

Building Information - Northmont City (48728) - Northmont Middle

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Rural
Assessment Name	Northmont Middle 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	Northmont Middle
Building IRN	27706
Building Address	4810 West National Road
Building City	Clayton
Building Zipcode	45315
Building Phone	(937) 832-6500
Acreage	87.74
Current Grades:	7-8
Teaching Stations	50
Number of Floors	2
Student Capacity	693
Current Enrollment	668
Enrollment Date	2026-03-31
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	41
Historical Register	NO
Building's Principal	Holli Gover
Building Type	Middle

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Building Pictures - Northmont City(48728) - Northmont Middle(27706)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

98,153 Total Existing Square Footage
1967 Building Dates
7-8 Grades
668 Current Enrollment
50 Teaching Stations
87.74 Site Acreage

Northmont Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1967, is a two story, 98,153 square foot brick school building located in a suburban agricultural and 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 and architectural exterior accent precast exposed aggregate panels on a load bearing masonry wall type exterior wall construction, with brick, concrete masonry units, glazed block, metal stud framed partitions with gypsum board, demountable partitions, operable partitions and interior glazed store front partitions type wall construction in the interior. The base floor system of the overall facility consists of concrete slab on grade type construction. The second floor system of the overall facility consists of metal lath reinforced concrete deck on steel joist type construction. The roof structure of the overall facility except for over the Gymnasium and Kitchen is metal lath reinforced concrete deck on steel joist type construction. The roof structure of the Kitchen is metal form deck on steel joist type construction. The roofing system of the overall facility is built-up asphalt with granular wear coat, installed in 1991. 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 Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic and 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 87.74 acre site shared with Northmont High School and the High School Stadium adjacent to agricultural and residential properties. The property, play areas, and athletic facilities 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 OFCC Desktop Update. Edits to the heating system and cooling system. Roof replacement made in 2014 and 2015 does not reduce future required scope per OSDM Assessment Cost Guidelines. There is dedicated space for school buses to load and unload on the site. The new High School provides area accessible to both sites. Edits to this document include; updated photos, wording clarification, updated enrollment, and updated building square footage.

June 2026 OFCC Desktop Update. Edits to the heating system and cooling system. Roof replacement made in 2014 and 2015 does not reduce future required scope per OSDM Assessment Cost Guidelines. There is dedicated space for school buses to load and unload on the site. The new High School provides area accessible to both sites. Edits 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) - Northmont Middle (27706)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1967	no	2	98,153	no	no

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Building Component Information - Northmont City (48728) - Northmont Middle (27706)

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 (1967)		15562		7794	2886		5169	3248						
Total	0	15,562	0	7,794	2,886	0	5,169	3,248	0	0	0	0	0	0
Master Planning Considerations It is assumed there exists a large easement to the east of the existing building, due to above ground power lines which border the access road. There is an area of approximately 36,000 square located between the east side of the existing building and the above mentioned access road and easement. Considerations for easement or roadway setbacks would need to be taken into consideration. There is also a detention pond located to the south of the building on the far side of the parking lot.														

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Existing CT Programs for Assessment

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

Legend:

Not in current design manual
In current design manual but missing from assessment

Building Summary - Northmont Middle (27706)

District: Northmont City					County: Montgomery		Area: West Central Ohio (2)	
Name: Northmont Middle					Contact: Holli Gover			
Address: 4810 West National Road Clayton,OH 45315					Phone: (937) 832-6500			
Bldg. IRN: 27706					Date Prepared: 2011-04-07		By: Bernie Merritt	
					Date Revised: 2026-09-18		By: Benjamin Delatore	
Current Grades		7-8	Acreage:		87.74	Suitability Appraisal Summary		
Proposed Grades		N/A	Teaching Stations:		50			
Current Enrollment		668	Classrooms:		41			
Projected Enrollment		N/A				<u>Cover Sheet</u> — — — —		
Addition		Date	HA	Number of Floors	Current Square Feet	<u>1.0 The School Site</u> 100 87 87% Satisfactory		
<u>Original Construction</u>		1967	no	2	98,153	<u>2.0 Structural and Mechanical Features</u> 200 101 51% Borderline		
Total					98,153	<u>3.0 Plant Maintainability</u> 100 55 55% Borderline		
	*HA	=	Handicapped Access			<u>4.0 Building Safety and Security</u> 200 131 66% Borderline		
	*Rating	=1	Satisfactory			<u>5.0 Educational Adequacy</u> 200 114 57% Borderline		
		=2	Needs Repair			<u>6.0 Environment for Education</u> 200 133 67% Borderline		
		=3	Needs Replacement			<u>Sustainability Observations</u> — — — —		
	*Const P/S	=	Present/Scheduled Construction			<u>Commentary</u> — — — —		
FACILITY ASSESSMENT Cost Set: 2026				Rating	Dollar Assessment	Total 1000 621 62% Borderline		
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>								
	A.	<u>Heating System</u>			3	\$6,178,602.78	-	
	B.	<u>Roofing</u>			3	\$1,221,780.80	C=Under Contract	
	C.	<u>Ventilation / Air Conditioning</u>			2	\$56,102.50		
	D.	<u>Electrical Systems</u>			3	\$3,966,362.73	Renovation Cost Factor 99.46%	
	E.	<u>Plumbing and Fixtures</u>			3	\$1,312,443.21	Cost to Renovate (Cost Factor applied) \$32,304,301.75	
	F.	<u>Windows</u>			3	\$207,129.15	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.	
	G.	<u>Structure: Foundation</u>			2	\$1,000.00		
	H.	<u>Structure: Walls and Chimneys</u>			2	\$425,748.49		
	I.	<u>Structure: Floors and Roofs</u>			1	\$0.00		
	J.	<u>General Finishes</u>			3	\$4,562,679.62		
	K.	<u>Interior Lighting</u>			3	\$897,118.42		
	L.	<u>Security Systems</u>			3	\$531,007.73		
	M.	<u>Emergency/Egress Lighting</u>			3	\$138,395.73		
	N.	<u>Fire Alarm</u>			3	\$414,205.66		
	O.	<u>Handicapped Access</u>			2	\$746,280.17		
	P.	<u>Site Condition</u>			2	\$694,959.27		
	Q.	<u>Sewage System</u>			1	\$0.00		
	R.	<u>Water Supply</u>			1	\$0.00		
	S.	<u>Exterior Doors</u>			3	\$72,009.20		
	T.	<u>Hazardous Material</u>			3	\$554,685.00		
	U.	<u>Life Safety</u>			3	\$632,869.81		
	V.	<u>Loose Furnishings</u>			3	\$1,140,537.86		
	W.	<u>Technology</u>			3	\$2,348,801.29		
-	X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$6,376,972.66		
Total						\$32,479,692.08		

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Original Construction (1967) Summary

District: Northmont City				County: Montgomery		Area: West Central Ohio (2)	
Name: Northmont Middle				Contact: Holli Gover			
Address: 4810 West National Road Clayton, OH 45315				Phone: (937) 832-6500			
Bldg. IRN: 27706				Date Prepared: 2011-04-07		By: Bernie Merritt	
				Date Revised: 2026-09-18		By: Benjamin Delatore	
Current Grades		7-8	Acreage:		87.74		
Proposed Grades		N/A	Teaching Stations:		50		
Current Enrollment		668	Classrooms:		41		
Projected Enrollment		N/A					
<u>Addition</u>		<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>		
Original Construction		1967	no	2	98,153		
Total				98,153			
		*HA	= Handicapped Access				
		*Rating	=1 Satisfactory				
			=2 Needs Repair				
			=3 Needs Replacement				
		*Const P/S	= Present/Scheduled Construction				
FACILITY ASSESSMENT Cost Set: 2026				Rating	Dollar Assessment		
	A.	<u>Heating System</u>		3	\$6,178,602.78		
	B.	<u>Roofing</u>		3	\$1,221,780.80		
	C.	<u>Ventilation / Air Conditioning</u>		2	\$56,102.50		
	D.	<u>Electrical Systems</u>		3	\$3,966,362.73		
	E.	<u>Plumbing and Fixtures</u>		3	\$1,312,443.21		
	F.	<u>Windows</u>		3	\$207,129.15		
	G.	<u>Structure: Foundation</u>		2	\$1,000.00		
	H.	<u>Structure: Walls and Chimneys</u>		2	\$425,748.49		
	I.	<u>Structure: Floors and Roofs</u>		1	\$0.00		
	J.	<u>General Finishes</u>		3	\$4,562,679.62		
	K.	<u>Interior Lighting</u>		3	\$897,118.42		
	L.	<u>Security Systems</u>		3	\$531,007.73		
	M.	<u>Emergency/Egress Lighting</u>		3	\$138,395.73		
	N.	<u>Fire Alarm</u>		3	\$414,205.66		
	O.	<u>Handicapped Access</u>		2	\$746,280.17		
	P.	<u>Site Condition</u>		2	\$694,959.27		
	Q.	<u>Sewage System</u>		1	\$0.00		
	R.	<u>Water Supply</u>		1	\$0.00		
	S.	<u>Exterior Doors</u>		3	\$72,009.20		
	T.	<u>Hazardous Material</u>		3	\$554,685.00		
	U.	<u>Life Safety</u>		3	\$632,869.81		
	V.	<u>Loose Furnishings</u>		3	\$1,140,537.86		
	W.	<u>Technology</u>		3	\$2,348,801.29		
-	X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$6,376,972.66		
Total					\$32,479,692.08		
Suitability Appraisal Summary							
Section						Points Possible	Points Earned
						Percentage	Rating
						Category	
<u>Cover Sheet</u>						—	—
<u>1.0 The School Site</u>						100	87
<u>2.0 Structural and Mechanical Features</u>						200	101
<u>3.0 Plant Maintainability</u>						100	55
<u>4.0 Building Safety and Security</u>						200	131
<u>5.0 Educational Adequacy</u>						200	114
<u>6.0 Environment for Education</u>						200	133
<u>Sustainability Observations</u>						—	—
<u>Commentary</u>						—	—
Total						1000	621
						62%	Borderline
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor						99.46%	
Cost to Renovate (Cost Factor applied)						\$32,304,301.75	
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.							

Facility Assessment

A. Heating System

Description: The existing system for the overall facility is a natural gas fired heated water boiler type system, installed in 1967, and is in fair condition. The heating water system in the overall facility is a 2-pipe system and the cooling system is a ducted split DX condenser type system, without a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type. The one (1) heated water boiler, manufactured by Columbia Boiler Company, was installed in 1967 and is in fair to poor condition. Heating water is distributed to terminal units consisting of multiple CAV Trane air handlers. Electric fired wall hung radiant glass heaters are also provided throughout the overall facility. The terminal equipment was installed in 1967 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 were installed in 1967 and are in poor condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. See Items J and O for replacement of doors. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as 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 Student Dining and Kitchen, is equipped with a central air conditioning system. The site does not contain underground fuel tanks. **June 2026 Desktop Update - OFCC - A contract deduction is provided for the air handling units installed between 2014 and 2017 and the chiller replacement.**

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Replace existing ductwork in the overall facility to facilitate efficient exchange of conditioned air, with pricing included in conversion to ducted system replacement. **June 2026 Desktop Update - OFCC - A contract deduction is provided for the air handling units installed between 2014 and 2017 and the chiller replacement.**

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
HVAC System Replacement:	\$59.02	sq.ft. (of entire building addition)		98,153 ft² Required	\$5,792,990.06	(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	\$1,103,239.72	(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)
Under Contract Deduction	-\$1.00	per unit		717,627 Required	-\$717,627.00	Indicate total contract value per Addition
Sum:			\$6,178,602.78	\$6,178,602.78		



Electric Fired Radiant Glass Heater



New Boiler (2026 Photo)

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Facility Assessment

B. Roofing

Description: The roof over the overall facility is a built-up asphalt with granular wear coat system that was installed in 1991, and is in fair 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 access hatch over the Student Dining Area that is in fair condition, an access door over the second story portion that is in good condition, one access stair over piping that is in good condition, and two access ladders between roof levels that are in fair condition due to lack of attachment at the upper portions of the ladders. Fall safety protection cages are not required, are not provided. There were observations of standing water on the roof. Metal cap flashings are in good to fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in good condition. The roof is not equipped with overflow roof drains though they are not required on this building. No problems requiring attention were encountered with any roof penetrations. Wall flashings are cracked in some areas and are in fair condition. There are not any covered walkways attached to this structure. **June 2026 Desktop Update - OFCC - The lower sections of the roof were replaced in 2014. The upper sections of the roof were replaced in 2015. Neither reduce scope of work required 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 and due to condition. Replace two exterior roof ladders. Exterior roof doors are corrected in Item S. **June 2026 Desktop Update - OFCC - The lower sections of the roof were replaced in 2014. The upper sections of the roof were replaced in 2015. Neither reduce scope of work required per OSDM assessment cost guidelines and judgement of OFCC staff.**

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
				98,153 ft²		
Built-up Asphalt:	\$18.55	sq.ft. (Qty)		65,648 Required	\$1,217,770.40	
Roof Access Hatch:	\$2,810.40	each		1 Required	\$2,810.40	(remove and replace)
Other: Replace Roof Access Ladder	\$50.00	in.ft.		24 Required	\$1,200.00	Replace existing roof ladders.
Sum:			\$1,221,780.80	\$1,221,780.80		



New Membrane Roof (2026 Photo)



New Membrane Roof (2026 Photo)

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C. Ventilation / Air Conditioning

Description: The overall facility, except for the Student Dining and Kitchen, is equipped with a ducted split DX condenser type central air conditioning system with multiple CAV air handlers, which was installed in 1967, and is in fair to poor condition. The roof mounted DX condensers and CAV air handlers provide cooled air to the overall facility, were installed in 1967, and are in poor condition. An isolated room system consisting of a ductless split HVAC system (with the condensing unit located on the exterior of the facility) is provided in Guidance Offices and Computer Lab locations. The overall facility is not equipped with any window units. The ventilation system in the overall facility consists of air handlers, installed in 1967 and in poor condition, providing fresh air to Classrooms and providing fresh air to other miscellaneous spaces such as the Gymnasium, Student Dining, and Media Center. Relief air venting is provided by louvered interior doors, 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, Art Rooms, and Loading & Receiving Areas are inadequately placed, and in fair to poor condition. The Art Program is equipped with a kiln, but is not equipped with a kiln ventilation system. **June 2026 Desktop Update - OFCC - The Split DX condenser type central air conditioning system installed in 1967 has been replaced but does not reduce scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

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 kiln with the required ventilation system. **June 2026 Desktop Update - OFCC - The Split DX condenser type central air conditioning system installed in 1967 has been replaced but does not reduce scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
Kiln Exhaust System:	\$7,026.00	each		98,153 ft ² 1 Required	\$7,026.00	
Other: General Building Exhaust System	\$0.50	sq.ft. (of entire building addition)		Required	\$49,076.50	Replace the existing general building exhaust system.
Sum:			\$56,102.50	\$56,102.50		



New HVAC Units (2026 Photo)



Rooftop Unit (2026 Photo)

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Facility Assessment

D. Electrical Systems

Description: The electrical system provided to the overall facility is a 480/277 volts, 4000 amp, 3 phase and 4 wire system installed in 1967, and is in fair condition. Power is provided to the school by a single utility owned, pad-mounted transformer located outside the Guidance Offices, and in fair condition. The panel system, installed in 1967, is in fair condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains three (3) general purpose outlets, three (3) dedicated outlets for each Classroom computer, and one (1) dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as six (6) general purpose outlets, while others are equipped with as few as two (2) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are 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 an emergency generator, with funding included in the electrical system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1967) 98,153 ft ²	Sum	Comments
System Replacement:	\$40.41	sq.ft. (of entire building addition)		Required	\$3,966,362.73	(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:			\$3,966,362.73	\$3,966,362.73		



Main Electrical Distribution Panel



Pad Mounted Transformer

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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, was installed in 1967, and is in fair condition. The waste piping in the overall facility is cast iron with some galvanized and PVC, was installed in 1967, and is in fair to poor condition. The facility is equipped with 3 Coates 300 gallon electric water heaters, installed in 1967, and in fair to poor condition. The overall facility contains 4 Large Group Restrooms for boys, 4 Large Group Restrooms for girls, 1 Locker Room Restroom for boys, 1 Locker Room Restroom for girls, 2 Locker Room Restrooms for staff, 1 Kitchen Restroom, 1 Health Clinic Restroom, 0 Restrooms associated with Specialty Classrooms, and 2 Restrooms for staff. Boys' Large Group Restrooms contain 12 non-ADA floor mounted flush valve toilets, 28 non-ADA wall mounted infra-red urinals, as well as 4 ADA and 8 non-ADA floor mounted group lavatories. Girls' Large Group Restrooms contain 24 non-ADA floor mounted flush valve toilets, as well as 4 ADA and 8 non-ADA floor mounted group lavatories. Boys' Locker Room Restroom contains 1 non-ADA floor mounted flush valve toilet, 2 non-ADA wall mounted infra-red urinals, 1 non-ADA wall mounted lavatory, as well as 29 non-ADA showers. Girls' Locker Room Restroom contains 2 non-ADA floor mounted flush valve toilets, 1 non-ADA wall mounted lavatory, as well as 24 non-ADA showers. Staff Locker Room Restrooms contain 2 non-ADA floor mounted flush valve toilets, 2 non-ADA wall mounted lavatories, as well as 2 non-ADA showers. 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 2 ADA and 10 non-ADA electric water coolers, in fair condition. Due to existing grade configuration, there are no Elementary Classrooms. 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 1 non-ADA wall mounted lavatory, and fixtures are in fair condition. Due to existing grade configuration, there are no Kindergarten / Pre-K Classrooms. Kitchen fixtures consist of 3 hand sinks, 1 single-compartment sink, 1, double-compartment sink, 1 triple-compartment sink, 4 garbage disposal units, and 1 dishwashing unit, which are in fair condition. The Kitchen is equipped with an unsatisfactory grease interceptor due to age, condition, and insufficient capacity. The Kitchen is provided the required 140 degree hot water supply, via 2 Coates 300 gallon electric water heaters, installed in 1967, and in poor condition. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with 22 toilets, 5 urinals, 22 lavatories, and 9 electric water coolers, and at present it is equipped with 45 toilets, 28 urinals, 32 lavatories, and 12 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in good to fair condition. Science Classrooms / Labs are equipped with required gas connections in fair condition, but are not equipped with required utility sinks, 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. Due to age, condition, and OSFC standards, replace 60 faucets and valves, 22 lavatories, 45 toilets, 5 urinals and 5 electric water coolers. See Item O for replacement of fixtures related to ADA requirements. See Item J for provisions on Kitchen related equipment. Provide the service entrance with a reduced pressure back flow preventer. Replace the 3 Coates 300 gallon domestic hot water heaters due to age and condition. Replace the Kitchen grease trap interceptor due to age and condition. Replace the 2 Coates 300 gallon electric Kitchen water booster heaters due to age and condition. 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. Provide 3 additional exterior wall hydrants.

Item	Cost	Unit	Whole Building	Original Construction (1967) 98,153 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	\$481,931.23	(remove / replace)
Sanitary Waste Piping:	\$4.91	sq.ft. (of entire building addition)		Required	\$481,931.23	(remove / replace)
Domestic Water Heater (75 gallon):	\$13,938.67	per unit		3 Required	\$41,816.01	(remove / replace)
Toilet:	\$2,107.81	unit		45 Required	\$94,851.45	(remove / replace) See Item O
Urinal:	\$2,107.81	unit		5 Required	\$10,539.05	(remove / replace)
Sink:	\$2,107.81	unit		22 Required	\$46,371.82	(remove / replace)
Electric water cooler:	\$4,215.60	unit		5 Required	\$21,078.00	(double ADA)
Replace faucets and flush valves	\$702.61	per unit		60 Required	\$42,156.60	(average cost to remove/replace)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	\$3,513.00	each		3 Required	\$10,539.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Utility Sink	\$3,372.48	unit		10 Required	\$33,724.80	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	\$21,078.02	per system		1 Required	\$21,078.02	
Other: Exterior Wall Hydrants	\$1,400.00	per unit		3 Required	\$4,200.00	Provide 3 additional exterior wall hydrants.
Other: Kitchen Grease Trap	\$5,000.00	per unit		1 Required	\$5,000.00	Replace the Kitchen grease trap interceptor due to age and condition.
Other: Kitchen Water Heater	\$5,100.00	per unit		2 Required	\$10,200.00	Replace the 2 Coates 300 gallon electric Kitchen water booster heaters due to age and condition.
Sum:			\$1,312,443.21	\$1,312,443.21		



Electric Fired Domestic Water Heaters



Wall Mounted Infra-red Urinals

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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 in 1967, and is in fair to poor condition. The window system features operable and inoperable windows throughout the building, and the operable windows are equipped with opening limiters in fair condition and partially equipped with insect screens in poor condition. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in fair to poor 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 frame sidelights and transoms with single pane glazing provided with internal wire mesh, in fair condition. Exterior door vision panels are single pane provided with internal wire mesh. 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 (1967)	Sum	Comments
Insulated Glass/Panels:	\$142.69	sq.ft. (Qty)		98,153 ft ² 1,065 Required	\$151,964.85	(includes integral blinds and removal of existing windows)
Other: Replace Interior Glazing	\$28.00	sq.ft. (Qty)		924 Required	\$25,872.00	Replace non code compliant interior glazing.
Other: Replace Single Glazed Transoms and Sidelights	\$57.10	sq.ft. (Qty)		513 Required	\$29,292.30	Replace window transoms and sidelights at exterior doors of the overall facility.
Sum:			\$207,129.15	\$207,129.15		



1967 Original Construction Cafeteria Windows



1967 Original Construction Classroom Windows

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Facility Assessment

G. Structure: Foundation

Description: The overall facility is equipped with concrete foundation walls on concrete spread footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. No significant issues related to foundation cracking or spalling were encountered. The District reports that there has been no past leaking. Drainage deficiencies were noted at the perimeter of the structure at roof downpipe locations that could contribute to foundation / wall structural deterioration.

Rating: 2 Needs Repair

Recommendations: Repair deteriorated roof drain pipes, add fill as required to depressions and provide concrete splash blocks at all roof downspouts.

Item	Cost	Unit	Whole Building	Original Construction (1967) 98,153 ft²	Sum	Comments
Other: Repair Grade and Roof Drains	\$500.00	each		2 Required	\$1,000.00	Repair deteriorated roof drain pipes, add fill as required to depressions and provide concrete splash blocks at all roof downspouts.
Sum:			\$1,000.00	\$1,000.00		



Condition of Grade at Foundation and Roof Drain Location



Exposed Concrete Foundation at Window Location

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Facility Assessment

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system which displayed locations of deterioration, and is in good to fair condition. The exterior masonry appears to have inappropriately spaced and inadequately caulked control joints in fair to poor condition. Control joints are not provided at lintel, doors, windows, building corners, and wall offset locations. The school does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation. Brick veneer masonry walls are cavity walls. Weep holes and vents are not provided. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration at lintel, sill and building offset locations. Architectural exterior accent materials consist of precast exposed aggregate panels, which are in fair condition. Interior walls are brick, concrete masonry units, glazed block, metal stud framed partitions with gypsum board, demountable partitions, operable partitions and interior glazed store front partitions which are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Interior soffits are a plaster type construction, and in good to fair condition. The window sills are brick and an element of the aluminum window system, and are in fair condition. The exterior lintels are steel, and are sagging and rusting, in fair to poor condition. There is one chimney in fair condition and requires masonry repairs. A canopy over the service entrances is metal type construction, and is in fair condition. Exterior soffits are of plaster type construction, 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 repairs as required through the overall facility. Provide masonry cleaning, sealing and caulking as required through the overall facility. Saw cut and caulk new appropriately spaced control joints in existing masonry at all building offsets and corners through the overall facility. Recaulk existing control joints. Repoint brick window sills through the overall facility. Prep and paint exposed steel lintels through the overall facility. Repair and paint exterior plaster soffits through the overall facility. Repair and paint metal service area canopy. Repair existing chimney masonry as required. Repair and paint interior plaster soffits as required through the overall facility. Repair interior masonry walls as required through the overall facility. Provide new weep holes and vents in exterior masonry walls through the overall facility. Prep and paint roof top metal mechanical equipment enclosures. Recaulk precast exposed aggregate panel joints.

Item	Cost	Unit	Whole Building	Original Construction (1967) 98,153 ft²	Sum	Comments
Tuckpointing:	\$10.54	sq.ft. (Qty)		8,018 Required	\$84,509.72	(wall surface)
Exterior Masonry Cleaning:	\$2.12	sq.ft. (Qty)		32,076 Required	\$68,001.12	(wall surface)
Exterior Masonry Sealing:	\$1.41	sq.ft. (Qty)		32,076 Required	\$45,227.16	(wall surface)
Exterior Caulking:	\$10.54	in.ft.		3,356 Required	\$35,372.24	(removing and replacing)
Install Control Joints	\$84.30	in.ft.		695 Required	\$58,588.50	
Other: Exterior Masonry Repairs	\$12.75	sq.ft. (Qty)		4,810 Required	\$61,327.50	Provide masonry repairs as required through the overall facility.
Other: Exterior Painting	\$5.00	sq.ft. (Qty)		1,200 Required	\$6,000.00	Prep and paint roof top metal mechanical equipment enclosures
Other: Interior Masonry Repairs	\$12.75	sq.ft. (Qty)		800 Required	\$10,200.00	Repair interior masonry walls as required through the overall facility.
Other: Prep and Paint Exposed Steel Lintels	\$5.00	in.ft.		350 Required	\$1,750.00	Prep and paint exposed steel lintels through the overall facility.
Other: Provide Weep Holes and Vents	\$15.00	in.ft.		1,234 Required	\$18,510.00	Provide new weep holes and vents in exterior masonry walls through the overall facility.
Other: Recaulk Existing Control Joints	\$5.50	in.ft.		3,356 Required	\$18,458.00	Recaulk existing control joints.
Other: Recaulk Exposed Aggregate Panel Joints	\$2.50	in.ft.		2,468 Required	\$6,170.00	Recaulk precast exposed aggregate panel joints.
Other: Repair and Paint Exterior Plaster Soffits	\$8.50	sq.ft. (Qty)		535 Required	\$4,547.50	Repair and paint exterior plaster soffits through the overall facility.
Other: Repair and Paint Interior Plaster Soffits	\$8.00	sq.ft. (Qty)		300 Required	\$2,400.00	Repair and paint interior plaster soffits as required through the overall facility.
Other: Repair and Paint Metal Canopy	\$8.50	sq.ft. (Qty)		330 Required	\$2,805.00	Repair and paint metal service area canopy.
Other: Repair Chimney Masonry	\$12.75	sq.ft. (Qty)		37 Required	\$471.75	Repair existing chimney masonry as required.
Other: Repoint Brick Sills	\$15.00	in.ft.		94 Required	\$1,410.00	Repoint brick window sills through the overall facility.
Sum:			\$425,748.49	\$425,748.49		



Masonry Cracks at Building Offset



Horizontal Joint Cracking in Exterior Masonry

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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. The floor construction of the second floor of the overall facility consists of metal lath reinforced concrete deck on steel joist type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility except for over the Gymnasium and Kitchen is metal lath reinforced concrete deck on steel joist type construction, and is in good condition. The roof construction of the Kitchen is metal form deck on steel joist type construction, and is in good condition. The roof construction over the Gymnasium is metal form deck on steel trusses type construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
Sum:			\$0.00	\$0.00		



Typical Floor Structure



Roof Structure Over Gymnasium

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Facility Assessment

J. General Finishes

Description:

The overall facility features conventionally partitioned Classrooms with VAT and VCT flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in fair to poor condition. The overall facility has Corridors with terrazzo flooring, acoustical tile ceilings, as well as brick, glazed block and painted block wall finishes, and they are in fair condition. The overall facility has Restrooms with terrazzo flooring, acoustical tile ceilings, as well as glazed block wall finishes, and they are in fair condition. Toilet partitions are metal, and are in fair condition. Casework is provided in the Art Rooms, Science Room and former Home Economic Rooms, and is plastic laminate construction with plastic laminate tops, is inadequately provided, and in poor condition. The typical Classroom does not contain casework, and is provided with miscellaneous wood bookshelves in poor condition. Classrooms are not provided adequate chalkboards, markerboards, or tackboards which are in good to fair condition. The lockers, located in the Corridors, are adequately provided, and in poor condition. The Art program is equipped with a kiln in poor condition, and existing kiln ventilation is inadequate. The facility is equipped with wood louvered interior doors that are partially recessed without proper ADA hardware and clearances, and in fair to poor condition. The Gymnasium spaces have wood flooring, exposed metal deck ceilings, as well as brick, gypsum partitions, painted block, and glazed block wall finishes, and they are in fair condition. Wood Gymnasium flooring has been well maintained, will accommodate a few future sandings and refinishings, and is rated at a median stage of its product lifecycle. Gymnasium telescoping stands are metal construction in fair to poor condition. Gymnasium basketball backboards are electrically operated, and are in good condition, with two in poor condition. The Media Center has carpet flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in fair condition. Student Dining has VAT and VCT flooring, acoustical tile ceilings, as well as brick, glazed block and painted block wall finishes, and they are in fair condition. The stage has been converted to a storage room. Existing Gymnasium, Student Dining, Media Center, and Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is oversized based on current enrollment, and the existing Kitchen equipment, installed in 1967 with renovations in 1997, is in fair condition. The Kitchen hood is in fair to poor condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is not of proper construction material and/or installed as required by the OSDM and OBCMC. Walk-in cooler and freezer are located within the Kitchen spaces, and are in fair condition.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, U, W, and due to condition. Provide for the replacement of interior doors due to condition and louvers, with the exceptions of those replaced in Item O. Provide for replacement of walk-in cooler/freezer. Provide for repairs to terrazzo flooring due to condition. Provide for the replacement of the Art program kiln, with funding for the heat removal hood provided in Item C. Provide for the replacement of Kitchen exhaust hood due to condition and lack of a fire suppression system. Provide for the replacement of toilet partitions due to condition. Provide for the replacement of toilet accessories. Provide for the replacement of damage glazed block walls near the restrooms. Provide for the replacement of demountable partitions. Provide for the replacement of laboratory table tops due to work in Item T. Provide for the replacement of hard plaster due to work in Item T. Provide for the replacement of Gymnasium telescoping seating due to age and condition. Provide for the replacement of electric basketball goals due to condition. Provide for the replacement of interior glazing systems due to condition and OSDM compliance. Provide sound attenuation acoustical surface treatments for Gymnasium, Student Dining, Media Center, and Music spaces.

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	\$38.32	sq.ft. (of entire building addition)		Required	\$3,761,222.96	(middle, per building area, with removal of existing)
Toilet Partitions:	\$1,742.33	per stall		43 Required	\$74,920.19	(removing and replacing)
Toilet Accessory Replacement	\$0.28	sq.ft. (of entire building addition)		Required	\$27,482.84	(per building area)
Door, Frame, and Hardware:	\$1,826.75	each		96 Required	\$175,368.00	(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	\$9,133.81	each		2 Required	\$18,267.62	(electric)
Bleacher Replacement	\$154.59	per seat		884 Required	\$136,657.56	(based on current enrollment)
Art Program Kiln:	\$3,864.32	each		1 Required	\$3,864.32	
Remove Demountable Partitions / Install New GWB Partitions:	\$12.64	sq.ft. (Qty)		1,782 Required	\$22,524.48	(includes the demolition of the demountable partition, new partition with 5/8" abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Hard Plaster Replacement	\$19.68	sq.ft. (Qty)		2,300 Required	\$45,264.00	(Hazardous Material Replacement Cost - See T.)
Laboratory Table / Countertop Replacement	\$210.78	ln.ft.		33 Required	\$6,955.74	(Hazardous Material Replacement Cost - See T.)
Walk-in Coolers/Freezers:	\$41,900.31	per unit		2 Required	\$83,800.62	
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)		19,266 Required	\$57,798.00	Provide sound attenuation acoustical surface treatments for Gymnasium, Student Dining, Media Center, and Music spaces.
Other: Glazed Block	\$26.00	sq.ft. (Qty)		986 Required	\$25,636.00	Provide for the replacement of damage glazed block walls near the restrooms.
Other: Interior Glazing Replacement	\$14.00	sq.ft. (Qty)		2,406 Required	\$33,684.00	Provide for the replacement of interior glazing systems due to condition and OSDM compliance.
Sum:			\$4,562,679.62	\$4,562,679.62		



Student Dining Finishes



Typical Corridor Finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 1x4 surface mount fluorescent fixtures with multi-level switching. Classroom fixtures are in fair condition, providing an average illumination of 60 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 1x4 surface mount fluorescent fixtures with single level switching. Corridor fixtures are in fair to poor condition, providing an average illumination of 12 FC, which is less than the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with pendant metal halide type lighting, in good to fair condition, providing an average illumination of 48 FC, which is less than 50 FC recommended by the OSDM. The Media Center is equipped with T-8 1x4 surface mount fluorescent fixture type lighting in fair condition, providing an average illumination of 58 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting with single level switching. Student Dining fixtures are in good to fair condition, providing an average illumination of 63 FC, thus complying with 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 59 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, T-8 1x4 suspended, and T-8 2x4 lay-in direct fluorescent fixture type lighting in poor condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 1x4 surface mount fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not 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: Gym lighting has been replaced. Media Center lighting has been replaced. Both use flat panel RAAB LED lighting. Lamps have been replaced but fixtures still need replacement.**

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: Gym lighting has been replaced. Media Center lighting has been replaced. Both use flat panel RAAB LED lighting. Lamps have been replaced but fixtures still need replacement.**

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
Complete Building Lighting Replacement	\$9.14	sq.ft. (of entire building addition)		98,153 ft ²		
Sum:			\$897,118.42	Required	\$897,118.42	Includes demo of existing fixtures



Surface Mounted Fluorescent Light Fixtures



LED Lighting Fixtures in Gym (2026 Photo)

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Facility Assessment

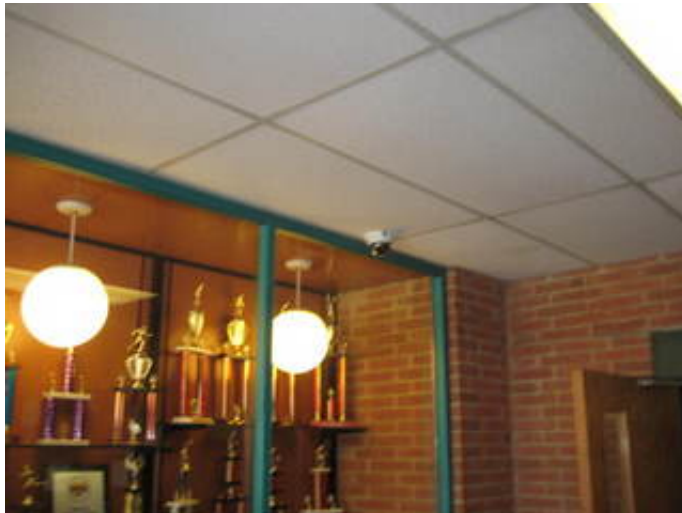
L. Security Systems

Description: The overall facility contains a CCTV camera type security system in good to fair condition. Motion detectors are not provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are not equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are inadequately provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of TV and VCR. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is inadequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There are no existing playground fencing issues. The exterior site lighting system is equipped with recessed incandescent entry lights in fair condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID high pressure sodium fixtures in fair condition. The exterior site lighting system provides inadequate coverage. **June 2026 Desktop Update: Parking and bus lot areas are illuminated with LED lighting. Lamps have been replaced but fixtures still need replacement.**

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. **June 2026 Desktop Update: Parking and bus lot areas are illuminated with LED lighting. Lamps have been replaced but fixtures still need replacement.**

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
				98,153 ft ²		
Security System:	\$4.00	sq.ft. (of entire building addition)		Required	\$392,612.00	(complete, area of building)
Exterior Site Lighting:	\$1.41	sq.ft. (of entire building addition)		Required	\$138,395.73	(complete, area of building)
Sum:			\$531,007.73	\$531,007.73		



Main Corridor CCTV Camera



Pole-mounted LED light fixture (formerly HID high-pressure sodium)

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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 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 to poor condition. The system is not provided with appropriate battery backup or 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 (1967)	Sum	Comments
				98,153 ft²		
Emergency/Egress Lighting:	\$1.41	sq.ft. (of entire building addition)		Required	\$138,395.73	(complete, area of building)
Sum:			\$138,395.73	\$138,395.73		



Illuminated Exit Sign



Emergency Egress Light Fixture

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Facility Assessment

N. Fire Alarm

Description: The overall facility is equipped with a Tyco / Simplex Grinnell 4100U addressable type fire alarm system, installed in 2008, and in good condition, consisting of manual pull stations, smoke detectors, and horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns and strobe indicating devices, but is not equipped with sufficient smoke detectors and heat sensors. The system is not equipped with any flow switches and tamper switches. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
				98,153 ft²		
Fire Alarm System:	\$4.22	sq.ft. (of entire building addition)		Required	\$414,205.66	(complete new system, including removal of existing)
Sum:			\$414,205.66	\$414,205.66		



Fire Alarm System Control Panel



Fire Alarm System Manual Pull Station and Strobe Indicating Device

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O. Handicapped Access

Description:

At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. 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 compliant hardware. Building entrances should be equipped with 2 ADA power assist doors, and none are provided. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements, and are insufficient due to guardrail spacing and handrail profile. Elevation changes within the overall facility are facilitated by 4 non-compliant stair towers in good condition, 3 non-compliant stairwells in good condition, and 2 non-compliant steps in good condition. This multistory building does not have a compliant elevator that accesses every floor. Access to a raised area off the Gymnasium is facilitated by steps and is not ADA accessible. Stage is no longer provided. Interior doors are semi-recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. 17 ADA-compliant toilets are required, and none are currently provided. 17 ADA-compliant Restroom lavatories are required, and 8 are currently provided. 7 ADA-compliant Science Classroom lab sinks are required, and none are currently provided. 2 ADA-compliant Art Classroom sinks are required, and none are currently provided. 5 ADA-compliant urinals are required, and none are currently provided. 4 ADA-compliant showers are required, and none are currently provided. 5 ADA-compliant electric water coolers are required, and 2 are currently provided. Toilet partitions are metal, 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 and Special Education Restrooms are not compliant with ADA requirements due to lack of ADA-compliant accessories and appropriate ADA clearances. ADA signage is not provided on both the interior and the exterior of the building.

Rating:

2 Needs Repair

Recommendations:

Provide ADA-compliant signage, 2 power assist door openers, 1 chair lift, 1 elevator, 3 electric water coolers, 11 toilets, 3 sinks, 5 urinals, 10 toilet partitions, 11 toilet accessories, 4 showers, 9 lab sinks with base, 50 doors and frames, and 2 door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Enlarge and reconfigure 5 new single ADA Toilet Rooms for Staff, Health Clinic, Kitchen, and two Athletic Staff, including 5 toilets, 5 sinks and 5 ADA accessories. Add 1 new single ADA Toilet Room for Special Education Restroom, including 1 toilet, 1 sink and 1 set of ADA accessories. Remount 8 mirrors for ADA compliance. Replace handrails and guards in 3 stairwells and 2 steps. Add handrails at 5 exterior ramps. Door hardware issues in the overall facility not reworked under this item are corrected in Item J and Item S. Stairtower issues are corrected in Item U.

Item	Cost	Unit	Whole Building	Original Construction (1967) 98,153 ft²	Sum	Comments
Handicapped Hardware:	\$491.83	set		2 Required	\$983.66	(includes installation / hardware only)
Signage:	\$0.28	sq. ft. (of entire building addition)		Required	\$27,482.84	(per building area)
Lifts:	\$21,078.02	unit		1 Required	\$21,078.02	(complete)
Elevators:	\$71,665.28	each		2 Required	\$143,330.56	(per stop, 2 stops minimum)
Electric Water Coolers:	\$2,529.36	unit		3 Required	\$7,588.08	(replacement double ADA)
Toilet/Urinals/Sinks:	\$2,107.81	unit		19 Required	\$40,048.39	(replacement ADA)
Toilet Partitions:	\$1,742.33	stall		10 Required	\$17,423.30	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$10,539.02	unit		2 Required	\$21,078.04	(openers, electrical, patching, etc)
Replace Doors:	\$7,026.00	leaf		47 Required	\$330,222.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$7,026.00	leaf		3 Required	\$21,078.00	(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		16 Required	\$6,407.68	
Provide ADA Shower:	\$4,215.60	each		4 Required	\$16,862.40	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,405.20	per restroom		11 Required	\$15,457.20	
Other: ADA Handrails at Existing Ramps	\$20.00	in.ft.		80 Required	\$1,600.00	Add handrails on existing ramps at entrances.
Other: ADA Step Handrails	\$20.00	in.ft.		32 Required	\$640.00	Add ADA compliant handrails at steps.
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: Reconfigure Toilet Rooms for ADA Accessibility	\$10,000.00	each		5 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).
Other: Replace Handrails	\$5,000.00	per level		3 Required	\$15,000.00	Replace handrails at stairwells.
Sum:			\$746,280.17	\$746,280.17		



Typical Classroom Door



Typical Boy's Restroom With Non-Compliant ADA Toilet Stall

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P. Site Condition

Description:

The 87.74 acre relatively flat site is located in a suburban residential and agricultural setting with generous to moderate tree and shrub landscaping. The landscaping emphasizes the main entrance and is provided as a border to the site. The site is shared with Northmont High School and Northmont Athletic Facility. Outbuildings include dugouts, concession and tickets booths, and a field house. There are no apparent problems with erosion or ponding, and on site detention is provided. The site is bordered by moderately traveled state route. Multiple entrances onto the site impede proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. A dedicated bus loop is not provided for student loading and unloading. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair condition, containing 276 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, catch basins, swales, and detention basins, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair to poor condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair to poor condition. 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 poor condition. Exterior stairs and handrails are not required for this facility. Guardrails are provided to direct pedestrian traffic flow, which is in fair to poor condition. Site fencing is not provided. Four basketball courts are provided on an asphalt surface, and are in poor condition. The site is equipped with tables and benches in good to fair condition. Due to existing grade configuration, no playground considerations are relevant. The athletic facilities are shared with the Northmont High School, are comprised of tennis courts, soccer fields, baseball and softball fields, and a football stadium with integral track, and are in good to fair condition. Site features are suitable for outdoor, though no related equipment has been provided to facilitate doing so. It is assumed there exists a large easement to the east of the existing building, due to above ground power lines which border the access road. There is an area of approximately 36,000 square feet located between the east side of the existing building and the above mentioned access road and easement. Considerations for easement or roadway setbacks would need to be taken into consideration. There is also a detention pond located to the south of the building on the far side of the parking lot. **June 2026 Desktop Update: A dedicated bus loop is provided but does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Rating:

2 Needs Repair

Recommendations:

Replace exterior handrail/guardrails due to condition. Replace concrete dumpster pad due to condition. Replace basketball goals near the tennis courts due to condition. Provide for the replacement of the asphalt wear layer due to condition. Replace concrete sidewalks as required due to condition. Replace concrete curbs as required due to condition. Provide a dedicated bus drop off separate from other vehicular traffic. Provide site contingency allowances for unforeseen conditions. **June 2026 Desktop Update: A dedicated bus loop is provided but does not reduce required scope of work per OSDM assessment cost guidelines and judgement of OFCC staff.**

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
Asphalt Paving / New Wearing Course:	\$26.69	sq. yard		98,153 ft²	13,381 Required	\$357,138.89 (includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Middle	\$154.59	per student		700 Required	\$108,213.00	(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	ln.ft.		170 Required	\$7,644.90	(new)
Concrete Sidewalk:	\$10.54	sq.ft. (Qty)		740 Required	\$7,799.60	(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$60.42	ln.ft.		145 Required	\$8,760.90	
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	\$147,229.50	Include this one or the next. (Each addition should have this item)
Other: Replace Basketball Goals	\$1,200.00	each		4 Required	\$4,800.00	Replace basketball goals near the tennis courts due to condition.
Sum:			\$694,959.27	\$694,959.27		



Concrete Dumpster Pad



Concrete Sidewalk Conditions (2026 Photo)

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Facility Assessment

Q. Sewage System

Description: The sanitary sewer system is tied in to the county system, and is in good to 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 (1967)	Sum	Comments
				98,153 ft²		
Sum:			\$0.00	\$0.00		



Sanitary Waste Piping



Kitchen Grease Trap Interceptor

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Facility Assessment

R. Water Supply

Description: The domestic water supply system is tied in to the city of Dayton system, features 3" service and 4" water meter, and is in good to fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, 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 (1967)	Sum	Comments
				98,153 ft²		
Sum:			\$0.00	\$0.00		



Incoming Domestic Water Service Line Shed



Incoming Domestic Water Meter Pits

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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 condition. Typical exterior doors feature no vision panels and single glazed wired glass vision panels, and inappropriate hardware. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed wired glass vision panels, transoms, sidelights, and inappropriate hardware. The facility is equipped with one roof access door which is in good condition and four access doors to roof top mechanical enclosures, which are in good condition. There is one overhead door which is steel and in fair condition.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replacement of single glazed transoms / sidelights is addressed in Item F. Replace overhead door.

Item	Cost	Unit	Whole Building	Original Construction (1967) 98,153 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$3,513.00	per leaf		7 Required	\$24,591.00	(includes removal of existing)
Overhead doors and hardware:	\$4,918.20	per leaf		1 Required	\$4,918.20	(8 x 10 sectional, manual operation)
Other: Replace Aluminum Entry Doors	\$2,500.00	each		17 Required	\$42,500.00	Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines.
Sum:			\$72,009.20	\$72,009.20		



Typical Exterior Entry Doors



Overhead Door and Typical Exterior Door

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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, hard plaster, laboratory table tops, and pipe fitting 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 moderate / 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 (1967)	Sum	Comments
				98,153 ft²		
<i>Environmental Hazards Form</i>				EEHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.41	per unit		5,000 Required	\$7,050.00	
Special Engineering Fees for LBP Mock-Ups	\$1.41	per unit		5,000 Required	\$7,050.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.14	sq.ft. (Qty)		98,153 Required	\$13,741.42	
Pipe Fitting Insulation Removal	\$35.14	each		500 Required	\$17,570.00	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	\$49.18	each		300 Required	\$14,754.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$34.85	in.ft.		2,000 Required	\$69,700.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,810.40	each		1 Required	\$2,810.40	
Flexible Duct Connection Removal	\$140.52	each		10 Required	\$1,405.20	
Acoustical Plaster Removal	\$9.84	sq.ft. (Qty)		2,600 Required	\$25,584.00	See J
Cement Board Removal	\$7.03	sq.ft. (Qty)		1,500 Required	\$10,545.00	
Fire Door Removal	\$140.52	each		5 Required	\$702.60	See S
Non-ACM Ceiling/Wall Removal (for access)	\$2.81	sq.ft. (Qty)		8,000 Required	\$22,480.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$421.57	each		110 Required	\$46,372.70	
Resilient Flooring Removal, Including Mastic	\$4.64	sq.ft. (Qty)		64,000 Required	\$296,960.00	See J
Carpet Removal (over RFC)	\$1.41	sq.ft. (Qty)		8,040 Required	\$11,336.40	See J
Acoustical Tile Mastic Removal	\$5.82	sq.ft. (Qty)		800 Required	\$4,656.00	
Sink Undercoating Removal	\$140.52	each		14 Required	\$1,967.28	
Sum:			\$554,685.00	\$554,685.00		



VAT in Classrooms

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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. The facility features four (4) interior stair towers, which are not protected by a two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Handrails do not extend past the top and bottom stair risers as required by the Ohio Building Code. Guardrails are constructed with vertical bars with more than 4" clearance. The Kitchen hood is in fair to poor condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is 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 of Dayton 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.

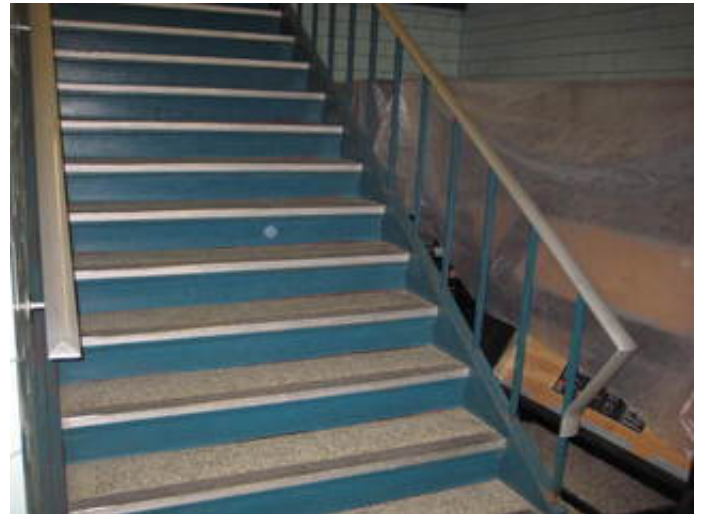
Rating: 3 Needs Replacement

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 new handrails to meet the requirements of the Ohio Building Code. Provide new guardrails to meet the requirements of the Ohio Building Code. Provide fire-rated enclosure around existing stair towers. 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 new Kitchen hood fire suppression system, with funding provided in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
				98,153 ft²		
Sprinkler / Fire Suppression System:	\$5.27	sq.ft. (Qty)		98,153 Required	\$517,266.31	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$7,026.00	per level		8 Required	\$56,208.00	(includes associated doors, door frames and hardware)
Handrails:	\$7,026.00	level		8 Required	\$56,208.00	
Other: Guardrails	\$42.50	n.ft.		75 Required	\$3,187.50	Provide new guardrails to meet the requirements of the Ohio Building Code.
Sum:			\$632,869.81	\$632,869.81		



Non-compliant Guardrail



Non-compliant Handrail

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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, full height file cabinets, reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 3 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
				98,153 ft²		
Suitability Rating 0 to 3	\$11.62	sq.ft. (of entire building addition)		Required	\$1,140,537.86	
Sum:			\$1,140,537.86	\$1,140,537.86		



Typical Student Desks



Typical Teacher Desk

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Facility Assessment

W. Technology

Description: The typical Classroom is equipped with one of the required four technology data ports for student use, one voice port with a digitally based phone system, one cable port and monitor, one ceiling mounted projection unit with "I-cart", and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with three of the required four technology data ports for student use and one data port for teacher use to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Student Dining, and Music spaces are inadequately provided, and in fair condition. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a media distribution center, and provides three Computer Labs for use by students. **June 2026 Desktop Update: Mounted projectors are no longer in use. The district utilizes Epson short throw interactive projectors. Does not reduce required scope 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: Mounted projectors are no longer in use. The district utilizes Epson short throw interactive projectors. Does not reduce required scope per OSDM assessment cost guidelines and judgement of OFCC staff.**

Item	Cost	Unit	Whole Building	Original Construction (1967)	Sum	Comments
				98,153 ft²		
MS portion of building with total SF 91,651 to 100,000	\$23.93	sq. ft. (Qty)		98,153 Required	\$2,348,801.29	
Sum:			\$2,348,801.29	\$2,348,801.29		



OSDM Non-Compliant Computer Network Infrastructure



Typical Classroom Technology (2026 Photo)

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$26,102,719.42
7.00%	Construction Contingency	\$1,827,190.36
Subtotal		\$27,929,909.78
16.29%	Non-Construction Costs	\$4,549,782.30
Total Project		\$32,479,692.08

Construction Contingency	\$1,827,190.36
Non-Construction Costs	\$4,549,782.30
Total for X.	\$6,376,972.66

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$8,378.97
Soil Borings / Phase I Envir. Report	0.10%	\$27,929.91
Agency Approval Fees (Bldg. Code)	0.25%	\$69,824.77
Construction Testing	0.40%	\$111,719.64
Printing - Bid Documents	0.15%	\$41,894.86
Advertising for Bids	0.02%	\$5,585.98
Builder's Risk Insurance	0.12%	\$33,515.89
Design Professional's Compensation	7.50%	\$2,094,743.23
CM Compensation	6.00%	\$1,675,794.59
Commissioning	0.60%	\$167,579.46
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$312,814.99
Total Non-Construction Costs	16.29%	\$4,549,782.30

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School Facility Appraisal - Northmont City

Name of Appraiser	Benjamin Delatore	Date of Appraisal	2011-04-07
Building Name	Northmont Middle		
Street Address	4810 West National Road		
City/Town, State, Zip Code	Clayton, OH 45315		
Telephone Number(s)	(937) 832-6500		
School District	Northmont City		

Setting:	Rural		
Site-Acreage	87.74	Building Square Footage	98,153
Grades Housed	7-8	Student Capacity	693
Number of Teaching Stations	50	Number of Floors	2
Student Enrollment	668		
Dates of Construction	1967		

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

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

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Suitability Appraisal of 1.0 The School Site for Northmont Middle 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 87.74 acres compared to 29 acres required by the OSDM.</i>	25	25
1.2 Site is easily accessible and conveniently located for the present and future population <i>The School is not centrally located within the district, but is easily accessible. The site is accessible from rural, county roads that are suitable for buses, cars, and service vehicles. Two entry points are provided into the site, without appropriate separation of car and bus traffic.</i>	20	16
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The site is adjacent to residential and agricultural 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 generous to 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>Basketball courts are provided on the hard surface, and is not separated from vehicular use areas. Athletic facilities include soccer fields, softball field, baseball field, football field, including a track, and tennis courts, which are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking for events.</i>	10	8
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. Benches and picnic tables have been provided.</i>	5	4
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.</i>	5	4
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	87

Suitability Appraisal of 2.0 Structural and Mechanical Features for Northmont Middle 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	4
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 and condition.</i>	15	8
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are strong and stable with no observable areas of deterioration.</i>	10	10
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in fair condition. Some masonry repair work is required and all masonry surfaces require cleaning and sealing.</i>	10	6
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	6
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>One flexible partition wall has been provided between Classrooms and allow for a variety of class sizes.</i>	10	6
Mechanical/Electrical	Points Allocated	Points
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 adequately provided in required easily accessible locations to allow for safe servicing of equipment.</i>	10	8
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are in number and placement, but do not meet ADA requirements. Drinking fountains are 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 with some galvanized and PVC, were installed in 1967, exhibit some signs of leaking and are in fair to poor condition.</i>	10	4

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	2
<i>The fire alarm system does not meet requirements. Smoke detectors are not adequately provided and the overall facility is not sprinkled.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	7
<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 / poor 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	101

Suitability Appraisal of 3.0 Plant Maintainability for Northmont Middle 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 for exterior walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.</i>	15	10
3.2 Floor surfaces throughout the building require minimum care <i>Flooring throughout the facility consists of VCT, VAT, wood, terrazzo, and carpet, 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>Glazed and painted block are easily cleaned and resistant to stain. Acoustical tile ceilings, brick walls, demountable partitions, and gypsum board partitions are not easily cleaned or resistant to stain.</i>	10	6
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>Casework in the Art Rooms, Science Room and former Home Economic Rooms is plastic laminate construction with plastic laminate tops, and is in poor condition. The typical Classroom does not contain casework, and is provided with miscellaneous wood bookshelves in poor condition.</i>	10	1
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.</i>	10	6
3.6 Restroom fixtures are wall mounted and of quality finish <i>Fixtures are wall and floor 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 storage space is adequately located throughout the facility, including provisions for water and drains.</i>	10	8
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	4
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	55

Suitability Appraisal of 4.0 Building Safety and Security for Northmont Middle 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	9
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided on-site for pedestrian safety. No off-site sidewalks are required for this rural schools site.</i>	10	8
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>Athletic fields and equipment are properly located and appear free from hazard.</i>	5	4
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>Heating boilers are located in rooms that are not accessible by students. Electric fired radiant glass heaters 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 building does have 4 stairtowers, which are not enclosed, and are not ADA and OBC compliant due to lack of compliant handrails and guards.</i>	15	9
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	8
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Exit signs are not on separate circuits and are inadequately provided. The facility is not adequately equipped with emergency egress light fixtures. The facility is not equipped with an emergency generator.</i>	10	2
4.10 Classroom doors are recessed and open outward <i>Classroom doors are partially recessed without proper ADA clearances, open outward, but do not impede traffic flow in the Corridors when open 180 degrees.</i>	10	6
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>Security systems are inadequately provided and are in fair condition.</i>	10	4
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Terrazzo VAT, VCT, and wood flooring have been well maintained throughout the facility.</i>	5	5
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair treads and risers are properly designed and meet requirements.</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	5

Fixed projections in the traffic areas do not extend more than eight inches from the Corridor wall.

4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	5
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Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a Corridor leading to the exterior.

Emergency Safety	Points Allocated	Points
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4.17 Adequate fire safety equipment is properly located	15	6
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The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.

4.18 There are at least two independent exits from any point in the building	15	12
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Multiple exits are provided from Corridors throughout the facility.

4.19 Fire-resistant materials are used throughout the structure	15	12
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The structure is a masonry load bearing system. Interior walls are masonry, metal stud framed partitions with gypsum wall board, demountable partitions and glazed interior store front partitions.

4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	10
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The fire alarm is provided with manual and automatic actuation, and is provided with visual indicating devices.

TOTAL - 4.0 Building Safety and Security	200	131
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Suitability Appraisal of 5.0 Educational Adequacy for Northmont Middle 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 <i>The average Classroom is 708 SF compared to 900 SF required by the OSDM.</i>	25	10
5.2 Classroom space permits arrangements for small group activity <i>Undersized Classrooms do not allow sufficient space for effective small group activities.</i>	15	6
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The Gymnasium is located adjacent to academic learning areas, which can be distracting. The Music program is properly isolated from the academic learning areas to reduce distractions.</i>	10	6
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Undersized Classrooms do not permit privacy time for individual students.</i>	10	4
5.5 Storage for student materials is adequate <i>Lockers, located in the Corridor, are adequately provided for student storage.</i>	10	8
5.6 Storage for teacher materials is adequate <i>Miscellaneous wood shelving units are inadequately provided for teacher storage.</i>	10	1
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards <i>The Special Education Classroom is 919 and 709 SF compared to 900 SF recommended in the OSDM.</i>	15	12
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Special Education spaces are not adequately provided to meet instructional needs.</i>	10	6
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The Media Center is 2,886 SF compared to 3,094 SF recommended in the OSDM. The Media Center is not visually appealing and does not provide natural light.</i>	10	6
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The Gymnasium is 7,794 SF compared to 7,000-8,500 SF recommended in the OSDM.</i>	5	4
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Science Classrooms are undersized, and are not provided with required equipment.</i>	10	6
5.12 Music Program is provided adequate sound treated space <i>The Music Room is 1,161 SF and 2,256 SF compared to 1,800-3,000 recommended in the OSDM.</i>	5	4
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>The Art Room is 936 SF compared to 1,200 SF recommended in the OSDM. The Art Room is undersized and does not provide sufficient space for storage of supplies and equipment.</i>	5	2
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment <i>The facility is provided with 3 Computer Labs for student use, but does not meet OSFC requirements for technology.</i>	5	3

5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	2
<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	8
<i>The Teacher's Lounge is 364 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	8
<i>The Kitchen space is 3,248 SF compared to 3,094 SF recommended in the OSDM. The Student Dining space is 5,169 SF compared to 3,000 SF recommended in the OSDM. The Student Dining space has limited visual appeal with adequate space for seating.</i>		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	3
<i>Administrative Offices are not adequately provided for Middle School students.</i>		
5.20 Counselor's office insures privacy and sufficient storage	5	2
<i>The Counselor's Office is 56 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM.</i>		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	3
<i>The Clinic is 289 SF compared to 370 SF recommended in the OSDM. The Clinic is located within the Administrative Offices and is provided and lacks required equipment.</i>		
5.22 Suitable reception space is available for students, teachers, and visitors	5	4
<i>Reception space consists of approximately 360 SF compared to 200-400 SF recommended by the OSDM.</i>		
5.23 Administrative personnel are provided sufficient work space and privacy	5	3
<i>The Administrative area consists of approximately 1,935 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	114

Suitability Appraisal of 6.0 Environment for Education for Northmont Middle 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 utilitarian type design with standard detailing, which is aesthetically acceptable.</i>		
6.2 Site and building are well landscaped	10	8
<i>The site is generous to 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 and agricultural 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 and precast exposed aggregate panels, which provide an acceptable 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. School colors are reflected in the athletic areas. 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	12
<i>The facility, except for the Student Dining and Kitchen, is air conditioned to provide year-round temperature and humidity control.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	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	14
<i>Drinking fountains and Restroom facilities are conveniently located.</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	6
<i>There are areas for students to gather in the Student Dining and Gymnasium.</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	6
<i>There are areas for students to gather in the Student Dining and Gymnasium.</i>		
6.14 Large group areas are designed for effective management of students	10	8
<i>The Gymnasium and Student Dining are adequately designed to manage large groups of students.</i>		
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	2

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

6.16 Window design contributes to a pleasant environment	10	8
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The windows are fairly well located and sized to provide adequate daylighting in the classrooms.

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	133
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Sustainability Observation Notes

School District: Northmont City
County: Montgomery
School District IRN: 48728
Building: Northmont Middle
Building IRN: 27706

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: **Northmont Middle**

7-8

Building features that clearly exceed criteria:

1. Student Dining is oversized.
2. The site, although shared with the High School, is oversized.
- 3.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

1. The Classrooms, Science Rooms, and Art Rooms are undersized.
2. Typical Classrooms do not feature casework.
3. The building does not meet ADA requirements.
4. The building does not contain a fire suppression system.
5. The building is reported to contain asbestos and other hazardous materials.
- 6.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

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

District IRN:	48728
Building IRN:	27706
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1967 Original Construction	98,153	\$554,685.00	\$540,585.00
Total	98,153	\$554,685.00	\$540,585.00
Total with Regional Cost Factor (99.46%)	—	\$551,689.70	\$537,665.84
Regional Total with Soft Costs & Contingency	—	\$686,469.15	\$669,019.22

Environmental Hazards (Enhanced) - Northmont City (48728) - Northmont Middle (27706) - Original Construction

Owner: Northmont City Bldg. IRN: 27706
 Facility: Northmont Middle 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	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$17.43
2.	Breeching Insulation Removal	Reported / Assumed Asbestos-Free Material	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	Assumed Asbestos-Containing Material	500	\$35.14
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Reported / Assumed Asbestos-Free Material	0	\$31.36
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	300	\$49.18
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	2000	\$34.85
10.	Dismantling of Boiler/Furnace/Incinerator	Assumed Asbestos-Containing Material	1	\$2,810.40
11.	Flexible Duct Connection Removal	Assumed Asbestos-Containing Material	10	\$140.52
12.	Acoustical Plaster Removal	Assumed Asbestos-Containing Material	2600	\$9.84
13.	Fireproofing Removal	Reported / Assumed Asbestos-Free Material	0	\$35.14
14.	Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	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	Reported / Assumed Asbestos-Free Material	0	\$140.52
18.	Cement Board Removal	Assumed Asbestos-Containing Material	1500	\$7.03
19.	Electric Cord Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$1.41
20.	Light (Reflector) Fixture Removal	Reported / Assumed Asbestos-Free Material	0	\$70.26
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	\$5.62
22.	Fire Door Removal	Assumed Asbestos-Containing Material	5	\$140.52
23.	Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	0	\$140.52
24.	Decontamination of Crawlspace/Chase/Tunnel	Reported / Assumed Asbestos-Free Material	0	\$4.22
25.	Soil Removal	Reported / Assumed Asbestos-Free Material	0	\$210.78
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	8000	\$2.81
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	110	\$421.57
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$421.57
29.	Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	64000	\$4.64
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.72
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	8040	\$1.41
32.	Acoustical Tile Mastic Removal	Assumed Asbestos-Containing Material	800	\$5.82
33.	Sink Undercoating Removal	Reported Asbestos-Containing Material	14	\$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		\$526,843.58
37.	(Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work		\$526,843.58

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.	98153	\$0.14	\$13,741.42	

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
2.	A37, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition
		\$554,685.00
		\$540,585.00

* 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.