide additional Custodial Closet service sinks / floor drain sinks.
Sum:			\$573,475.86	\$361,020.07	\$112,638.13	\$99,817.66		



Non-ADA Wall Hung Lavatory and Floor Mounted Flush Valve Toilet



Water Bottle Fill Stations (2026 Photo)

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Facility Assessment

F. Windows

Description: The overall facility is equipped with aluminum frame windows with single glazed type window system, which was installed at time of construction, and is in fair condition. The window system features operable windows throughout the building, and operable windows are not equipped with opening limiters. The windows are equipped with insect screens in good condition. Window system seals are in good to fair condition, with minimal air and water infiltration being experienced. Window system hardware is in good to fair condition. The window system features surface mounted blinds and shades, which are in good to fair condition. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with aluminum and hollow metal frame sidelights and transoms with single pane glazing in fair condition. Exterior door vision panels are tempered single pane glazing. The school does not contain skylights. The school does not contain clerestories. Interior glass is not OSDM-compliant due to lack of code compliant safety glazing. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace window transoms and sidelights at exterior doors of the overall facility. Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope. Replace non compliant interior glazing.

Item	Cost	Unit	Whole Building	Original Construction (1965) 26,228 ft²	Classroom Addition (1968) 7,954 ft²	Classroom Addition (1973) 8,099 ft²	Sum	Comments
Insulated Glass/Panels:	\$142.69	sq.ft. (Qty)		2,742 Required	524 Required	883 Required	\$592,020.81	(includes integral blinds and removal of existing windows)
Other: Replace Interior Glazing	\$28.00	sq.ft. (Qty)		154 Required			\$4,312.00	Replace non code compliant interior glazing.
Other: Replace Transoms and Sidelights	\$28.00	sq.ft. (Qty)		172 Required	35 Required	80 Required	\$8,036.00	Replace window transoms and sidelights at exterior doors of the overall facility.
Sum:			\$604,368.81	\$400,383.98	\$75,749.56	\$128,235.27		



Typical Classroom Windows



1965 Original Construction Multi Purpose Room Windows

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Facility Assessment

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 good to fair condition. Areas of minor cracking and spalling were observed through the overall facility. 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: 3 Needs Replacement

Recommendations: Repair areas of cracking and spalling through the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1965) 26,228 ft²	Classroom Addition (1968) 7,954 ft²	Classroom Addition (1973) 8,099 ft²	Sum	Comments
Other: Repair Cracked and Spalled Foundation	\$7.50	sq.ft. (Qty)		1,805 Required	884 Required	898 Required	\$26,902.50	Repair areas of cracking and spalling through the overall facility.
Sum:			\$26,902.50	\$13,537.50	\$6,630.00	\$6,735.00		



Typical Exposed Concrete Foundation Wall Condition



Exposed Concrete Foundation at Control Joint and Wing Wall

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system which displayed minor locations of deterioration, and is in good to fair condition. The exterior masonry appears to have appropriately spaced and inadequately caulked control joints in fair condition. Control joints are provided at lintel locations, at doors and windows and wall offsets and are in fair condition. The school does have sufficient expansion joints, and they are in good condition. Brick veneer masonry walls are cavity walls. Weep holes are provided but not in sufficient quantity at 48" on center at lintels, below sills, and the base of masonry cavity walls, and are in fair condition. Weep holes are plastic tube type weeps. Vents are not provided. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration. Architectural exterior accent materials consist of glazed brick and stone, which are in good to fair 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 concrete masonry units, glazed block, brick, operable partitions and wood framed partitions with wood paneling and are in good to fair condition. Some minor cracking was observed in the corridor CMU walls. Interior masonry appears to have adequately spaced and caulked control joints in good condition. The window sills are stone, and are in good to fair condition. The exterior lintels are steel, and are rusting, in good to fair condition. Chimney is in fair condition, requiring some masonry repair work and tuckpointing. There are no canopies over entrances. Exterior soffits are painted precast concrete, and in fair condition. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing and caulking as required through the overall facility. Recaulk existing control joints. Repoint stone window sills through the overall facility. Prep and paint exposed steel lintels through the overall facility. Repair exterior masonry as required through the overall facility. Repair minor cracks in interior masonry as required through the overall facility. Repair chimney masonry as required. Repair and paint exterior precast concrete soffits. Replace wood framed partitions with code compliant construction. Provide masonry infill for unit ventilator openings in exterior walls.

Item	Cost	Unit	Whole Building	Original Construction (1965) 26,228 ft ²	Classroom Addition (1968) 7,954 ft ²	Classroom Addition (1973) 8,099 ft ²	Sum	Comments
Tuckpointing:	\$10.54	sq.ft. (Qty)		4,200 Required	1,132 Required	1,150 Required	\$68,320.28	(wall surface)
Exterior Masonry Cleaning:	\$2.12	sq.ft. (Qty)		13,997 Required	3,774 Required	3,833 Required	\$45,800.48	(wall surface)
Exterior Masonry Sealing:	\$1.41	sq.ft. (Qty)		13,997 Required	3,774 Required	3,833 Required	\$30,461.64	(wall surface)
Exterior Caulking:	\$10.54	ln.ft.		3,282 Required	927 Required	1,224 Required	\$57,263.82	(removing and replacing)
Other: Exterior Masonry Repairs	\$12.75	sq.ft. (Qty)		2,100 Required	566 Required	575 Required	\$41,322.75	Repair exterior masonry as required through the overall facility.
Other: Interior Masonry Repairs	\$12.75	sq.ft. (Qty)		1,400 Required	377 Required	380 Required	\$27,501.75	Repair minor cracks in interior masonry as required through the overall facility.
Other: Interior Wall Replacement	\$15.00	sq.ft. (Qty)		100 Required		100 Required	\$3,000.00	Replace wood framed partitions with code compliant construction.
Other: Masonry Infill	\$27.00	sq.ft. (Qty)		100 Required	47 Required	130 Required	\$7,479.00	Provide masonry infill for unit ventilator openings in exterior walls.
Other: Prep and Paint Steel Lintels	\$5.00	sq.ft. (Qty)		577 Required	105 Required	165 Required	\$4,235.00	Prep and paint exposed steel lintels through the overall facility.
Other: Recaulk Existing Control Joints	\$5.50	ln.ft.		1,118 Required	460 Required	644 Required	\$12,221.00	Recaulk existing control joints.
Other: Repair and Paint Exterior Soffits	\$8.00	sq.ft. (Qty)		2,070 Required	1,160 Required	240 Required	\$27,760.00	Repair and paint exterior precast concrete soffits.
Other: Repair Chimney Masonry	\$12.75	sq.ft. (Qty)		480 Required			\$6,120.00	Repair chimney masonry as required.
Other: Repair Loading Platform	\$25.00	sq.ft. (Qty)		330 Required			\$8,250.00	Repair concrete loading platform.
Other: Repoint Stone Sills	\$5.00	ln.ft.		360 Required	87 Required	147 Required	\$2,970.00	Repoint stone window sills through the overall facility.
Sum:			\$342,705.72	\$218,858.69	\$61,086.33	\$62,760.70		



Typical Exterior Soffit Condition



Typical Control Joint at Window Sill

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Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There is no crawl space. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. Floor to ceiling height will not accommodate dropping the ceiling as a remedy. The roof construction of the overall facility, except for over the Multi-Purpose Room, is one-way structural metal form deck type construction, and is in good condition. The roof construction over the Multi-Purpose Room is metal form deck on steel truss type construction, and is in good condition.

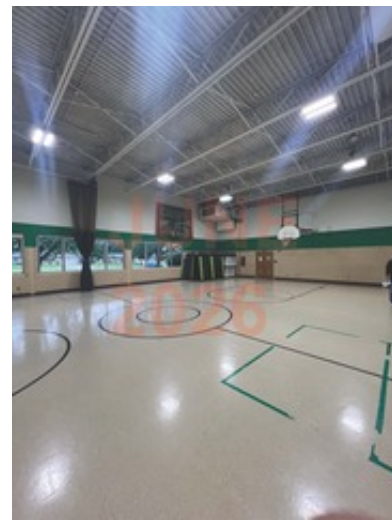
Rating: 1 Satisfactory

Recommendations: Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work.

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
				26,228 ft²	7,954 ft²	8,099 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Typical Roof Structure



Roof Structure Over The Multi-Purpose Room (2026 Photo)

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Facility Assessment

J. General Finishes

Description:

The overall facility features conventionally partitioned Classrooms with carpet flooring, acoustical tile type ceilings, as well as brick, painted block, and glazed block wall finishes, and they are in fair condition. The 1965 Original Construction also features wood panel walls and operable partitions, which are in fair condition. The overall facility has Corridors with terrazzo flooring, acoustical tile ceilings, as well as brick, painted block, and glazed block wall finishes, and they are in fair condition. The 1965 Original Construction and 1968 Addition have Restrooms with terrazzo or ceramic tile flooring, plaster ceilings, as well as brick and glazed block wall finishes, and they are in fair condition. Toilet partitions are metal and painted block, and are in fair to poor condition. Classroom casework in the overall facility is wood or metal construction with plastic laminate tops, is inadequately provided, and in poor condition. The typical Classroom contains 12 lineal feet of casework, and Classroom casework provided ranges from 8 to 20 feet. Classrooms are provided adequate chalkboards, markerboards, tackboards, which are in fair condition. The lockers, located in the Classrooms, are adequately provided, and in fair condition. The Art program is not equipped with a kiln. The facility is equipped with wood louvered interior doors that are flush mounted without proper ADA hardware and clearances, and in fair to poor condition. The Multi-Purpose spaces have VAT flooring, exposed metal deck and joist with acoustical spray ceilings, as well as brick, painted block, glazed block, and acoustical spray wall finishes, and they are in fair to poor condition. Multi-Purpose Room is not equipped with seating. Multi-Purpose Room basketball backboards are fixed type, and are in fair to poor condition. The Media Center, located in the 1965 Original Construction, has carpet flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in fair condition. Student Dining shares the Gymnasium space. There is no stage featured in the Multi-Purpose Room. Existing Multi-Purpose Room and Media Center 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 within the last 10 years, and is in good to fair condition. The Kitchen hood is in poor 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 not of proper construction material and/or installed as required by the OSDM and OBCMC. Reach-in coolers and freezers are located within the Kitchen spaces, and are in fair condition. **June 2026 Desktop Update - OFCC - VAT flooring was replaced with NORA/FORBO flooring in the multi-purpose spaces. The acoustical spray wall finishes have been removed. After, the walls were painted. Does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Rating:

3 Needs Replacement

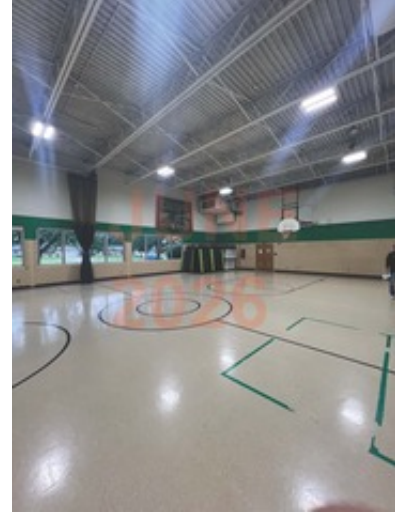
Recommendations:

Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U, W, and due to condition. Provide for the replacement of interior doors due to condition, louvers, and work in Item O. Provide a kiln for the Art Program with funding for the heat removal hood provided in Item C. Provide for replacement of reach-in cooler/freezer as required due to condition. Provide for the replacement of the Kitchen exhaust hood to meet OSDM requirements. Provide for repairs to terrazzo flooring due to condition. Provide for the replacement of toilet partitions due to condition. Provide for the replacement of toilet accessories. Provide additional acoustical control for the Multi-Purpose Room and Media Center. Provide for the replacement of Multi-Purpose Room basketball goals due to condition. Provide seating for the Multi-Purpose Room. Provide for the replacement of hard plaster in the 1965 Original Construction and 1968 Addition due to work in Item T. **June 2026 Desktop Update - OFCC - VAT flooring was replaced with NORA/FORBO flooring in the multi-purpose spaces. The acoustical spray wall finishes have been removed. After, the walls were painted. Does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
Toilet Partitions:	\$1,742.33	per stall		26,228 ft ²	7,954 ft ²	8,099 ft ²		
Toilet Accessory Replacement	\$0.28	sq.ft. (of entire building addition)		10 Required	9 Required		\$33,104.27	(removing and replacing)
				Required	Required		\$9,570.96	(per building area)
Door, Frame, and Hardware:	\$1,826.75	each		43 Required	13 Required	10 Required	\$120,565.50	(non-ADA)
Terrazzo Floor Repair	\$35.14	sq.ft. (Qty)		300 Required			\$10,542.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	\$4,496.64	each		2 Required			\$8,993.28	(non-electric)
Bleacher Replacement	\$154.59	per seat		614 Required			\$94,918.26	(based on current enrollment)
Art Program Kiln:	\$3,864.32	each		1 Required			\$3,864.32	
Hard Plaster Replacement	\$19.68	sq.ft. (Qty)		1,580 Required	800 Required		\$46,838.40	(Hazardous Material Replacement Cost - See T.)
Hot Serving Unit:	\$11,449.58	per unit		1 Required			\$11,449.58	
Cold Serving Unit:	\$9,320.71	per unit		1 Required			\$9,320.71	
Reach-in Refrigerator/Freezer:	\$9,039.67	per unit		2 Required			\$18,079.34	
Kitchen Exhaust Hood:	\$78,691.29	per unit		1 Required			\$78,691.29	(includes fans, exhaust & ductwork)
Other: Acoustical Control	\$3.00	sq.ft. (Qty)		4,273 Required			\$12,819.00	Provide additional acoustical control for the Multi-Purpose Room and Media Center.
Other: Complete Replacement of Finishes and Casework Elementary School	\$14.60	sq.ft. (Qty)		21,695 Required	6,681 Required	6,803 Required	\$513,613.40	(elementary, per building area, with removal of existing)
Other: Complete Replacement of Finishes and Casework Middle School	\$14.58	sq.ft. (Qty)		4,134 Required	1,273 Required	1,296 Required	\$97,729.74	(middle, per building area, with removal of existing)
Sum:			\$1,070,100.05	\$760,110.29	\$173,502.78	\$136,486.98		



Typical Corridor Finishes



Multi-Purpose Room Finishes (2026 Photo)

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Facility Assessment

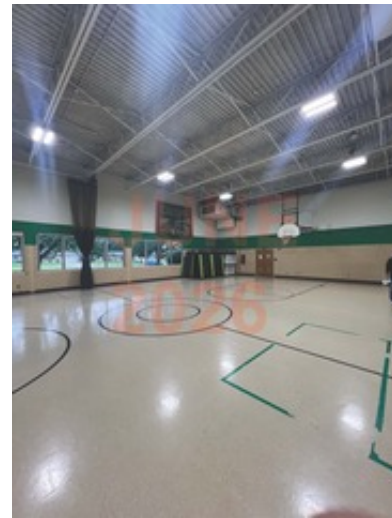
K. Interior Lighting

- Description:** The typical Classrooms in the overall facility are equipped with T-8 1x4 suspended and T-8 1x4 surface mount fluorescent fixtures with multi-level switching. Classroom fixtures are in fair to poor condition, providing an average illumination of 54 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 1x4 surface mount fluorescent fixtures with single level switching. Corridor fixtures are in poor condition, providing an average illumination of 14 FC, which is less than the 20 FC recommended by the OSDM. The Multi-Purpose Room (Student Dining / Gymnasium) spaces are equipped with pendant metal halide type lighting, in fair condition, providing an average illumination of 33 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 1x4 suspended fluorescent fixture type lighting in fair condition, providing an average illumination of 41 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 single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 67 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with pendant incandescent and T-8 1x4 suspended fluorescent fixture type lighting in fair to poor condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 1x4 surface mount fluorescent fixture type lighting in fair condition, providing 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, condition, inadequate lighting levels, lack of multi-level switching, and the utilization of incandescent fixtures. **June 2026 Desktop Update - OFCC - Metal halide type lighting has been replaced with RAAB LED lamps. The required scope remains in this assessment because fixtures were not replaced.**
- Rating:** 3 Needs Replacement
- Recommendations:** Provide complete replacement of lighting system due to age, condition, inadequate lighting levels, lack of multilevel switching, the utilization of incandescent fixtures, and installation of systems outlined in Items A, C, J, and U. **June 2026 Desktop Update - OFCC - Metal halide type lighting has been replaced with RAAB LED lamps. The required scope remains in this assessment because fixtures were not replaced.**

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
Complete Building Lighting Replacement	\$9.14	sq.ft. (of entire building addition)		26,228 ft²	7,954 ft²	8,099 ft²		
Sum:			\$386,448.34	\$239,723.92	\$72,699.56	\$74,024.86		Includes demo of existing fixtures



Typical Corridor Fluorescent Light Fixture



Multi-Purpose (Student Dining / Gymnasium) Room pendant LED light fixtures (formerly metal halide) (2026 Photo)

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Facility Assessment

L. Security Systems

Description:	The overall facility is not equipped with a security system. The facility is not equipped with any playground fencing. The exterior site lighting system is equipped with surface mounted incandescent and surface mounted HID high pressure sodium entry lights in fair to poor condition. Pedestrian walkways are not illuminated. Parking and bus pick-up / drop off areas are illuminated by surface mounted HID high pressure sodium fixtures in fair condition. The exterior site lighting system provides inadequate coverage. June 2026 Desktop Update - OFCC - Exterior HID lighting has been replaced with LED lamps. The required scope remains in this assessment because fixtures were not replaced.							
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. Provide playground fencing to meet Ohio School Design Manual guidelines, funding included in complete replacement of security system. June 2026 Desktop Update - OFCC - Exterior HID lighting has been replaced with LED lamps. The required scope remains in this assessment because fixtures were not replaced.							

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
Security System:	\$4.00	sq.ft. (of entire building addition)		26,228 ft²	7,954 ft²	8,099 ft²		
Exterior Site Lighting:	\$1.41	sq.ft. (of entire building addition)		Required	Required	Required		
Sum:			\$228,740.21	\$141,893.48	\$43,031.14	\$43,815.59		



Typical Surface Mounted Light Fixture



Typical Surface Mounted Parking Lot Light Fixture

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Facility Assessment

M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant incandescent and plastic construction exit signs, as well as OSDM compliant red lettered and LED illuminated exit signs and the system is in fair condition. The facility is not adequately equipped with emergency egress floodlighting, and the system is in fair condition. The system is not provided with appropriate battery backup and emergency generator on separate circuits. The system is inadequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
Emergency/Egress Lighting:	\$1.41	sq.ft. (of entire building addition)		26,228 ft²	7,954 ft²	8,099 ft²		
Sum:			\$59,616.21	\$36,981.48	\$11,215.14	\$11,419.59	\$59,616.21	(complete, area of building)



Emergency Egress Light Fixture



Non-compliant Exit Sign

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Facility Assessment

N. Fire Alarm

Description: The overall facility is equipped with a Edwards GS #5752B non-addressable fire alarm system, installed in 1973, and in fair to poor condition, consisting of manual pull stations and horn and strobe indicating devices. The system is not automatic and is not monitored by a third party. The system is not equipped with sufficient audible horns and strobe indicating devices. The system is not equipped with any flow switches, tamper switches, smoke detectors, or heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements. **June 2026 Desktop Update - OFCC - The overall facility is no longer equipped with the Edwards GS system. The building now uses a Simplex system that was installed in 2024. Does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines. **June 2026 Desktop Update - OFCC - The overall facility is no longer equipped with the Edwards GS system. The building now uses a Simplex system that was installed in 2024. Does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
Fire Alarm System:	\$4.22	sq.ft. (of entire building addition)		26,228 ft²	7,954 ft²	8,099 ft²		
Sum:			\$178,425.82	\$110,682.16	\$33,565.88	\$34,177.78		(complete new system, including removal of existing)



Fire Alarm System Horn and Strobe Indicating Device



Fire Alarm System Control Panel (2026 Photo)

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with one ADA power assist door, and none are provided. Playground layout and equipment are mostly compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramp does not meet all ADA requirements, and is insufficient due to handrail profile and length. Elevation change between the 1968 Addition and the 1973 Addition is facilitated by one non-compliant ramp in good condition. No Stage is provided. Interior doors are recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. Ten ADA-compliant toilets are required, and none are currently provided. Ten ADA-compliant Restroom lavatories are required, and none are currently provided. No ADA-compliant Classroom sinks are currently provided. Two ADA-compliant urinals are required, and two are currently provided. No ADA-compliant showers are required, and none are currently provided. Four ADA-compliant electric water coolers are required, and none are currently provided. Toilet partitions are a combination of metal and wood, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Science Classrooms are not compliant with ADA requirements due to non-compliant ADA lab sinks and base cabinets. Art Classrooms are not compliant with ADA requirements due to non-compliant ADA sinks and base cabinets. Health Clinic, Staff, Kindergarten, and Kitchen Restrooms are not compliant with ADA requirements due to inadequate clearances and accessories. Special Education Restrooms are not provided. ADA signage is not provided on both the interior and the exterior of the building.

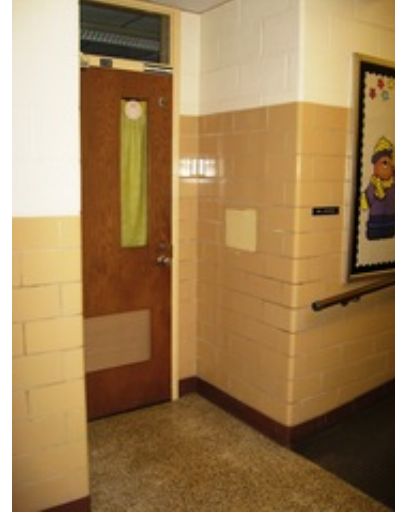
Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, 1 power assist door opener, 4 electric water coolers, 4 toilets, 4 sinks, 4 toilet accessories, and 30 doors and frames in the overall facility to facilitate the school's meeting of ADA requirements. Replace handrails at the interior ramp with ADA compliant handrails. Install 4 full length mirrors for ADA compliance in the group restrooms. Enlarge and reconfigure new single ADA Toilet Rooms for 1 Health Clinic, 2 Kindergarten, 1 Staff, and 1 Kitchen Toilet Room, including 5 toilets, 5 sinks and 5 sets of ADA accessories. Add 1 new single ADA Toilet Room for the Special Education Classroom, including 1 toilet, 1 sink, and 1 set of ADA accessories. Toilet partition issues are corrected in Item J. ADA compliant sinks and sink base casework in the Classrooms, Science Labs, and Art Classrooms are corrected in Items E and J. For interior doors that are not being replaced under this Item, door hardware to be replaced with funding provided in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
Signage:	\$0.28	sq.ft. (of entire building addition)		26,228 ft² Required	7,954 ft² Required	8,099 ft² Required	\$11,838.68	(per building area)
Electric Water Coolers:	\$2,529.36	unit		1 Required	2 Required		\$7,588.08	(replacement double ADA)
Electric Water Coolers:	\$4,215.60	unit		1 Required			\$4,215.60	(new double ADA)
Toilet/Urinals/Sinks:	\$5,339.76	unit		4 Required	4 Required		\$42,718.08	(new ADA)
ADA Assist Door & Frame:	\$10,539.02	unit		1 Required			\$10,539.02	(openers, electrical, patching, etc)
Replace Doors:	\$7,026.00	leaf		16 Required	6 Required	8 Required	\$210,780.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	\$400.48	per restroom		2 Required	2 Required		\$1,601.92	
Provide Toilet Accessories:	\$1,405.20	per restroom		2 Required	2 Required		\$5,620.80	
Other: Add Accessible Unisex Toilet Room	\$10,000.00	each			1 Required		\$10,000.00	Add unisex Toilet Room to meet ADA requirements (includes fixtures, walls, door and hardware, floor drain, and supply lines from nearby existing Restroom).
Other: Ramp Handrails	\$20.00	n.ft.				24 Required	\$480.00	Replace interior ramp handrails for ADA compliance
Other: Reconfigure Toilet Rooms for ADA Accessibility	\$10,000.00	each		4 Required	1 Required		\$50,000.00	Enlarge and reconfigure existing Toilet Room to meet ADA requirements (includes fixtures, walls, door and hardware, floor drain, and supply lines from existing Restroom).
Sum:			\$355,382.18	\$202,014.22	\$94,412.24	\$58,955.72		



Typical Boys Group Restroom



Typical Classroom Door At Ramp

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P. Site Condition

Description:

The 11 acre flat site is located in a suburban residential and park setting with moderate tree and shrub landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets. A single entrance onto the site impedes proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. A bus loop is not provided for student loading and unloading. Parent drop-off takes place on Old Salem Road. Staff and visitor parking is facilitated by an asphalt parking lot in fair condition, containing 104 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, swales, and catch basins, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in good to fair condition are not located as required. Concrete sidewalks are not properly sloped, are not located to provide a logical flow of pedestrian traffic, and are in good to fair condition. Additional sidewalks and concrete curbs are required to provide proper separation from pedestrian and vehicular traffic. Trash pick-up and service drive pavement is heavy duty and is in fair condition, and is equipped with a concrete pad area for dumpsters, which is in fair to poor condition. Exterior stairs are in fair condition and feature non-compliant handrails. Site and Playground fencing is not provided and hard surface play areas are not separated from vehicular traffic. Site access is unrestricted. The playground equipment is primarily constructed of coated steel and high density plastic, and is in good condition, with some older metal equipment in fair to poor condition. Playground equipment is placed to provide compliant fall zones, and on a compliant and non-compliant wood fiber mulch and pea gravel surface of sufficient depth, with a basketball court and funnel ball being provided on an asphalt surface. The site / playground area is equipped with sufficient tables and benches, which are in good to fair condition. The athletic facilities are comprised of multi-purpose fields, and are in fair condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so. There is an area suitable for expansion to the east of the 1965 Original Construction of approximately 20,000 SF. There are no undesirable site features. **June 2026 Desktop Update - OFCC - Playground equipment is no longer accompanied by non-compliant wood fiber mulch nor pea gravel. The district is only using compliant mulch. Related equipment has been provided for outdoor construction. The district constructed a canopy during Covid. Does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Rating:

2 Needs Repair

Recommendations:

Provide for replacement of exterior steps due to condition. Replace exterior handrail/guardrails to meet OSDM standards. Provide a new concrete dumpster pad due to size and condition. Provide for the replacement of the asphalt wear layer due to condition. Provide additional sidewalks and concrete curbs to facilitate proper separation between pedestrian and vehicular traffic. Provide site contingency allowances for unforeseen conditions. Remove existing Playground equipment in fair to poor condition. Provide for the partial replacement of Playground equipment. Provide for the replacement of pea gravel for an approved soft surface. Provide a bus loop to facilitate proper separation from bus and other vehicular traffic. **June 2026 Desktop Update - OFCC - Playground equipment is no longer accompanied by non-compliant wood fiber mulch nor pea gravel. The district is only using compliant mulch. Related equipment has been provided for outdoor construction. The district constructed a canopy during Covid. Does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
				26,228 ft ²	7,954 ft ²	8,099 ft ²		
Playground Equipment:	\$2.12	sq.ft. (Qty)		25,838 Required			\$54,776.56	
Removal of existing Playground Equipment:	\$2,810.40	lump sum		Required			\$2,810.40	
Asphalt Paving / New Wearing Course:	\$26.69	sq. yard		4,214 Required	1,571 Required	1,357 Required	\$190,619.98	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Elementary	\$154.59	per student		253 Required	95 Required	82 Required	\$66,473.70	(Number of students should be rounded up to the nearest 100. 40 students per bus; 80% of elementary school students riding)
Bus Drop-Off for Middle	\$154.59	per student		42 Required	15 Required	13 Required	\$10,821.30	(Number of students should be rounded up to the nearest 100. 40 students per bus; 80% of middle school students riding)
Concrete Curb:	\$44.97	lin.ft.		98 Required			\$4,407.06	(new)
Concrete Sidewalk:	\$10.54	sq.ft. (Qty)		392 Required			\$4,131.68	(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$60.42	lin.ft.		48 Required		8 Required	\$3,383.52	
Provide Soft Surface Playground Material:	\$42.15	sq. yard		1,287 Required	480 Required	415 Required	\$91,971.30	
Replace Concrete Steps:	\$44.97	sq.ft. (Qty)		36 Required		24 Required	\$2,698.20	
Provide Concrete Dumpster Pad:	\$3,372.48	each		1 Required			\$3,372.48	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required			\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	Required	\$63,421.50	Include this one or the next. (Each addition should have this item)
Sum:			\$548,887.68	\$375,682.02	\$91,097.89	\$82,107.77		



Playground Equipment



Canopy for Outdoor Instruction (2026 Photo)

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Facility Assessment

Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
				26,228 ft²	7,954 ft²	8,099 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Sanitary Waste Piping



Sanitary Waste Piping

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Facility Assessment

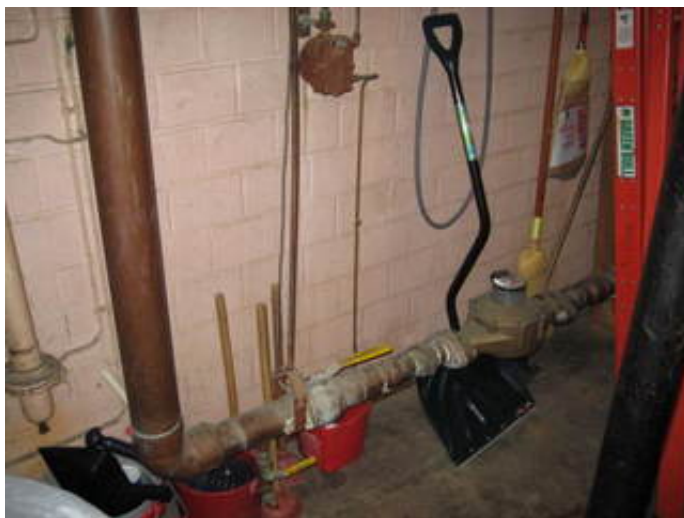
R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 3" service and 2" water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the 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 Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
				26,228 ft²	7,954 ft²	8,099 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Incoming Domestic Water Service Line



Incoming Domestic Water Service Meter

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Facility Assessment

S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors feature single glazed tempered glass and no vision panels, and inappropriate hardware. Entrance doors in the overall facility are aluminum and hollow metal type construction, installed on aluminum and hollow metal frames, and in fair to poor condition. Entrance doors feature single glazed tempered glass vision panels, transoms, sidelights, and appropriate hardware. The facility is not equipped with any roof access doors. There are no overhead doors in the facility.

Rating: 2 Needs Repair

Recommendations: Replace all exterior doors 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 Construction (1965) 26,228 ft²	Classroom Addition (1968) 7,954 ft²	Classroom Addition (1973) 8,099 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$3,513.00	per leaf		13 Required	2 Required	4 Required	\$66,747.00	(includes removal of existing)
Sum:			\$66,747.00	\$45,669.00	\$7,026.00	\$14,052.00		



1965 Original Construction Main Entry Doors



Typical Entry Doors

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Facility Assessment

T. Hazardous Material

Description:	The School District has been assessed previously, in 2001, and an Enhanced Environmental Hazards Assessment (EEHA) was subsequently conducted in 2002. The Table below summarizes the scopes of work called for in the Enhanced Environmental Hazards Assessment. The district did not provide documentation of any abatement projects since that time. Vinyl asbestos floor tile and mastic, carpet mastic, acoustical panel ceilings, hard plaster, tank insulation, boiler/furnace insulation removal, and pipe insulation containing hazardous materials are located in the overall facility in fair condition. These materials were described in the report and open to observation and found to be in friable and non-friable condition with light damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.
Rating:	3 Needs Replacement
Recommendations:	Remove all hazardous materials, inclusive of asbestos-containing materials in the 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 Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
<i>Environmental Hazards Form</i>				26,228 ft² EEHA Form	7,954 ft² EEHA Form	8,099 ft² EEHA Form	—	
Boiler/Furnace Insulation Removal	\$17.43	sq.ft. (Qty)		240 Required	0 Required	0 Required	\$4,183.20	
Tank Insulation Removal	\$13.94	sq.ft. (Qty)		160 Required	0 Required	0 Required	\$2,230.40	
Duct Insulation Removal	\$13.94	sq.ft. (Qty)		80 Required	0 Required	0 Required	\$1,115.20	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.41	per unit		5,000 Required	0 Required	0 Required	\$7,050.00	
Special Engineering Fees for LBP Mock-Ups	\$1.41	per unit		5,000 Required	0 Required	0 Required	\$7,050.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.14	sq.ft. (Qty)		25,838 Required	7,954 Required	8,099 Required	\$5,864.74	
Pipe Insulation Removal	\$29.05	in.ft.		200 Required	0 Required	0 Required	\$5,810.00	
Pipe Fitting Insulation Removal	\$35.14	each		70 Required	0 Required	0 Required	\$2,459.80	
Pipe Insulation Removal (Crawlspace/Tunnel)	\$31.36	in.ft.		2,000 Required	650 Required	0 Required	\$83,104.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$34.85	in.ft.		520 Required	160 Required	165 Required	\$29,448.25	
Dismantling of Boiler/Furnace/Incinerator	\$2,810.40	each		1 Required	0 Required	0 Required	\$2,810.40	
Flexible Duct Connection Removal	\$140.52	each		2 Required	0 Required	0 Required	\$281.04	
Acoustical Panel/Tile Ceiling Removal	\$5.82	sq.ft. (Qty)		16,870 Required	0 Required	0 Required	\$98,183.40	See J
Light (Reflector) Fixture Removal	\$70.26	each		2 Required	0 Required	0 Required	\$140.52	See K
Fire Door Removal	\$140.52	each		4 Required	0 Required	0 Required	\$562.08	See S
Decontamination of Crawlspace/Chase/Tunnel	\$4.22	sq.ft. (Qty)		3,000 Required	600 Required	0 Required	\$15,192.00	
Non-ACM Ceiling/Wall Removal (for access)	\$2.81	sq.ft. (Qty)		2,080 Required	640 Required	660 Required	\$9,497.80	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$421.57	each		2 Required	0 Required	0 Required	\$843.14	
Resilient Flooring Removal, Including Mastic	\$4.64	sq.ft. (Qty)		18,480 Required	5,380 Required	0 Required	\$110,710.40	See J
Carpet Removal (over RFC)	\$1.41	sq.ft. (Qty)		13,570 Required	5,380 Required	0 Required	\$26,719.50	See J
Sink Undercoating Removal	\$140.52	each		15 Required	7 Required	8 Required	\$4,215.60	
Sum:			\$417,471.47	\$342,672.00	\$64,936.60	\$9,862.87		



VAT in Kitchen



Boiler Insulation

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Facility Assessment

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are not present. Stair towers and guardrails are not present in this single story structure. The facility does not have any exterior stairways from intermediate floors. There are no handrails or guardrails in this facility. The Kitchen hood is in poor condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, and insulation and was not 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 facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the city system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

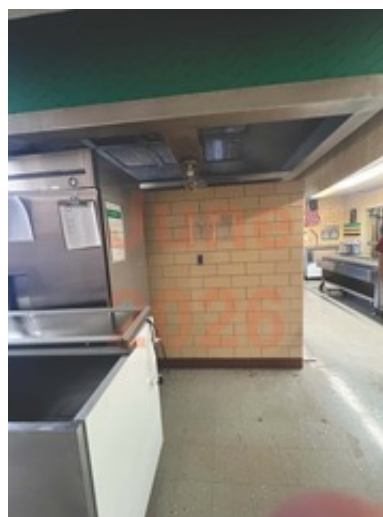
Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, with funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide the new Kitchen hood with a UL 300 compliant wet chemical fire suppression system, with funding provided in Item J. Provide the interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system, with funding provided in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
Sprinkler / Fire Suppression System:	\$5.27	sq.ft. (Qty)		26,228 ft²	7,954 ft²	8,099 ft²		
Sum:			\$230,530.88	\$136,166.26	\$51,682.89	\$42,681.73	\$230,530.88	(includes increase of service piping, if required)



Wall Cabinet and Fire Extinguisher



Former Hood Suppression Location (2026 Photo)

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Facility Assessment

V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair to poor condition, consisting of student desks & chairs, teacher desks & chairs, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 3 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
Suitability Rating 0 to 3	\$11.62	sq.ft. (of entire building addition)		26,228 ft²	7,954 ft²	8,099 ft²		
Sum:			\$491,305.22	\$304,769.36	\$92,425.48	\$94,110.38	\$491,305.22	



Teacher Table/Desk



Typical Classroom Furnishings

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Facility Assessment

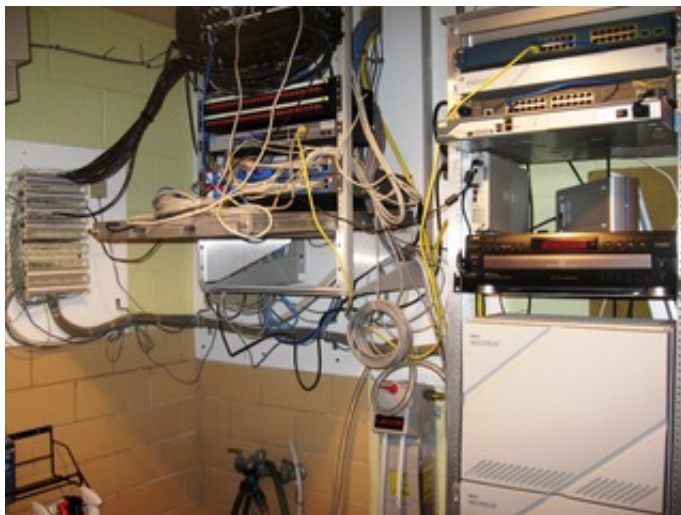
W. Technology

Description: The typical Classroom is equipped with one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor, one cart mounted projection unit with "I-cart", and an outdated 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 the required four technology data ports for student use to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Multi-Purpose Room and Music spaces are inadequately provided, and in fair to poor condition. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a media distribution center, and does not provide permanent Computer Labs for use by students, but does provide for a mobile Computer Lab on a secured cart. **June 2026 Desktop Update - OFCC - Ceiling mounted projector with I-cart has been replaced with Epson short throw interactive projectors. Does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet Ohio School Design Manual requirements. **June 2026 Desktop Update - OFCC - Ceiling mounted projector with I-cart has been replaced with Epson short throw interactive projectors. Does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Item	Cost	Unit	Whole Building	Original Construction (1965)	Classroom Addition (1968)	Classroom Addition (1973)	Sum	Comments
ES portion of building with total SF < 50,000	\$18.27	sq.ft. (Qty)		26,228 ft²	7,954 ft²	8,099 ft²	\$641,167.38	
MS portion of building with total SF < 67,950	\$23.30	sq.ft. (Qty)		4,192 Required	1,291 Required	1,314 Required	\$158,370.10	
Sum:			\$799,537.48	\$493,146.02	\$151,813.31	\$154,578.15		



Typical Network Infrastructure



Typical Classroom Technology (2026 Photo)

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$11,947,095.85
7.00%	Construction Contingency	\$836,296.71
Subtotal		\$12,783,392.56
16.29%	Non-Construction Costs	\$2,082,414.65
Total Project		\$14,865,807.21

Construction Contingency	\$836,296.71
Non-Construction Costs	\$2,082,414.65
Total for X.	\$2,918,711.36

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$3,835.02
Soil Borings / Phase I Envir. Report	0.10%	\$12,783.39
Agency Approval Fees (Bldg. Code)	0.25%	\$31,958.48
Construction Testing	0.40%	\$51,133.57
Printing - Bid Documents	0.15%	\$19,175.09
Advertising for Bids	0.02%	\$2,556.68
Builder's Risk Insurance	0.12%	\$15,340.07
Design Professional's Compensation	7.50%	\$958,754.44
CM Compensation	6.00%	\$767,003.55
Commissioning	0.60%	\$76,700.36
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$143,174.00
Total Non-Construction Costs	16.29%	\$2,082,414.65

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School Facility Appraisal - Northmont City

Name of Appraiser	Benjamin Delatore	Date of Appraisal	2011-04-07
Building Name	Northmoor Elementary		
Street Address	4421 Old Salem Road		
City/Town, State, Zip Code	Englewood, OH 45322		
Telephone Number(s)	(937) 832-6800		
School District	Northmont City		

Setting:	Suburban		
Site-Acreage	11.00	Building Square Footage	42,281
Grades Housed	1-6	Student Capacity	338
Number of Teaching Stations	32	Number of Floors	1
Student Enrollment	447		
Dates of Construction	1965,1968,1973		

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

Type of Construction

☒ Load bearing masonry

☐ Steel frame

☐ Concrete frame

☐ Wood

☒ Steel Joists

Exterior Surfacing

☒ Brick

☐ Stucco

☐ Metal

☐ Wood

☒ Stone

Floor Construction

☐ Wood Joists

☐ Steel Joists

☒ Slab on grade

☐ Structural slab

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Suitability Appraisal of 1.0 The School Site for Northmoor Elementary with EEHA & 2026 Costs - OFCC Desktop Update

1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements <i>The site is 11 acres compared to 17 acres required by the OSDM.</i>	25	15
1.2 Site is easily accessible and conveniently located for the present and future population <i>The School is centrally located within the district that it serves, and is easily accessible.</i>	20	18
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the School site.</i>	10	8
1.4 Site is well landscaped and developed to meet educational needs <i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i>	10	8
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking <i>Playground areas consist of coated steel and high density plastic play equipment in good condition, with some older metal equipment in fair to poor condition, and is located on wood fiber mulch and pea gravel which is not an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is not provided to contain students within the play area, and does not provide proper separation of play areas from vehicular use areas.</i>	10	6
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>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.</i>	5	5
1.7 Site has stable, well drained soil free of erosion <i>Soils appear to be stable and well drained, and no erosion was observed.</i>	5	5
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>The site has been developed to accommodate outdoor learning, though no related equipment has been provided to facilitate doing so.</i>	5	3
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Sidewalks are not adequately provided to accommodate safe pedestrian circulation.</i>	5	2
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt pavement in fair condition.</i>	5	4
TOTAL - 1.0 The School Site	100	74

Suitability Appraisal of 2.0 Structural and Mechanical Features for Northmoor Elementary with EEHA & 2026 Costs - OFCC Desktop Update

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally <i>Entire building is not ADA-compliant.</i>	15	10
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs over the entire building are in good condition but require replacement due to age of systems.</i>	15	10
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are in good to fair condition with some observable hair line cracks and spalled areas.</i>	10	8
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in good to fair condition. Some masonry repair work is required and all masonry surfaces require cleaning and sealing.</i>	10	8
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Exits are properly located to allow safe egress from the building.</i>	10	8
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Building envelope meets minimum energy conservation requirements.</i>	10	8
2.7 Structure is free of friable asbestos and toxic materials <i>The building is reported to contain asbestos and other hazardous materials.</i>	10	4
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Flexible partition walls have been provided between Classrooms and allow for a variety of class sizes.</i>	10	8
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Light sources are improperly placed and provide inadequate lighting in some areas. Fixtures are poorly maintained in some areas. Light fixtures do not appear to be subject to overheating.</i>	15	4
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>Internal water supply will not support a future fire suppression system, but appears to be adequate for current requirements.</i>	15	6
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Classrooms have an inadequate number of outlets and data jacks for technology applications.</i>	15	4
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Disconnect switches are not adequately provided to allow for safe servicing of equipment.</i>	10	2
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains appear to be properly maintained.</i>	10	4
2.14 Number and size of restrooms meet requirements <i>The number and size of Restrooms meet requirements.</i>	10	8
2.15 Drainage systems are properly maintained and meet requirements <i>Drainage systems for the overall facility, consisting of sanitary waste piping, are cast iron and galvanized, are original to each addition, exhibit some signs of leaking and are in fair condition.</i>	10	2

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	2
<i>The facility is not sprinkled. Fire alarm systems are not adequately provided with required devices. Smoke detectors are not provided.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	6
<i>The central intercommunication system provides unreliable two-way communication between the Administration area and all teaching and learning areas, and is outdated. Equipment components such as call buttons, are in fair condition. Telephone system is used as an alternate method of communication with the office.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	2
<i>Exterior wall hydrants are inadequately provided around the exterior of the facility.</i>		
TOTAL - 2.0 Structural and Mechanical Features	200	104

Suitability Appraisal of 3.0 Plant Maintainability for Northmoor Elementary with EEHA & 2026 Costs - OFCC Desktop Update

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Exterior materials and finishes for doors, windows and walls are durable and require minimal maintenance.</i>	15	12
3.2 Floor surfaces throughout the building require minimum care <i>Flooring throughout the facility consists of VAT, carpet, terrazzo, and ceramic tile, which is well maintained throughout the facility.</i>	15	12
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Acoustical tile and plaster ceilings are not easily cleaned or resistant to stain. Painted and glazed block walls are easily cleaned and resistant to stain.</i>	10	6
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>Casework consists of miscellaneous wood and metal shelving units in poor condition.</i>	10	4
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware varies throughout the facility, and does not meet ADA requirements, and keying systems are not compatible and are worn.</i>	10	6
3.6 Restroom fixtures are wall mounted and of quality finish <i>Fixtures are floor and wall mounted and are of fair quality.</i>	10	4
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial space is not adequately located throughout the facility. Limited access to water and drains are provided throughout the facility.</i>	10	4
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Electrical outlets are inadequately provided in Corridors and do not allow for convenient routine cleaning.</i>	10	2
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are inadequately provided, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.</i>	10	4
TOTAL - 3.0 Plant Maintainability	100	54

Suitability Appraisal of 4.0 Building Safety and Security for Northmoor Elementary with EEHA & 2026 Costs - OFCC Desktop Update

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>Student loading is not separated from other vehicular traffic.</i>	15	6
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are not adequately provided on-site for pedestrian safety, though sidewalks are provided off-site for safe pedestrian circulation.</i>	10	6
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs and signals are located as required on adjacent access streets.</i>	5	5
4.4 Vehicular entrances and exits permit safe traffic flow <i>Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.</i>	5	2
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>Playground equipment consists of coated steel and high density plastic equipment in good condition with some older metal equipment in fair to poor condition, appears to be free from hazard, and is located on a pea gravel or wood mulch surface material to a sufficient depth.</i>	5	3
Building Safety	Points Allocated	Points
4.6 The heating unit(s) is located away from student occupied areas <i>Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the Classrooms and other learning areas.</i>	20	10
4.7 Multi-story buildings have at least two stairways for student egress <i>The overall facility is one story without stairways.</i>	15	15
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i>	10	10
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency egress light fixtures and exit signs are not on separate circuits and are inadequately provided.</i>	10	4
4.10 Classroom doors are recessed and open outward <i>Classroom doors are recessed without proper ADA clearances, and open outward.</i>	10	6
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>The facility is not equipped with Security systems.</i>	10	0
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Terrazzo, VAT, VCT, sealed concrete, rubber, and carpet flooring have been well maintained throughout the facility. Terrazzo becomes slick when wet.</i>	5	4
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>The overall facility is one story without stairways.</i>	5	5
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Interior glass is not OSDM-compliant due to lack of code compliant safety glazing.</i>	5	4
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	3

1 Electric water cooler is not recessed and extends 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	5
<i>There are no dead-end Corridors in the building.</i>		

Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	4
<i>The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.</i>		
4.18 There are at least two independent exits from any point in the building	15	8
<i>There are no dead-end Corridors in the building.</i>		
4.19 Fire-resistant materials are used throughout the structure	15	12
<i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i>		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	4
<i>The fire alarm is provided with manual actuation only, and is not adequately provided with visual indicating devices.</i>		
TOTAL - 4.0 Building Safety and Security	200	116

Suitability Appraisal of 5.0 Educational Adequacy for Northmoor Elementary with EEHA & 2026 Costs - OFCC Desktop Update

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards	25	15
<i>The average Classroom is 728 SF in the 1965 Original Construction and 734 SF in the Additions compared to 900 SF required by the OSDM.</i>		
5.2 Classroom space permits arrangements for small group activity	15	6
<i>Undersized Classrooms do not allow sufficient space for effective small group activities.</i>		
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise	10	8
<i>The Gymnasium is properly isolated from the academic learning areas to reduce distractions. There is no dedicated Music Room.</i>		
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students	10	6
<i>Undersized Classrooms do not permit privacy time for individual students.</i>		
5.5 Storage for student materials is adequate	10	8
<i>Lockers, located in the Classroom, are adequately provided for student storage.</i>		
5.6 Storage for teacher materials is adequate	10	4
<i>Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.</i>		
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards	15	1
<i>There are no Special Learning areas in the facility.</i>		
5.8 Design of specialized learning area(s) is compatible with instructional need	10	1
<i>There are no Special Learning areas in the facility.</i>		
5.9 Library/Resource/Media Center provides appropriate and attractive space	10	4
<i>The Media Center is 860 SF compared to 2,149 SF recommended in the OSDM. The Library is not visually appealing and does provide natural light.</i>		
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction	5	3
<i>The Gymnasium is 3,413 SF compared to 3,500-5,000 SF recommended in the OSDM.</i>		
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction	10	6
<i>MS/HS Science program is provided sufficient space and equipment</i>		
<i>Pre-K and Kindergarten spaces are undersized, and do not provide adequate instruction space.</i>		
5.12 Music Program is provided adequate sound treated space	5	1
<i>There is no dedicated space for the Music Program. Music shares a room with a Work Room/Computer Room, and no acoustical treatment is provided.</i>		
5.13 Space for art is appropriate for special instruction, supplies, and equipment	5	1
<i>No Classroom is dedicated for art instruction. Art instruction occurs in each Classroom.</i>		
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment	5	3
<i>The facility is not provided with a fixed Computer Lab for student use, but provides non-compliant access to computers in each Classroom. The facility is provided with one a mobile Computer Lab on a secured cart for student use, but does not meet OSFC requirements for technology.</i>		

5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	1
<i>No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.</i>		
5.16 Storage for student and teacher material is adequate	5	3
<i>Lockers have been adequately provided for storage of student materials. Casework is not adequately provided for storage of teacher materials.</i>		
Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	4
<i>The Teacher's Lounge is 286 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM.</i>		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	4
<i>The Kitchen space is 1,281 SF compared to 2,149 SF recommended in the OSDM. Student Dining shares the Gymnasium space.</i>		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	2
<i>Administrative Offices are not adequately provided for Elementary Middle School students.</i>		
5.20 Counselor's office insures privacy and sufficient storage	5	1
<i>There is no dedicated Counselor's Office.</i>		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	2
<i>The Clinic is 201 SF compared to 370 SF recommended in the OSDM. The Clinic is located within the Administrative Offices and lacks required equipment.</i>		
5.22 Suitable reception space is available for students, teachers, and visitors	5	2
<i>Reception space consists of approximately 120 SF compared to 200-400 SF recommended by the OSDM. Limited reception space is provided for students, teachers, and visitors.</i>		
5.23 Administrative personnel are provided sufficient work space and privacy	5	2
<i>The Administrative area consists of approximately 903 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.</i>		
TOTAL - 5.0 Educational Adequacy	200	88

Suitability Appraisal of 6.0 Environment for Education for Northmoor Elementary with EEHA & 2026 Costs - OFCC Desktop Update

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	12
<i>The building is a standard design with standard detailing, which is aesthetically acceptable.</i>		
6.2 Site and building are well landscaped	10	8
<i>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.</i>		
6.3 Exterior noise and poor environment do not disrupt learning	10	8
<i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	8
<i>The main entrance to the School is partially sheltered.</i>		
6.5 Building materials provide attractive color and texture	5	4
<i>Exterior building materials consist of brick, glazed brick and stone, which provides an attractive color and texture.</i>		
Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	16
<i>The color palette is comprised of neutral hues with accent colors of more saturated hues. The use of repeated colors and materials give the building some unity and a sense of consistency, which enhances the learning environment.</i>		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	10
<i>The facility is partially air conditioned to provide year-round temperature and humidity control.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	6
<i>The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.</i>		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	4
<i>The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses in some areas.</i>		
6.10 Drinking fountains and restroom facilities are conveniently located	15	12
<i>Drinking fountains and Restroom facilities are conveniently located.</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	8
<i>There are areas for students to gather in the Multi Purpose Room, as well as gathering areas in the entry corridor.</i>		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	8
<i>Corridors and Foyers are adequately designed for efficient traffic flow.</i>		
6.13 Areas for students to interact are suitable to the age group	10	8
<i>There are areas for students to gather in the Multi Purpose Room, as well as gathering areas in the entry corridor.</i>		
6.14 Large group areas are designed for effective management of students	10	8
<i>The Multi-Purpose Room is adequately designed to manage large groups of students.</i>		
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	10
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The windows are well designed and contribute to a pleasant environment.

6.17 Furniture and equipment provide a pleasing atmosphere	10	3
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Classroom furniture is mismatched and in fair to poor condition.

TOTAL - 6.0 Environment for Education	200	137
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Sustainability Observation Notes

School District: Northmont City
County: Montgomery
School District IRN: 48728
Building: Northmoor Elementary
Building IRN: 27714

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points - Northmont City

Building Name and Level: **Northmoor Elementary**

1-6

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

1. The building does not meet ADA requirements.
2. The building does not contain a fire suppression system.
3. The building is reported to contain asbestos and other hazardous materials.
4. Dedicated Art Room and Music Room are not provided.
5. Dedicated Special Education Classrooms are not provided.
6. The Multi-Purpose Room does not feature a stage.

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Environmental Hazards Assessment Cost Estimates

Owner:	Northmont City
Facility:	Northmoor Elementary
Date of Initial Assessment:	Apr 7, 2011
Date of Assessment Update:	Sep 18, 2026
Cost Set:	2026

District IRN:	48728
Building IRN:	27714
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1965 Original Construction	26,228	\$342,672.00	\$328,572.00
1968 Classroom Addition	7,954	\$64,936.60	\$64,936.60
1973 Classroom Addition	8,099	\$9,862.87	\$9,862.87
Total	42,281	\$417,471.47	\$403,371.47
Total with Regional Cost Factor (99.46%)	—	\$415,217.12	\$401,193.26
Regional Total with Soft Costs & Contingency	—	\$516,655.91	\$499,205.98

Environmental Hazards (Enhanced) - Northmont City (48728) - Northmoor Elementary (27714) - Original Construction

Owner: Northmont City **Bldg. IRN:** 27714
Facility: Northmoor Elementary **Bldg. Addition:** Original Construction
Date On Site: 2010-03-21 **Consultant Name:** Tom Abbinante

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Reported Asbestos-Containing Material	240	\$17.43	\$4,183.20
2. Breeching Insulation Removal	Not Present	0	\$17.43	\$0.00
3. Tank Insulation Removal	Reported Asbestos-Containing Material	160	\$13.94	\$2,230.40
4. Duct Insulation Removal	Assumed Asbestos-Containing Material	80	\$13.94	\$1,115.20
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	200	\$29.05	\$5,810.00
6. Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	70	\$35.14	\$2,459.80
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	2000	\$31.36	\$62,720.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$49.18	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	520	\$34.85	\$18,122.00
10. Dismantling of Boiler/Furnace/Incinerator	Reported Asbestos-Containing Material	1	\$2,810.40	\$2,810.40
11. Flexible Duct Connection Removal	Assumed Asbestos-Containing Material	2	\$140.52	\$281.04
12. Acoustical Plaster Removal	Not Present	0	\$9.84	\$0.00
13. Fireproofing Removal	Reported / Assumed Asbestos-Free Material	0	\$35.14	\$0.00
14. Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	\$10.46	\$0.00
15. Gypsum Board Removal	Not Present	0	\$8.44	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported Asbestos-Containing Material	16870	\$5.82	\$98,183.40
17. Laboratory Table/Counter Top Removal	Not Present	0	\$140.52	\$0.00
18. Cement Board Removal	Not Present	0	\$7.03	\$0.00
19. Electric Cord Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$1.41	\$0.00
20. Light (Reflector) Fixture Removal	Assumed Asbestos-Containing Material	2	\$70.26	\$140.52
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$5.62	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	4	\$140.52	\$562.08
23. Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	0	\$140.52	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Assumed Asbestos-Containing Material	3000	\$4.22	\$12,660.00
25. Soil Removal	Reported / Assumed Asbestos-Free Material	0	\$210.78	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	2080	\$2.81	\$5,844.80
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	2	\$421.57	\$843.14
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$421.57	\$0.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	18480	\$4.64	\$85,747.20
30. Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.72	\$0.00
31. Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	13570	\$1.41	\$19,133.70
32. Acoustical Tile Mastic Removal	Not Present	0	\$5.82	\$0.00
33. Sink Undercoating Removal	Reported Asbestos-Containing Material	15	\$140.52	\$2,107.80
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.81	\$0.00
35. Chalkboards/Mastic		0	\$421.57	\$0.00
36. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work			\$324,954.68
37. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work			\$324,954.68

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		\$14,100.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration				☐ Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 26228	25838	\$0.14	\$3,617.32	

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	\$342,672.00
2. A37, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$328,572.00

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

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- 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"x12" floor tile and mastic.
- Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

Environmental Hazards (Enhanced) - Northmont City (48728) - Northmoor Elementary (27714) - Classroom Addition

Owner: Northmont City Bldg. IRN: 27714
 Facility: Northmoor Elementary Bldg. Addition: Classroom Addition
 Date On Site: 2010-03-21 Consultant Name: Tom Abbinante

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	\$17.43	\$0.00
2.	Breeching Insulation Removal	Not Present	0	\$17.43	\$0.00
3.	Tank Insulation Removal	Not Present	0	\$13.94	\$0.00
4.	Duct Insulation Removal	Not Present	0	\$13.94	\$0.00
5.	Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$29.05	\$0.00
6.	Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$35.14	\$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	650	\$31.36	\$20,384.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$49.18	\$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	160	\$34.85	\$5,576.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,810.40	\$0.00
11.	Flexible Duct Connection Removal	Not Present	0	\$140.52	\$0.00
12.	Acoustical Plaster Removal	Not Present	0	\$9.84	\$0.00
13.	Fireproofing Removal	Not Present	0	\$35.14	\$0.00
14.	Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	\$10.46	\$0.00
15.	Gypsum Board Removal	Not Present	0	\$8.44	\$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$5.82	\$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	\$140.52	\$0.00
18.	Cement Board Removal	Not Present	0	\$7.03	\$0.00
19.	Electric Cord Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$1.41	\$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	\$70.26	\$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	\$5.62	\$0.00
22.	Fire Door Removal	Reported / Assumed Asbestos-Free Material	0	\$140.52	\$0.00
23.	Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	0	\$140.52	\$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Assumed Asbestos-Containing Material	600	\$4.22	\$2,532.00
25.	Soil Removal	Reported / Assumed Asbestos-Free Material	0	\$210.78	\$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	640	\$2.81	\$1,798.40
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$421.57	\$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$421.57	\$0.00
29.	Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	5380	\$4.64	\$24,963.20
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.72	\$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	5380	\$1.41	\$7,585.80
32.	Acoustical Tile Mastic Removal	Not Present	0	\$5.82	\$0.00
33.	Sink Undercoating Removal	Reported Asbestos-Containing Material	7	\$140.52	\$983.64
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.81	\$0.00
35.	Chalkboards/Mastic		0	\$421.57	\$0.00
36.	(Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work			\$63,823.04
37.	(Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work			\$63,823.04

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			\$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.	7954	\$0.14	\$1,113.56	

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	\$64,936.60
2.	A37, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$64,936.60

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

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- 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"x12" floor tile and mastic.
- Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

Environmental Hazards (Enhanced) - Northmont City (48728) - Northmoor Elementary (27714) - Classroom Addition

Owner: Northmont City Bldg. IRN: 27714
 Facility: Northmoor Elementary Bldg. Addition: Classroom Addition
 Date On Site: 2010-03-21 Consultant Name: Tom Abbinante

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
	ACM Found	Status	Quantity	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	\$17.43
2.	Breeching Insulation Removal	Not Present	0	\$17.43
3.	Tank Insulation Removal	Not Present	0	\$13.94
4.	Duct Insulation Removal	Not Present	0	\$13.94
5.	Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$29.05
6.	Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$35.14
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$31.36
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$49.18
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	165	\$34.85
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,810.40
11.	Flexible Duct Connection Removal	Not Present	0	\$140.52
12.	Acoustical Plaster Removal	Not Present	0	\$9.84
13.	Fireproofing Removal	Not Present	0	\$35.14
14.	Hard Plaster Removal	Not Present	0	\$10.46
15.	Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	\$8.44
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$5.82
17.	Laboratory Table/Counter Top Removal	Not Present	0	\$140.52
18.	Cement Board Removal	Not Present	0	\$7.03
19.	Electric Cord Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$1.41
20.	Light (Reflector) Fixture Removal	Not Present	0	\$70.26
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	\$5.62
22.	Fire Door Removal	Reported / Assumed Asbestos-Free Material	0	\$140.52
23.	Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	0	\$140.52
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$4.22
25.	Soil Removal	Not Present	0	\$210.78
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	660	\$2.81
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$421.57
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$421.57
29.	Resilient Flooring Removal, Including Mastic	Reported / Assumed Asbestos-Free Material	0	\$4.64
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.72
31.	Carpet Removal (over RFC)	Not Present	0	\$1.41
32.	Acoustical Tile Mastic Removal	Not Present	0	\$5.82
33.	Sink Undercoating Removal	Reported Asbestos-Containing Material	8	\$140.52
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.81
35.	Chalkboards/Mastic		0	\$421.57
36.	(Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work		\$8,729.01
37.	(Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work		\$8,729.01

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.	8099	\$0.14	\$1,133.86	

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	\$9,862.87
2.	A37, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$9,862.87

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