

Building Information - Troy City (44925) - Kyle Elementary

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Small City
Assessment Name	Kyle Elementary School (19372) FINAL
Assessment Date (on-site; non-EEA)	2016-08-06
Kitchen Type	Warming Kitchen
Cost Set:	2016
Building Name	Kyle Elementary
Building IRN	19372
Building Address	501 South Plum Street
Building City	Troy
Building Zipcode	45373
Building Phone	(937) 332.6770
Acreage	2.04
Current Grades:	K-5
Teaching Stations	22
Number of Floors	2
Student Capacity	360
Current Enrollment	245
Enrollment Date	2016-08-06
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	18
Historical Register	NO
Building's Principal	Mr. Matthew Dillon
Building Type	Elementary

[Next Page](#)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

32,785 Total Existing Square Footage
1950,1974 Building Dates
K-5 Grades
245 Current Enrollment
22 Teaching Stations
2.04 Site Acreage

Kyle Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1950, is a two story, 32,785 square foot brick and stone school building located in a small town residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick veneer on load bearing masonry type exterior wall construction, with load bearing masonry type wall construction in the interior. The base floor system of the overall facility consists of concrete slab on grade and cast-in-place concrete T type construction. The intermediate floor system of the overall facility is a cast-in-place concrete T type construction. The roof structure of the 1950 Original Construction is gypsum deck on steel joist type construction. The roof structure of the 1974 Addition is steel deck on steel joist type construction. The roofing system of the overall facility is a standing seam metal installed over a built up roofing system, installed at an unknown date. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are slightly undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multipurpose space. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building has a non-compliant manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building contains asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 2.04 acre site adjacent to residential properties. The property and playgrounds are fenced for security. Access onto the site is unrestricted. Site circulation is fair to poor. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate.

No Significant Findings

Building Construction Information - Troy City (44925) - Kyle Elementary (19372)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Original Construction	1950	no	2	31,149	no
Kitchen and Classroom Addition	1974	no	1	1,636	no

[Previous Page](#)

[Next Page](#)

Building Component Information - Troy City (44925) - Kyle Elementary (19372)

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 (1950)		4779		2624	1343									
Kitchen and Classroom Addition (1974)								647						
Total	0	4,779	0	2,624	1,343	0	0	647	0	0	0	0	0	0
Master Planning Considerations	There are no readily evident conditions that might significantly effect master planning with regard to the site. Due to the size of the site, building expansion is not recommended. The overall site is elevated approximately two feet from surrounding streets, and the perimeter of the site contains a concrete retaining wall next to the perimeter sidewalks, which is in good to fair condition, and has been periodically maintained and repaired.													

[Previous Page](#)

[Next Page](#)

Existing CT Programs for Assessment

[Next Page](#)

[Previous Page](#)

Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Kyle Elementary (19372)

District: Troy City				County: Miami		Area: West Central Ohio (2)	
Name: Kyle Elementary				Contact: Mr. Matthew Dillon			
Address: 501 South Plum Street Troy, OH 45373				Phone: (937) 332.6770			
Bldg. IRN: 19372				Date Prepared: 2016-08-06		By: Julie Apt	
				Date Revised: 2016-12-11		By: Bernie Merritt	
Current Grades		K-5	Acreage:		2.04		
Proposed Grades		N/A	Teaching Stations:		22		
Current Enrollment		245	Classrooms:		18		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Construction</u>		1950	no	2	31,149		
<u>Kitchen and Classroom Addition</u>		1974	no	1	1,636		
Total				32,785			
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		2 Needs Repair					
		3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2016						C	
A. <u>Heating System</u>		3		\$1,118,624.20		-	
B. <u>Roofing</u>		2		\$8,859.20		-	
C. <u>Ventilation / Air Conditioning</u>		2		\$5,000.00		-	
D. <u>Electrical Systems</u>		3		\$532,100.55		-	
E. <u>Plumbing and Fixtures</u>		3		\$392,995.00		-	
F. <u>Windows</u>		2		\$45,870.00		-	
G. <u>Structure: Foundation</u>		2		\$1,624.00		-	
H. <u>Structure: Walls and Chimneys</u>		2		\$49,494.25		-	
I. <u>Structure: Floors and Roofs</u>		1		\$0.00		-	
J. <u>General Finishes</u>		3		\$952,636.00		-	
K. <u>Interior Lighting</u>		3		\$163,925.00		-	
L. <u>Security Systems</u>		3		\$93,437.25		-	
M. <u>Emergency/Egress Lighting</u>		3		\$32,785.00		-	
N. <u>Fire Alarm</u>		3		\$49,177.50		-	
O. <u>Handicapped Access</u>		3		\$289,957.00		-	
P. <u>Site Condition</u>		2		\$231,753.86		-	
Q. <u>Sewage System</u>		1		\$0.00		-	
R. <u>Water Supply</u>		1		\$0.00		-	
S. <u>Exterior Doors</u>		2		\$8,000.00		-	
T. <u>Hazardous Material</u>		2		\$226,762.90		-	
U. <u>Life Safety</u>		3		\$195,497.00		-	
V. <u>Loose Furnishings</u>		2		\$98,355.00		-	
W. <u>Technology</u>		3		\$432,106.30		-	
- X. <u>Construction Contingency / Non-Construction Cost</u>		-		\$1,204,159.72		-	
Total				\$6,133,119.73			
CEFPI Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100		60		60% Borderline	
2.0 <u>Structural and Mechanical Features</u>		200		110		55% Borderline	
3.0 <u>Plant Maintainability</u>		100		65		65% Borderline	
4.0 <u>Building Safety and Security</u>		200		110		55% Borderline	
5.0 <u>Educational Adequacy</u>		200		108		54% Borderline	
6.0 <u>Environment for Education</u>		200		109		55% Borderline	
<u>LEED Observations</u>							
<u>Commentary</u>							
Total		1000		562		56% Borderline	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
C=Under Contract							
<u>Renovation Cost Factor</u>							
						97.49%	
<u>Cost to Renovate (Cost Factor applied)</u>						\$5,979,178.42	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

[Previous Page](#)

Original Construction (1950) Summary

District: Troy City				County: Miami		Area: West Central Ohio (2)	
Name: Kyle Elementary				Contact: Mr. Matthew Dillon			
Address: 501 South Plum Street Troy, OH 45373				Phone: (937) 332.6770			
Bldg. IRN: 19372				Date Prepared: 2016-08-06		By: Julie Apt	
				Date Revised: 2016-12-11		By: Bernie Merritt	
Current Grades		K-5	Acreage:		2.04		
Proposed Grades		N/A	Teaching Stations:		22		
Current Enrollment		245	Classrooms:		18		
Projected Enrollment		N/A					
Original Construction		1950	no	Number of Floors	2	Current Square Feet	31,149
Kitchen and Classroom Addition		1974	no	1		1,636	
Total						32,785	
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		2 Needs Repair					
		3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2016						C	
A. Heating System				3		\$1,062,803.88 -	
B. Roofing				2		\$8,256.60 -	
C. Ventilation / Air Conditioning				2		\$5,000.00 -	
D. Electrical Systems				3		\$505,548.27 -	
E. Plumbing and Fixtures				3		\$377,543.00 -	
F. Windows				2		\$45,043.00 -	
G. Structure: Foundation				2		\$1,624.00 -	
H. Structure: Walls and Chimneys				2		\$42,412.75 -	
I. Structure: Floors and Roofs				1		\$0.00 -	
J. General Finishes				3		\$766,644.90 -	
K. Interior Lighting				3		\$155,745.00 -	
L. Security Systems				3		\$88,774.65 -	
M. Emergency/Egress Lighting				3		\$31,149.00 -	
N. Fire Alarm				3		\$46,723.50 -	
O. Handicapped Access				3		\$279,629.80 -	
P. Site Condition				2		\$222,207.73 -	
Q. Sewage System				1		\$0.00 -	
R. Water Supply				1		\$0.00 -	
S. Exterior Doors				2		\$8,000.00 -	
T. Hazardous Material				2		\$223,332.00 -	
U. Life Safety				3		\$190,261.80 -	
V. Loose Furnishings				2		\$93,447.00 -	
W. Technology				3		\$410,543.82 -	
- X. Construction Contingency / Non-Construction Cost				-		\$1,115,167.63 -	
Total						\$5,679,858.33	
CEFPI Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
<u>Cover Sheet</u>							
1.0 The School Site		100		60		60% Borderline	
2.0 Structural and Mechanical Features		200		110		55% Borderline	
3.0 Plant Maintainability		100		65		65% Borderline	
4.0 Building Safety and Security		200		110		55% Borderline	
5.0 Educational Adequacy		200		108		54% Borderline	
6.0 Environment for Education		200		109		55% Borderline	
<u>LEED Observations</u>							
<u>Commentary</u>							
Total		1000		562		56% Borderline	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<u>C=Under Contract</u>							
Renovation Cost Factor						97.49%	
Cost to Renovate (Cost Factor applied)						\$5,537,293.89	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

Kitchen and Classroom Addition (1974) Summary

District: Troy City				County: Miami		Area: West Central Ohio (2)				
Name: Kyle Elementary				Contact: Mr. Matthew Dillon						
Address: 501 South Plum Street Troy, OH 45373				Phone: (937) 332.6770						
Bldg. IRN: 19372				Date Prepared: 2016-08-06		By: Julie Apt				
				Date Revised: 2016-12-11		By: Bernie Merritt				
Current Grades	K-5	Acreage:	2.04	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	22							
Current Enrollment	245	Classrooms:	18							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Construction</u>	1950	no	2	31,149	1.0 <u>The School Site</u>	100	60	60%	Borderline	
Kitchen and Classroom Addition	1974	no	1	1,636	2.0 <u>Structural and Mechanical Features</u>	200	110	55%	Borderline	
Total				32,785	3.0 <u>Plant Maintainability</u>	100	65	65%	Borderline	
*HA =	Handicapped Access									
*Rating =1	Satisfactory									
=2	Needs Repair									
=3	Needs Replacement									
*Const P/S =	Present/Scheduled Construction									
FACILITY ASSESSMENT				Rating	Dollar Assessment					
Cost Set: 2016										
A.	<u>Heating System</u>			3	\$55,820.32					
B.	<u>Roofing</u>			2	\$602.60					
C.	<u>Ventilation / Air Conditioning</u>			2	\$0.00					
D.	<u>Electrical Systems</u>			3	\$26,552.28					
E.	<u>Plumbing and Fixtures</u>			3	\$15,452.00					
F.	<u>Windows</u>			2	\$827.00					
G.	<u>Structure: Foundation</u>			2	\$0.00					
H.	<u>Structure: Walls and Chimneys</u>			2	\$7,081.50					
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00					
J.	<u>General Finishes</u>			3	\$185,991.10					
K.	<u>Interior Lighting</u>			3	\$8,180.00					
L.	<u>Security Systems</u>			3	\$4,662.60					
M.	<u>Emergency/Egress Lighting</u>			3	\$1,636.00					
N.	<u>Fire Alarm</u>			3	\$2,454.00					
O.	<u>Handicapped Access</u>			3	\$10,327.20					
P.	<u>Site Condition</u>			2	\$9,546.13					
Q.	<u>Sewage System</u>			1	\$0.00					
R.	<u>Water Supply</u>			1	\$0.00					
S.	<u>Exterior Doors</u>			2	\$0.00					
T.	<u>Hazardous Material</u>			2	\$3,430.90					
U.	<u>Life Safety</u>			3	\$5,235.20					
V.	<u>Loose Furnishings</u>			2	\$4,908.00					
W.	<u>Technology</u>			3	\$21,562.48					
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$88,992.09					
Total					\$453,261.40					
LEED Observations										
Commentary										
Total						1000	562	56%	Borderline	
Enhanced Environmental Hazards Assessment Cost Estimates										
C=Under Contract										
Renovation Cost Factor									97.49%	
Cost to Renovate (Cost Factor applied)										\$441,884.53
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>										

A. Heating System

Description: The existing system for the 1950 Original Construction is a natural gas fired steam boiler type system, installed in 1950, and is in fair condition. The systems in the 1974 Addition is an extension of that found in the 1950 Original Construction. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The (2) steam boilers were manufactured by Cyclotherm, were installed in 1950, and are in fair condition. Steam is distributed to terminal units consisting of fin tubes, unit ventilators, cabinet heaters, unit heaters, and air handlers. The terminal equipment is original to each addition and is in fair condition. The system does not appear to comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic type system temperature controls are original to each addition and are in fair to 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 not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing systems in the overall facility are not ducted, and floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as being unsafe and in inefficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Convert to ducted system to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Original Construction (1950) 31,149 ft ²	Kitchen and Classroom Addition (1974) 1,636 ft ²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	\$856,344.20	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	Required	\$262,280.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$1,118,624.20	\$1,062,803.88	\$55,820.32		



Natural Gas Fired Heated Water Boilers



Unit Ventilator

[Back to Assessment Summary](#)

B. Roofing

Description: The roof over the overall facility is a standing seam metal roofing system that was installed over a built-up roofing system at an unknown date, and is in good condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch and access ladder that are in poor condition. Fall safety protection cages are not required, and are not provided. There were no observations of standing water on the roof. Metal cap flashings and copings are in good condition. Roof storm drainage is addressed through a system of gutters and downspouts, which are properly located, and in poor condition. The roof is not equipped with overflow roof drains though they are not required. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 2 Needs Repair

Recommendations: Due to existing conditions gutters and downspouts require replacement. Replace the existing access ladder and hatch.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
				31,149 ft ²	1,636 ft ²		
Gutters/Downspouts	\$13.10	ln.ft.	386 Required	46 Required		\$5,659.20	
Roof Access Hatch:	\$2,000.00	each	1 Required			\$2,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	ln.ft.	12 Required			\$1,200.00	(remove and replace)
Sum:			\$8,859.20	\$8,256.60	\$602.60		



Access Hatch & Standing Seam Metal Roof



Downspout of 1974 Kitchen Addition

[Back to Assessment Summary](#)

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units are not present in the overall facility. Isolated room systems consisting of ducted and ductless split AC units (with condensing units pad-mounted on the exterior of the facility) are located in the Administrative Offices and Computer Lab. The ventilation system in the overall facility consists of unit ventilators, original to each addition and in fair condition, providing fresh air to Classrooms and Media Center and air handlers, original to each addition and in fair condition, providing fresh air to other miscellaneous spaces such as the Multi-Purpose Room (Gymnasium and Student Dining). Relief air venting is provided by unit ventilators, transfer grilles to corridors, central relief fans, and air handlers. The ventilation system does not appear to meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is not equipped with a kiln. General building exhaust systems for Restrooms, Storage Rooms, Art Rooms, and Custodial Closets do not appear to be inadequately placed, and in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Replace general building exhaust systems located in Restrooms, Storage Rooms, Art Rooms, and Custodial Closets. Pricing included in Item A. Provide the Art program with a kiln ventilation system to meet Ohio Building Code and Ohio School Design Manual requirements.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
				31,149 ft ²	1,636 ft ²		
Kiln Exhaust System:	\$5,000.00	each		1 Required		\$5,000.00	
Sum:			\$5,000.00	\$5,000.00	\$0.00		



Air Handling Unit



Ductless Split AC Condensing Unit

[Back to Assessment Summary](#)

D. Electrical Systems

Description: The electrical system provided to the 1950 Original Construction is a 120/240 volts, 800 amp, 3 phase and 4 wire system installed in 1950 with upgrades in 1974, and is in fair condition. The system in the 1974 Addition is an extension of that found in the 1950 Original Construction. Power is provided to the school by multiple utility owned, pole-mounted transformers located outside the Kitchen, and are in fair condition. The Square D panel systems, original to each addition, are in fair condition, and for the most part cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains (4) general purpose outlets, (0) dedicated outlets for each Classroom computer, and (1) dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as (5) general purpose outlets, while others are equipped with as few as (3) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors appear to be equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair condition and does not meet OSDM requirements. The overall electrical system does not fully 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 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. Provide adequate lightning protection safeguards in the overall facility, including associated grounding system, with funding included in the electrical system replacement. Provide control panel, dimmers, and breakers to support the Stage lighting system, with funding included in the electrical system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1950) 31,149 ft ²	Kitchen and Classroom Addition (1974) 1,636 ft ²	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	Required	\$532,100.55	(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:			\$532,100.55	\$505,548.27	\$26,552.28		



Main Electrical Distribution Panels



Pole Mounted Transformers

[Back to Assessment Summary](#)

E. Plumbing and Fixtures

Description:

The service entrance is equipped with a reduced pressure back flow preventer in good condition. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is reported to be mostly galvanized steel with limited copper. The galvanized steel is original to the overall facility. The galvanized steel is in fair condition and the copper is in good condition. The facility is systematically replacing the galvanized steel with copper as needed. The waste piping in the overall facility is reported to be mostly cast iron with limited PVC. The cast iron is original to the overall facility. The cast iron is in fair condition and the PVC is in good condition. The facility is systematically replacing the cast iron with PVC as needed. The facility is equipped with a 77 gallon gas water heater which is in good condition. The school contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 0 Restrooms associated with specialty Classrooms, and 4 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 8 non-ADA floor mounted flush valve toilets, 4 ADA and 4 non-ADA wall mounted flush valve urinals, as well as 0 ADA and 4 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 12 non-ADA floor mounted flush valve toilets, as well as 0 ADA and 4 non-ADA wall mounted lavatories. Staff Restrooms contain 0 ADA and 4 non-ADA floor mounted flush valve toilets, 0 ADA and 1 non-ADA floor mounted urinal, as well as 0 ADA and 3 non-ADA wall mounted lavatories and 1 non-ADA countertop lavatory. Condition of fixtures is good to fair. The facility is equipped with 0 ADA and 1 non-ADA drinking fountain, as well as 2 ADA and 1 non-ADA electric water coolers, in good to fair condition. The 17 Elementary Classrooms are not equipped with ADA or non-ADA sink mounted type drinking fountains. 11 Classrooms are equipped with sinks only which are in fair condition. No Special Education Classroom was observed at this facility. Kitchen is not equipped with the required Restroom. Heath Clinic is not equipped with the required Restroom. Kindergarten Classrooms are not equipped with Restroom facilities. Kindergarten Classrooms are located in close proximity to Restrooms in the Corridor. Kitchen fixtures consist of 1 double compartment sink, 1 rinse sink with disposal and 1 commercial dishwasher, which are in fair condition due to age. The Kitchen is not equipped with a satisfactory grease interceptor, though none is required. The Kitchen is provided the required 140 degree hot water supply via a heat booster which is in good condition. The school does not meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with 15 toilets, 5 urinals, 15 lavatories, 17 Classroom sink mounted drinking fountains, and 5 electric water coolers. Observations revealed that the school is currently equipped with 24 toilets, 9 urinals, 12 lavatories, 0 Classroom sink mounted drinking fountains, 1 drinking fountain and 3 electric water coolers. ADA requirements are not met for fixtures and drinking fountains. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks which are in good condition. Science Classroom, Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are mostly provided.

Rating:

3 Needs Replacement

Recommendations:

In the overall facility, replace the remaining galvanized steel domestic water piping and the remaining cast iron waste piping due to age and condition. Due to age and condition and to facilitate the school's compliance with OBC and OSFC fixture requirements, in the overall facility, replace 16 toilets, 12 lavatories (include ADA compliant faucets) and 2 electric water coolers. Provide 1 additional electric water cooler. Provide 5 additional wall mounted lavatories, with ADA compliant faucets; 1 per Girl's and Boy's Restrooms and 1 in the Kitchen. Due to age, condition, LEED, OBC and OSFC, replace 60 faucets and valves throughout the overall facility. Provide 17 in Classroom sinks with deck mounted drinking fountain. All fixtures, whether new or replaced, to be mounted at ADA compliant heights. Provide 1 additional exterior wall hydrant. Provide 2 solids interceptors for the Art Room. See Item O for replacement of fixtures related to ADA requirements, as well as reconfiguration of toilet stalls in Boys and Girls Restrooms and the reconfiguration of 2 Staff Restrooms. Funding for fixtures and equipment replacement in Kitchen is provided for in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		31,149 ft ² Required	1,636 ft ² Required	\$114,747.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	\$114,747.50	(remove / replace)
Toilet:	\$1,500.00	unit		16 Required		\$24,000.00	(remove / replace) See Item O
Sink:	\$2,500.00	unit		4 Required	1 Required	\$12,500.00	(new)
Sink:	\$1,500.00	unit		12 Required		\$18,000.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		3 Required		\$9,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		57 Required	3 Required	\$30,000.00	(average cost to remove/replace)
Other: Classroom Sink with Deck Mounted Drinking Fountain	\$3,800.00	each		17 Required		\$64,600.00	Provide new Classroom sink with deck mounted drinking fountain. Includes fixture, demolition, supply piping, drains and floor repair.
Other: Exterior Wall Hydrant	\$1,400.00	each		1 Required		\$1,400.00	Provide additional exterior wall hydrants.
Other: Solids Interceptor	\$2,000.00	each		2 Required		\$4,000.00	Provide a solids interceptor at each sink in the Art Room.
Sum:			\$392,995.00	\$377,543.00	\$15,452.00		



Electric Water Coolers



Large Group Restroom-Girls

[Back to Assessment Summary](#)

F. Windows

Description: The overall facility is equipped with thermally broken aluminum frame windows with insulated glazing type window system, which was installed at an unknown date, and is in good condition. The window system features operable windows throughout the building, and operable windows are not equipped with opening limiters, but do contain insect screens in fair to poor condition. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features no blinds. This facility is not equipped with any curtain wall systems. There are glass block windows in the Original Construction, in fair condition. The exterior doors in the overall facility are equipped with aluminum frame and transoms with tempered insulated glazing, in good condition, with the exception of the main entrance doors which contain transoms with insulated metal panels in fair to poor condition. Exterior door vision panels are tempered insulated glazing. The school does not contain any skylights. The school does not contain any clerestories. Interior glass is OSDM-compliant. Window security screens are provided for 4 ground floor windows, and are in good condition. There is not a Greenhouse associated with this school.

Rating: 2 Needs Repair

Recommendations: Replace the existing glass block in the Original Construction with a new insulated window system to match existing insulated system and comply with Ohio School Design Manual requirements. Recaulk window perimeters through the overall facility. Replace interior window insect screens as required through the overall facility. Replace the main entrance door transoms due to existing conditions. Install surface mounted blinds to the existing windows in the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1950) 31,149 ft²	Kitchen and Classroom Addition (1974) 1,636 ft²	Sum	Comments
Insulated Glass/Panels:	\$60.00	sq.ft. (Qty)		34 Required		\$2,040.00	(includes blinds)
Other: Insect Screens	\$8.00	sq.ft. (Qty)		1,027 Required	11 Required	\$8,304.00	Replace interior window screens as required.
Other: Recaulk Perimeter Window Joints	\$3.50	ln.ft.		2,362 Required	58 Required	\$8,470.00	Recaulk perimeter of existing windows.
Other: Replace Transoms	\$60.00	sq.ft. (Qty)		36 Required		\$2,160.00	Replace door transoms as required.
Other: Surface mounted blinds	\$8.00	sq.ft. (Qty)		3,045 Required	67 Required	\$24,896.00	Add surface mounted blinds to the existing windows.
Sum:			\$45,870.00	\$45,043.00	\$827.00		



Typical Aluminum Windows of the Original Construction



Typical Awning Windows

[Back to Assessment Summary](#)

G. Structure: Foundation

Description: The overall facility is equipped with concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in fair condition. Areas of minor cracking and spalling were observed through the overall facility. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
				31,149 ft ²	1,636 ft ²		
Other: Foundation repair	\$28.00	sq.ft. (Qty)		58 Required		\$1,624.00	Repair minor foundation cracking and spalling.
Sum:			\$1,624.00	\$1,624.00	\$0.00		



Typical Concrete Foundation



Minor Foundation Repair

[Back to Assessment Summary](#)

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system, which displayed minor locations of deterioration, and is in good condition. Control joints are not provided and are not needed. The school does have sufficient expansion joints at the joint between the Original Construction and the 1974 Kitchen Addition, and they are in fair condition. Exterior walls in the Original Construction are inadequately insulated. Brick veneer masonry walls are not cavity walls. Exterior walls in the 1974 Addition are inadequately insulated. Brick veneer masonry walls are cavity walls. Weep holes and vents are not provided or required. The exterior masonry has been cleaned and sealed in recent years, showing little evidence of mortar deterioration. Architectural exterior accent materials consist of stone, which is in fair condition. Exterior building fenestration in the Original Construction represents 15.76% of the exterior surfaces. Exterior building fenestration in the 1974 Kitchen Addition represents 3.05% of the exterior surfaces. Many classrooms in the Original Construction have unit ventilators which will be removed. Masonry infill will be required. Interior Corridor and demising walls are concrete masonry units and glazed block partition walls, project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Interior soffits are of plaster type construction, and in good condition. The window sills are stone, and are in good condition. The exterior lintels are steel, and are in good condition. There are no chimneys. Canopies over entrances are of concrete and plaster type construction in good condition, and wood type construction in fair condition. Exterior soffits are of wood type construction, and in fair condition. The school is provided with a covered concrete and masonry conventional loading dock to facilitate the receipt of product, supplies, and foodstuffs, 73 square feet in size and featuring conventional man doors. The dock itself is in good condition, and is equipped with bumper pads in poor condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning and sealing as required through the overall facility. Recauk existing expansion joints. Prep and paint exterior wood soffits and canopies through the overall facility. Exterior wall insulation deficiencies are addressed in Item J. Infill masonry openings from removed unit ventilators. Replace the loading dock bumper pads.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
				31,149 ft ²	1,636 ft ²		
Tuckpointing:	\$5.25	sq.ft. (Qty)		24 Required	200 Required	\$1,176.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		16,141 Required	2,133 Required	\$27,411.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		16,141 Required	2,133 Required	\$18,274.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.			50 Required	\$275.00	(removing and replacing)
Other: Masonry Infill	\$27.00	sq.ft. (Qty)		64 Required		\$1,728.00	Infill unit ventilator openings.
Other: Paint wood soffits.	\$2.75	sq.ft. (Qty)		75 Required		\$206.25	Paint wood soffits as required.
Other: Replace Dock Bumpers	\$212.00	each			2 Required	\$424.00	Replace loading dock bumpers.
Sum:			\$49,494.25	\$42,412.75	\$7,081.50		



Stone Accent at Entrance



Tuckpointing Required

[Back to Assessment Summary](#)

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of portions of the overall facility is concrete slab on grade type construction, and is in fair condition. There is a crawl space located under approximately half of the Original Construction. The floor construction of the base floor of the crawl space portions of the Original Construction is cast-in-place concrete T's type construction, and is in fair condition. The floor construction of the second floor of the Original Construction is cast-in-place concrete T's type construction, and is in fair 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 Original Construction is gypsum deck on steel joist type construction, and is in fair condition. The roof construction of the 1974 Kitchen Addition is steel deck on steel joist type construction, and is in fair condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
				31,149 ft ²	1,636 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		



Typical First Floor Framing of the Original Construction



Typical Roof Structure of the Original Construction

[Back to Assessment Summary](#)

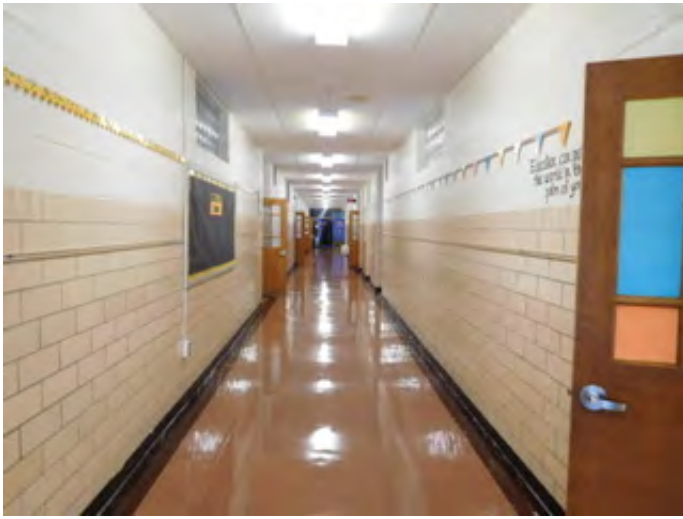
J. General Finishes

Description: The 1950 Original Construction features conventionally partitioned Classrooms with VAT, VCT, or marmoleum type flooring, acoustical tile type ceilings, as well as glazed block and painted block type wall finishes, and they are in fair condition. The 1950 Original Construction has Corridors with terrazzo or VAT type flooring, acoustical tile type ceilings, as well as glazed block type wall finishes, and they are in fair condition. The overall facility has Restrooms with terrazzo type flooring, acoustical tile type ceilings, as well as glazed block and painted block type wall finishes, and they are in fair condition. Toilet partitions are metal, and are in good to fair condition. The 1974 Addition features a single Classroom in the basement with a Warming Kitchen above. The Classroom features marmoleum type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. The Warming Kitchen features quarry tile type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. There are no Restrooms or Corridors in the 1974 Addition. Classroom casework in the overall facility is wood type construction with plastic laminate tops, is inadequately provided, and in fair to poor condition. The typical Classroom contains 8 lineal feet of casework, and Classroom casework provided ranges from 0 to 20 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair to poor condition. The Classroom storage cubbies, located in the Classrooms, are adequately provided, and in fair condition. The Art program is not equipped with a kiln. The facility is equipped with wood non-louvered interior doors that are partially recessed with and without proper ADA hardware and clearances, and in fair to poor condition. The Gymnasium space has VAT type flooring, acoustical tile type ceilings, as well as glazed block and painted block type wall finishes, and they are in fair condition. Gymnasium stands are not provided. Two Gymnasium basketball backboards are a fixed type, and are in fair condition. The Media Center, located on the second floor, has carpet and VCT type flooring, acoustical tile type ceilings, as well as glazed block and painted block type wall finishes, and they are in fair condition. Student Dining shares the Gymnasium space. OSDM-required fixed equipment for Stage is inadequately provided, and in fair to poor condition. Existing Gymnasium, Media Center, and Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is a Warming Kitchen only, is correctly sized based on current enrollment, and the existing Kitchen equipment, installed over 20 years ago, is in fair condition. The Kitchen hood is in fair condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. Reach-in coolers and freezers are located within the Kitchen spaces, and are in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to condition and installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, U, and W. Provide for the replacement of toilet accessories. Provide for the replacement of interior doors due to age and condition. Funding for replacement of five interior doors with inadequate clearances is provided in Item O. Provide for the repair of terrazzo flooring due to condition. Provide for the replacement of basketball backboards due to age and condition. Provide for Gymnasium bleachers. Provide for an Art program kiln, with funding for exhaust system provided in Item C. Provide for additional wall insulation. Provide for the replacement of Warming Kitchen equipment due to age and condition. Provide for the replacement of walk-in cooler and freezer due to age and condition. Provide for the replacement of the Warming Kitchen Hood. Provide for appropriate sound attenuation acoustical surface treatments in the Multipurpose Room, Media Center, and Music Room. Provide for the replacement of Stage Equipment due to age and condition. Remove Corridor transfer grilles, fill voids, and coordinate with adjacent finishes.

Item	Cost	Unit	Whole Building	Original Construction (1950) 31,149 ft ²	Kitchen and Classroom Addition (1974) 1,636 ft ²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$15.90	sq.ft. (of entire building addition)		Required	Required	\$521,281.50	(elementary, per building area, with removal of existing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required	\$6,557.00	(per building area)
Door, Frame, and Hardware:	\$1,300.00	each		64 Required	4 Required	\$88,400.00	(non-ADA)
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		300 Required		\$7,500.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	\$3,200.00	each		2 Required		\$6,400.00	(non-electric)
Bleacher Replacement	\$110.00	per seat		245 Required		\$26,950.00	(based on current enrollment)
Art Program Kiln:	\$2,750.00	each		1 Required		\$2,750.00	
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		16,141 Required	2,133 Required	\$109,644.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Hard Plaster Replacement	\$9.00	sq.ft. (Qty)		600 Required		\$5,400.00	(Hazardous Material Replacement Cost - See T.)
Gypsum Board Replacement	\$4.00	sq.ft. (Qty)		1,355 Required		\$5,420.00	(Hazardous Material Replacement Cost - See T.)
Reach-in Refrigerator/Freezer:	\$6,433.00	per unit			2 Required	\$12,866.00	
Kitchen Exhaust Hood:	\$56,000.00	per unit			1 Required	\$56,000.00	(includes fans, exhaust & ductwork)
Total Warming Kitchen Replacement	\$112.50	sq.ft. (Qty)			647 Required	\$72,787.50	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Infill Return Air Grilles	\$48.00	sq.ft. (Qty)		24 Required		\$1,152.00	Remove Corridor transfer grilles, fill voids, and coordinate with adjacent finishes.
Other: Sound Control	\$3.00	sq.ft. (Qty)		5,176 Required		\$15,528.00	Provide for appropriate sound attenuation acoustical surface treatments in the Multipurpose Room, Media Center, and Music Room.
Other: Stage Equipment	\$14,000.00	allowance		Required		\$14,000.00	Provide for the replacement of Stage Equipment due to age and condition.
Sum:			\$952,636.00	\$766,644.90	\$185,991.10		



Typical Corridor Finishes



Typical Classroom Door

[Back to Assessment Summary](#)

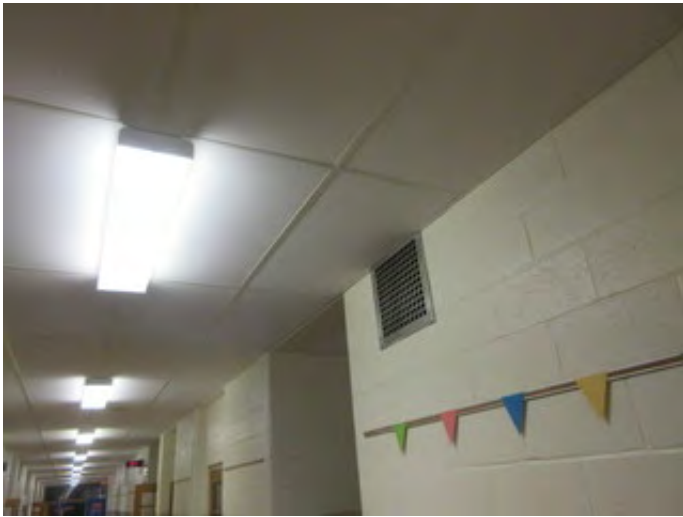
K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting, with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 55 FC, thus complying with the 40 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in direct and T-8 1x4 surface mount fluorescent fixture type lighting, with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 17 FC, thus complying with the 15 FC recommended by the OSDM. The Multi-Purpose Room (Gymnasium/Student Dining) spaces are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting, in fair condition, providing an average illumination of 37 FC, which is less than the 40 FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting, in fair condition, providing an average illumination of 58 FC, thus complying with the 30 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting, with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 43 FC, which is less than the 50 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with surface mount incandescent and T-8 1x4 suspended and surface mount fluorescent fixture type lighting, in fair condition, providing inadequate illumination based on OSDM requirements. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting, in fair condition, providing inadequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age and condition, utilization of incandescent fixtures, inadequate lighting levels, and lack of multi-level switching.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to age, condition, lighting levels, lack of multilevel switching, utilization of incandescent fixtures, and installation of systems outlined in Items A, C, J, and U.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		31,149 ft ²	1,636 ft ²		
Sum:			\$163,925.00	\$155,745.00	\$8,180.00	\$163,925.00	Includes demo of existing fixtures



Corridor Fluorescent Light Fixtures



Classroom Fluorescent Light Fixtures

[Back to Assessment Summary](#)

L. Security Systems

Description: The overall facility contains a Sonitrol motion detector, CCTV, door contact type security system in fair condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are inadequately equipped with door contacts. An automatic visitor control system is 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 a LCD monitor. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. Playground fencing is not adequately provided, with play areas not separated from the parking lot. The exterior site lighting system is equipped with surface mounted incandescent, HID high pressure sodium, and LED entry lights in fair condition. Pedestrian walkways are not illuminated onsite. Parking and bus pick-up / drop off areas are illuminated by pole mounted LED fixtures in fair condition. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Provide OSDM-compliant playground fencing, with funding included in complete replacement of security system.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
				31,149 ft ²	1,636 ft ²		
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	Required	\$60,652.25	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	\$32,785.00	(complete, area of building)
Sum:			\$93,437.25	\$88,774.65	\$4,662.60		



Security System Door Contacts



Security System CCTV Camera

[Back to Assessment Summary](#)

M. Emergency/Egress Lighting

Description: The overall facility is inadequately equipped with an emergency egress lighting system consisting of non-compliant non-illuminated and plastic construction exit signs, as well as OSDM compliant red lettered and LED illuminated exit signs, and the system is in fair condition. The facility is inadequately equipped with emergency egress floodlighting (which consists mainly of emergency egress lighting attached to exit signs), but is also equipped with some recessed fluorescent lighting used as emergency egress lighting, and the system is in fair condition. The system is not provided with appropriate battery backup or emergency generator on separate circuits. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		31,149 ft ²	1,636 ft ²		
				Required	Required	\$32,785.00	(complete, area of building)
Sum:			\$32,785.00	\$31,149.00	\$1,636.00		



Exit Sign with Emergency Egress Lighting



Exit Sign with Emergency Egress Lighting

[Back to Assessment Summary](#)

N. Fire Alarm

Description: The overall facility is equipped with a Simplex non-addressable type fire alarm system, installed in 1951 with minimal upgrades, and in fair condition, consisting of manual pull stations and bells. The system is not automatic and is not monitored by a third party. The system does not appear to be equipped with any audible horn and strobe indicating devices, smoke detectors, heat sensors, flow switches, and tamper switches. The systems thus will not support future fire suppression systems. The systems are not adequately provided throughout, and does not have additional zone capabilities. The systems are 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 systems to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft. (of entire building addition)		31,149 ft ²	1,636 ft ²		
Sum:			\$49,177.50	\$46,723.50	\$2,454.00		(complete new system, including removal of existing)



Fire Alarm System Control Panel



Fire Alarm System Manual Pull Station

[Back to Assessment Summary](#)

O. Handicapped Access

Description: At the site, there is not an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are not ADA accessible, due to steps at the entrances. Access from the parking / drop-off area to the building entries is compromised by steps or steep ramps. Adequate handicap parking is not provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with 4 ADA power assist doors and 0 are provided. Playground layout and equipping are compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is not an accessible route through the building which does include protruding objects. Electric water coolers are not recessed, but due to wide hallways, do not impede the traffic flow. Ground and floor surfaces are mostly compliant. Ramps and stairs do not meet all ADA requirements, due to slip surfaces on treads and handrails. Elevation changes within the overall facility are facilitated by 6 non-compliant stairwells in good condition. This multistory building does not have a compliant elevator that accesses every floor. Access to the Stage is not facilitated by a Corridor at Stage level, chair lift, ramp or other. Interior doors are both recessed and not recessed. Doors that are not recessed, open all the way and do not impede the traffic flow. Doors are provided adequate clearances, with the exception of 5 doors, and are mostly not provided with ADA-compliant hardware. 9 ADA-compliant toilets are required, and 0 are currently provided. 9 ADA-compliant Restroom lavatories are required, and 0 are currently provided. 3 ADA-compliant urinals are required, and 4 are currently provided. 3 ADA-compliant electric water coolers are required, and 2 are currently provided. Toilet partitions are metal and plastic and do provide appropriate ADA clearances where present. ADA-compliant accessories are adequately provided and mounted. Mirrors do meet ADA requirements for mounting heights. Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic Restroom is not compliant with ADA requirements due to no Restroom was observed in the Clinic. No Special Education Classrooms were observed at this facility. Adequate ADA signage is not provided in both the interior and exterior.

Rating: 3 Needs Replacement

Recommendations: To facilitate the school's meeting of ADA requirements, throughout the overall facility: Provide ADA-compliant signage. Provide an accessible elevator. Provide 4 power assisted doors. Provide a total of 2 chair lifts, 1 at the Gym/Cafeteria stairway and 1 for Stage access. Provide exterior access ramp from sidewalk to main entrance. Provide exterior access ramps at both exterior Kindergarten entrances and at northwest rear entrance. Reconfigure a total of 4 toilet compartments; 1 per Boys and Girl's Restrooms, to provide a fully ADA compliant toilet compartment. Includes 4 toilets, 4 full sets of accessories, grab bars and partitions. Reconfigure and enlarge 2 existing Staff Restrooms, to include 2 toilets, 2 lavatories and 2 full sets of accessories including grab bars. Provide a new ADA compliant Restroom for the Kitchen and Health Clinic, to include 2 toilets, 2 lavatories and 2 full sets of accessories including grab bars. All fixtures, whether new or replaced, to be mounted at correct ADA compliant heights. Provide 8 ADA compliant pipe wrap throughout the overall facility. Provide non-slip strips on 8 non-compliant stairways. Rework a total of 5 doors to meet ADA clearance requirements. Funding for replacement of door hardware in the overall facility not included in Item O, is provided for in Item J with the complete replacement of doors. Funding provided in Item E for electric water coolers, classroom sink with drinking fountains and fixtures not included in Item O. Funding for replacement of handrails is provided for in Item U. Funding for re-striping parking area to include 3 handicap spaces to meet ADA requirements for parking is provided for in Item P. Funding for replacement of toilets and lavatories to be mounted at ADA compliant heights is provided for in Item E.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		31,149 ft ²	1,636 ft ²		
				Required	Required	\$6,557.00	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)		500 Required		\$20,000.00	(per ramp/interior-exterior complete)
Lifts:	\$15,000.00	unit		1 Required		\$15,000.00	(complete)
Elevators:	\$42,000.00	each		3 Required		\$126,000.00	(per stop, \$84,000 minimum)
ADA Assist Door & Frame:	\$7,500.00	unit		4 Required		\$30,000.00	(openers, electrical, patching, etc)
Replace Doors:	\$5,000.00	leaf		5 Required		\$25,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Other: ADA Pipe Wrap	\$50.00	each		8 Required		\$400.00	Provide ADA compliant pipe wrap on all wall mounted lavatories.
Other: Add Unisex Toilet Room	\$10,000.00	per restroom		1 Required	1 Required	\$20,000.00	Provide new unisex restroom for the Kitchen and Health Clinic. Includes fixtures, demolition, walls, door and hardware, supply lines, drains, full set of accessories and grab bars.
Other: Non-Slip Tread Strips	\$400.00	unit		5 Required		\$2,000.00	Provide non slip tread strips on all stairways. Funding provided is per stairway.
Other: Reconfigure Toilet Room for ADA Compliance	\$10,000.00	per restroom		2 Required		\$20,000.00	Reconfigure existing restroom to meet ADA requirements. Includes fixtures, walls, door and hardware, supply lines, drains, full set of accessories and grab bars.
Other: Reconfigure Toilet Stall to meet ADA Compliance	\$2,500.00	per restroom		4 Required		\$10,000.00	Reconfigure existing toilet compartment to create ADA compliant stall. Includes fixture, accessories, grab bars, demolition, floor/wall repair and partitions.
Other: Wheelchair Stair Lift	\$15,000.00	per level		1 Required		\$15,000.00	Provide stairway chair lift. Includes lift, demolition, installation wall/floor repair.
Sum:			\$289,957.00	\$279,629.80	\$10,327.20		



Urinals at ADA Compliant Height



Non-Compliant Access to Gym/Cafeteria

[Back to Assessment Summary](#)

P. Site Condition

Description:

The 2.04 acre flat site is located in a small town residential setting with moderate tree, shrub, and floral type landscaping. Outbuildings include a small storage shed. There are no apparent problems with erosion or ponding. The site is bordered by lightly to moderately traveled city streets. A single vehicular entrance onto the site impedes proper separation of bus and other vehicular traffic, and one way bus traffic is not provided on site. There is a curbside bus loading and unloading zone in front of and to the site of the school, which is not separated from other vehicular traffic. Staff, and visitor parking is facilitated by an asphalt parking lot in fair condition, containing 16 parking places, which does not provide adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage into city storm sewers 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 at the perimeter of the site. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good to fair condition. Trash pick-up and service drive pavement appears heavy duty and is in fair condition, and is equipped with a concrete pad area for dumpsters, which is in good condition. Exterior concrete steps in fair to poor condition are appropriately located at several building entrances, and at several sidewalks leading to the property edge. One steel stairwell leads into a basement service area. One set of steel steps are provided at the kitchen loading dock. Exterior ramps are not provided. Steel handrails in fair condition are provided at some exterior concrete steps, but some steps require handrails. Existing handrails are not compliant based on OBC standards. Site fencing is provided around the entire site, but play areas are not separated from the parking lot. The fence is a steel wire mesh type, and in fair condition. The playground equipment is primarily constructed of coated steel and high density plastic, and is in good condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch of sufficient depth. Painted surface games, a basketball court, and tether ball is provided on an asphalt surface in fair condition. The playground area is equipped with sufficient benches in good condition. The athletic facilities are comprised of a small grass field with soccer goals. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of benches, although no tables are provided. There are no readily evident conditions that might significantly affect master planning with regard to the site. Due to the size of the site, building expansion is not recommended. The overall site is elevated approximately two feet, and the perimeter of the site contains a concrete retaining wall next to the perimeter sidewalks.

Rating:

2 Needs Repair

Recommendations:

Provide for a new asphalt wearing course due to condition. Provide for heavy duty asphalt paving for service drive areas. Provide additional parking spaces to meet OSDM guidelines, including adequate provisions for the disabled. Provide for appropriate area for on-site bus pickup and drop off. Provide for the replacement of concrete curbs due to condition. Provide for the replacement of concrete sidewalks due to condition. Provide for exterior steel handrails and guardrails due to condition and where required by the OBC and OSDM standards. Provide for replacement or repair of concrete steps due to condition. Provide allowances for unforeseen site circumstances. Provide for exterior furnishings for an outdoor learning environment. Provide for replacement of exterior basketball backboards due to age and condition.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments		
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		31,149 ft ²	1,636 ft ²	375 Required	20 Required	\$12,087.00	(including drainage / tear out for heavy duty asphalt)
Asphalt Paving / New Wearing Course:	\$19.00	sq. yard		2,504 Required	132 Required	2,504 Required	132 Required	\$50,084.00	(includes minor crack repair in less than 5% of paved area)
Additional Parking Spaces Required for Elementary	\$121.00	per student		10 Required	1 Required	10 Required	1 Required	\$1,331.00	(\$1,100 per parking space; 0.11 space per elementary student. Parking space includes parking lot drive space.)
Bus Drop-Off for Elementary	\$110.00	per student		228 Required	12 Required	228 Required	12 Required	\$26,400.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of elementary school students riding)
Concrete Curb:	\$18.00	n.ft.		861 Required	45 Required	861 Required	45 Required	\$16,308.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		1,467 Required	77 Required	1,467 Required	77 Required	\$7,241.36	(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$43.00	n.ft.		143 Required	8 Required	143 Required	8 Required	\$6,493.00	
Replace Concrete Steps:	\$32.00	sq.ft. (Qty)		238 Required	13 Required	238 Required	13 Required	\$8,032.00	
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required		Required		\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$49,177.50	Include this one or the next. (Each addition should have this item)
Other: Basketball Backboards	\$500.00	each		2 Required		2 Required		\$1,000.00	Provide for replacement of exterior basketball backboards due to age and condition.
Other: Exterior Furnishings	\$600.00	each		5 Required	1 Required	5 Required	1 Required	\$3,600.00	Provide for exterior furnishings for an outdoor learning environment.
Sum:			\$231,753.86	\$222,207.73	\$9,546.13				



Playground Area



Typical Condition of Asphalt

[Back to Assessment Summary](#)

Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
				31,149 ft ²	1,636 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		



Waste Vent Piping



Waste Vent Piping

[Back to Assessment Summary](#)

R. Water Supply

Description: The domestic water supply system is tied in to the municipal system, features 3" service and water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
				31,149 ft ²	1,636 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		



Incoming Domestic Water Service Meter



Incoming Domestic Water Service Line

[Back to Assessment Summary](#)

S. Exterior Doors

Description: Typical exterior doors in the overall facility are fiber-reinforced plastic type construction, installed on aluminum frames, and in good condition. Typical exterior doors feature insulated glass vision panels, and appropriate hardware. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good to fair condition. Entrance doors feature insulated glass vision panels and transoms, and appropriate hardware. The main entrance doors feature only single glazed vision panels and are dark bronze finish, which does not match the other doors and windows. The facility is not equipped with any roof access doors. There is an aluminum overhead coiling security grille door at the loading dock which is in good condition.

Rating: 2 Needs Repair

Recommendations: Replace the main entrance doors in the Original Construction. Replacement of the main entrance door transoms is addressed in Item F.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
				31,149 ft ²	1,636 ft ²		
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		4 Required		\$8,000.00	(includes removal of existing)
Sum:			\$8,000.00	\$8,000.00	\$0.00		



Main Entrance Doors



Typical Exterior Doors

[Back to Assessment Summary](#)

T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Westech Environmental Solutions, and dated 2013, documenting known and assumed locations of asbestos and other hazardous materials. Hard Plaster, Carpet Mastic, Cove Base Mastic, Marmoleum Floor Mastic, Vinyl asbestos floor tile and mastic, 12x12 Ceiling Tile and Mastic, Window and Door Caulking, Fire and Solid Core Doors, Sink Undercoating, Drywall Mud, Chalk Board Mastic, Cement Board, Boiler Components, Pipe Insulation, and a Stage Curtain containing hazardous materials are located in the 1950 Original Construction and 1974 Addition in fair to poor condition. These materials were described in the report and open to observation and found to be in both friable and non-friable condition with moderate to 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: 2 Needs Repair

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazards Assessment. Provide for removal of fire doors. All other interior solid core doors containing hazardous materials are replaced in Item J. 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 (1950) 31,149 ft ²	Kitchen and Classroom Addition (1974) 1,636 ft ²	Sum	Comments
<i>Environmental Hazards Form</i>							
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		24,920 Required	1,309 Required	\$2,622.90	
Pipe Insulation Removal	\$10.00	ln.ft.		60 Required	0 Required	\$600.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		2 Required	0 Required	\$4,000.00	
Hard Plaster Removal	\$7.00	sq.ft. (Qty)		600 Required	0 Required	\$4,200.00	See J
Gypsum Board Removal	\$6.00	sq.ft. (Qty)		1,355 Required	0 Required	\$8,130.00	See J
Acoustical Panel/Tile Ceiling Removal	\$3.00	sq.ft. (Qty)		30,000 Required	660 Required	\$91,980.00	See J
Cement Board Removal	\$5.00	sq.ft. (Qty)		65 Required	0 Required	\$325.00	
Fire Door Removal	\$100.00	each		2 Required	0 Required	\$200.00	See S
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		0 Required	660 Required	\$1,320.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$300.00	each		100 Required	0 Required	\$30,000.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		16,595 Required	0 Required	\$49,785.00	See J
Carpet Mastic Removal	\$2.00	sq.ft. (Qty)		685 Required	0 Required	\$1,370.00	
Carpet Removal (over RFC)	\$1.00	sq.ft. (Qty)		685 Required	0 Required	\$685.00	See J
Sink Undercoating Removal	\$100.00	each		11 Required	0 Required	\$1,100.00	
Other: Chalk Board Mastic Removal	\$1.00	sq.ft. (Qty)		2,500 Required		\$2,500.00	Provide for removal of Chalk Board mastic
Other: Cove Base and Mastic Removal	\$2.00	ln.ft.		3,410 Required		\$6,820.00	Provide for removal of Cove Base and Mastic
Other: Marmoleum and Mastic Removal	\$3.00	sq.ft. (Qty)		3,375 Required		\$10,125.00	Provide for removal of Marmoleum and Mastic
Other: Stage Curtain Removal	\$1.00	sq.ft. (Qty)		1,000 Required		\$1,000.00	Provide for the removal of the Stage Curtain
Sum:			\$226,762.90	\$223,332.00	\$3,430.90		



Mud Elbow Fittings and Pipe Insulation



Fire Door

[Back to Assessment Summary](#)

U. Life Safety

Description: The overall facility is not equipped with a compliant automated fire suppression system. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 3 interior stair towers, which are not protected by a compliant two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Guard rails on all stairways are attached to wall structures and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in fair condition due to age, and does not include equipment that requires fire suppression. Fire extinguishers are not provided in sufficient quantity. Existing fire extinguishers are inadequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails at all interior stairways in the overall facility. Provide fire-rated enclosure around 3 existing stair towers in the overall facility. Provide 2 additional fire extinguishers. Funding for replacement of Kitchen hood is provided for in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		31,149 Required	1,636 Required	\$104,912.00	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level		6 Required		\$30,000.00	(includes associated doors, door frames and hardware)
Handrails:	\$5,000.00	level		12 Required		\$60,000.00	
Provide Fire Extinguisher and Wall Cabinet:	\$585.00	each		1 Required		\$585.00	(includes preparation of wall to receive recessed cabinet)
Sum:			\$195,497.00	\$190,261.80	\$5,235.20		



Compliant Fire Extinguisher



Non-Compliant Stair Tower

[Back to Assessment Summary](#)

V. Loose Furnishings

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

Rating: 2 Needs Repair

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
				31,149 ft ²	1,636 ft ²		
CEFPI Rating	6	\$3.00/sq.ft. (of entire building addition)		Required	Required	\$98,355.00	
Sum:			\$98,355.00	\$93,447.00	\$4,908.00		



Typical Student Desk and Chairs



Typical Teacher Desk and Chair

[Back to Assessment Summary](#)

W. Technology

Description: The typical Classroom is equipped with the required one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor, and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The typical Classroom is not fully equipped with the required four technology data ports for student use to meet Ohio School Design Manual requirements. The facility is not equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces appear to be inadequately provided, and in fair condition. OSDM-compliant computer network infrastructure does not appear to be provided. The facility does contain a media distribution center, and provides Computer Labs for use by students. Elevators are not present in this facility.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1950)	Kitchen and Classroom Addition (1974)	Sum	Comments
				31,149 ft ²	1,636 ft ²		
ES portion of building with total SF < 50,000	\$13.18	sq.ft. (Qty)		31,149 Required	1,636 Required	\$432,106.30	
Sum:			\$432,106.30	\$410,543.82	\$21,562.48		



IT Data Rack



IT Wireless Access Point

[Back to Assessment Summary](#)

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$4,928,960.01
7.00%	Construction Contingency	\$345,027.20
Subtotal		\$5,273,987.21
16.29%	Non-Construction Costs	\$859,132.52
Total Project		\$6,133,119.73

Construction Contingency	\$345,027.20
Non-Construction Costs	\$859,132.52
Total for X.	\$1,204,159.72

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$1,582.20
Soil Borings / Phase I Envir. Report	0.10%	\$5,273.99
Agency Approval Fees (Bldg. Code)	0.25%	\$13,184.97
Construction Testing	0.40%	\$21,095.95
Printing - Bid Documents	0.15%	\$7,910.98
Advertising for Bids	0.02%	\$1,054.80
Builder's Risk Insurance	0.12%	\$6,328.78
Design Professional's Compensation	7.50%	\$395,549.04
CM Compensation	6.00%	\$316,439.23
Commissioning	0.60%	\$31,643.92
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$59,068.66
Total Non-Construction Costs	16.29%	\$859,132.52

[Back to Assessment Summary](#)

School Facility Appraisal

Name of Appraiser Bernie Merritt **Date of Appraisal** 2016-08-06
Building Name Kyle Elementary
Street Address 501 South Plum Street
City/Town, State, Zip Code Troy, OH 45373
Telephone Number(s) (937) 332.6770
School District Troy City

Setting: Small City

Site-Acreage	2.04	Building Square Footage	32,785
Grades Housed	K-5	Student Capacity	360
Number of Teaching Stations	22	Number of Floors	2
Student Enrollment	245		
Dates of Construction	1950,1974		

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

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

Exterior Surfacing
 Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction
 Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

[Back to Assessment Summary](#)

1.0 The School Site

School Facility Appraisal

		Points Allocated	Points
1.1	<p>Site is large enough to meet educational needs as defined by state and local requirements</p> <p><i>The site is 2.04 acres compared to 13 acres required by the OSDM.</i></p>	25	10
1.2	<p>Site is easily accessible and conveniently located for the present and future population</p> <p><i>The School is centrally located within the School District, and is easily accessible. The site is accessible from city streets that are suitable for buses, cars, and service vehicles. One entry point is provided into the site, without appropriate separation of car and bus traffic.</i></p>	20	10
1.3	<p>Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the School site.</i></p>	10	8
1.4	<p>Site is well landscaped and developed to meet educational needs</p> <p><i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i></p>	10	8
1.5	<p>ES Well equipped playgrounds are separated from streets and parking areas</p> <p>MS Well equipped athletic and intermural areas are separated from streets and parking</p> <p>HS Well equipped athletic areas are adequate with sufficient solid-surface parking</p> <p><i>Playground areas consist of coated steel and high density plastic type play equipment, which is in good condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Hard surface play areas provide educational features painted on an asphalt surface, which is in fair condition. Fencing is provided around the play areas, but does not provide separation from on site parking lot traffic.</i></p>	10	7
1.6	<p>Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The site is gently sloped to provided positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.</i></p>	5	4
1.7	<p>Site has stable, well drained soil free of erosion</p> <p><i>Soils appear to be stable and well drained, and no erosion was observed.</i></p>	5	4
1.8	<p>Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>The site has been somewhat developed to accommodate outdoor learning, including benches, but no tables, to facilitate instruction.</i></p>	5	3
1.9	<p>Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.</i></p>	5	4
1.10	<p>ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided</p> <p>HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community</p> <p><i>Parking for faculty and staff is not adequately provided on the site.</i></p>	5	2
TOTAL - The School Site		100	60

2.0 Structural and Mechanical Features

School Facility Appraisal

Structural	Points Allocated	Points
2.1 Structure meets all barrier-free requirements both externally and internally <i>Entire building is not ADA-compliant.</i>	15	6
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs over the entire building are in good condition.</i>	15	12
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are in fair condition with observable cracks.</i>	10	6
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in good condition, have sufficient control and expansion joints, and are free from deterioration.</i>	10	8
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Corridor/building layout does not provide an efficient means of circulation throughout the building.</i>	10	4
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Building envelope does not meet minimum energy conservation requirements.</i>	10	4
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	5
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Flexible partition walls have been provided between two Classrooms on the first floor and two Classrooms on the second floor, which allow for some variety of class sizes.</i>	10	8

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 well maintained in most areas. Light fixtures do not appear to be subject to overheating.</i>	15	6
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 is 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	2

2.12	Electrical controls are safely protected with disconnect switches easily accessible <i>Disconnect switches are 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 not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.</i>	10	5
2.14	Number and size of restrooms meet requirements <i>The number and size of Restrooms meet requirements.</i>	10	9
2.15	Drainage systems are properly maintained and meet requirements <i>Drainage systems exhibit some signs of past leakage and repairs.</i>	10	7
2.16	Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements <i>The fire alarm system does not meet requirements. Smoke detectors are not provided. The facility is not sprinkled.</i>	10	2
2.17	Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas <i>The central intercommunication system provides reliable communication between the Administration area and all teaching/learning areas.</i>	10	8
2.18	Exterior water supply is sufficient and available for normal usage <i>Exterior wall hydrants are mostly adequately provided around the exterior of the facility.</i>	5	4
TOTAL - Structural and Mechanical Features		200	110

[Back to Assessment Summary](#)

3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Exterior materials and finishes for doors, windows and walls are durable and require minimal maintenance.</i>	15	12
3.2	Floor surfaces throughout the building require minimum care <i>Flooring throughout the facility consists of VCT, VAT, marmoleum, wood, terrazzo, sealed concrete, and carpet which is somewhat well maintained throughout the facility.</i>	15	9
3.3	Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block and glazed block is easily cleaned and resistant to stain. Drywall type wall finishes are not easily cleaned and resistant to stain.</i>	10	7
3.4	Built-in equipment is designed and constructed for ease of maintenance <i>Casework is wood type construction with plastic laminate tops, is well constructed but inadequately provided and in fair to poor condition.</i>	10	6
3.5	Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware is not consistent throughout the facility. Some doors and hardware meet ADA requirements and some do not.</i>	10	6
3.6	Restroom fixtures are wall mounted and of quality finish <i>Fixtures are wall and floor mounted and are of good to fair quality.</i>	10	5
3.7	Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial storage space is adequately located throughout the facility, including provisions for water and drains.</i>	10	10
3.8	Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Electrical outlets are adequately provided in Corridors and allow for convenient routine cleaning.</i>	10	8
3.9	Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are provided inadequately, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.</i>	10	2
TOTAL - Plant Maintainability		100	65

[Back to Assessment Summary](#)

4.0 Building Safety and Security

School Facility Appraisal

Site Safety	Points Allocated	Points
<p>4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Student loading occurs in the street, and is not separated from other vehicular traffic.</i></p>	15	6
<p>4.2 Walkways, both on and offsite, are available for safety of pedestrians</p> <p><i>Walkways are adequately provided both on and off-site for pedestrian safety.</i></p>	10	8
<p>4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>School signs are located as required on adjacent access streets.</i></p>	5	4
<p>4.4 Vehicular entrances and exits permit safe traffic flow</p> <p><i>Buses and other vehicular traffic use the same entrance and exit point to the site, which does not provide safe vehicular traffic flow.</i></p>	5	2
<p>4.5 ES Playground equipment is free from hazard</p> <p> MS Location and types of intramural equipment are free from hazard</p> <p> HS Athletic field equipment is properly located and is free from hazard</p> <p><i>Playground equipment consists of coated steel and high density plastic type equipment in good condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.</i></p>	5	4

Building Safety	Points Allocated	Points
<p>4.6 The heating unit(s) is located away from student occupied areas</p> <p><i>Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the Classrooms and other learning areas.</i></p>	20	10
<p>4.7 Multi-story buildings have at least two stairways for student egress</p> <p><i>The building does have 2 stairways, which are not enclosed and are not fully ADA and OBC compliant.</i></p>	15	7
<p>4.8 Exterior doors open outward and are equipped with panic hardware</p> <p><i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i></p>	10	8
<p>4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.</i></p>	10	4
<p>4.10 Classroom doors are recessed and open outward</p> <p><i>Classroom doors are both partially recessed not recessed from the Corridor. Doors open outward, but do not impede traffic flow in the Corridors. Five doors do not have proper ADA clearances.</i></p>	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	2
4.12	Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Terrazzo and VCT flooring has been well maintained throughout the facility. Main stairways are not maintained in a non-slip condition.</i>	5	3
4.13	Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair treads and risers are properly designed and meet requirements. Stair risers do not exceed 7 inches permitted by the OBC.</i>	5	4
4.14	Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass at door transoms and sidelights is tempered for safety.</i>	5	4
4.15	Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Drinking fountains and electric water coolers are not recessed in the Corridor wall. Corridors are wide enough so that non-recessed fixture does not impede traffic flow in Corridors.</i>	5	4
4.16	Traffic areas terminate at an exit or a stairway leading to an egress <i>Exits are properly located to allow safe egress from the building. Entry and exit points to the building have been adequately provided. Corridor and building layout does provide an efficient means of circulation throughout the building. There are no dead-end Corridors in the building. Stairways are not enclosed.</i>	5	3

Emergency Safety

		Points Allocated	Points
4.17	Adequate fire safety equipment is properly located <i>The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers do not appear to be adequately provided.</i>	15	2
4.18	There are at least two independent exits from any point in the building <i>Multiple exits are provided from Corridors throughout the facility. There are no dead-end Corridors in the building.</i>	15	13
4.19	Fire-resistant materials are used throughout the structure <i>The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are masonry. Finishes comply with OBBC requirements.</i>	15	14
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>The fire alarm is not equipped with automatic actuation devices and is not provided with visual indicating devices.</i>	15	2
TOTAL - Building Safety and Security		200	110

[Back to Assessment Summary](#)

5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space	Points Allocated	Points
5.1 Size of academic learning areas meets desirable standards <i>The average Classroom is 850 SF compared to 900 SF required by the OSDM. Several Classrooms utilize flexible partitions which allow for a larger Classroom size.</i>	25	15
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	9
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.</i>	10	7
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	6
5.5 Storage for student materials is adequate <i>Storage cubbies, located in the Classroom, are adequately provided for student storage.</i>	10	8
5.6 Storage for teacher materials is adequate <i>Casework is inadequately provided for storage of teacher materials.</i>	10	4

Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards <i>The Special Education Classroom is 235 SF compared to 900 SF recommended in the OSDM. Special Education Classroom is undersized compared to standards.</i>	15	3
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	3
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The Media Center is 1,343 SF compared to 735 SF recommended in the OSDM. The Media Center includes sufficient book storage space, but does not provide sufficient natural light.</i>	10	7
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The Gymnasium is 2,624 SF compared to 3,500-10,000 SF recommended in the OSDM. The Gymnasium is undersized for effective physical education instruction.</i>	5	2
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>Pre-K and Kindergarten spaces are adequate for age of students served.</i>	10	8

5.12	Music Program is provided adequate sound treated space	5	2
	<i>The Music Room is shared with the Art Room, and is 1,209 SF compared to 1,800-3,000 recommended in the OSDM. The Music Room is not provided with adequate sound attenuation surface treatments.</i>		
5.13	Space for art is appropriate for special instruction, supplies, and equipment	5	3
	<i>The Art Room is shared with the Music Rooms, and is 1,209 SF compared to 1,200 SF recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.</i>		

School Facility Appraisal

Points Allocated Points

5.14	Space for technology education permits use of state-of-the-art equipment	5	4
	<i>The facility is provided with Computer Labs for student use.</i>		
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>Storage cubbies 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	5
	<i>The Teacher's Lounge is 806 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM. The Teacher's Lounge does not reflect a professional environment.</i>		
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	6
	<i>The Warming Kitchen space is 647 SF compared to 490 SF recommended in the OSDM. Student Dining shares the Gymnasium space.</i>		
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	2
	<i>Administrative Offices are not adequately provided for Elementary School students.</i>		
5.20	Counselor's office insures privacy and sufficient storage	5	3
	<i>The Counselor's Office is 206 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM. The space provided for the Counselor does insure privacy, but lacks sufficient storage space.</i>		
5.21	Clinic is near administrative offices and is equipped to meet requirements	5	2
	<i>The Clinic is 201 SF compared to 370 SF recommended in the OSDM. The Clinic is not located within the Administrative Offices and lacks required equipment.</i>		
5.22	Suitable reception space is available for students, teachers, and visitors	5	2
	<i>Reception space consists of approximately 187 SF compared to 200-400 SF recommended by the OSDM. Limited reception space is provided for students, teachers, and visitors.</i>		
5.23	Administrative personnel are provided sufficient work space and privacy	5	2

The Administrative area consists of approximately 350 SF for the principal, and reception space, compared to 2,600 SF recommended by the OSDM for principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom.

TOTAL - Educational Adequacy

200

108

[Back to Assessment Summary](#)

6.0 Environment for Education

School Facility Appraisal

Exterior Environment		Points Allocated	Points
6.1	Overall design is aesthetically pleasing to age of students <i>The building is a traditional design with classical detailing, which is aesthetically pleasing.</i>	15	12
6.2	Site and building are well landscaped <i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i>	10	8
6.3	Exterior noise and poor environment do not disrupt learning <i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.</i>	10	8
6.4	Entrances and walkways are sheltered from sun and inclement weather <i>Exits are partially sheltered from sun and inclement weather.</i>	10	4
6.5	Building materials provide attractive color and texture <i>Exterior building materials consist of brick and stone, which does provide an attractive color and texture. Interior building materials consist of glazed block and painted concrete block which does provide an attractive color and texture.</i>	5	3

Interior Environment		Points Allocated	Points
6.6	Color schemes, building materials, and decor provide an impetus to learning <i>Overall building design and materials reflect a dated décor which does not enhance learning.</i>	20	8
6.7	Year around comfortable temperature and humidity are provided throughout the building <i>The facility is not air conditioned to provide year-round temperature and humidity control.</i>	15	2
6.8	Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <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>	15	4
6.9	Lighting system provides proper intensity, diffusion, and distribution of illumination <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.</i>	15	6
6.10	Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains and Restroom facilities are conveniently located.</i>	15	12
6.11	Communication among students is enhanced by commons area(s) for socialization <i>There are areas for students to gather in the Gymnasium only. Limited socialization and communication spaces have been provided throughout the facility.</i>	10	6

6.12	Traffic flow is aided by appropriate foyers and corridors <i>Corridors and Foyers are adequately designed for efficient traffic flow. Classroom doorways are not recessed, but do not impede traffic flow. Entry and exit points to the building have been adequately provided. Corridor and building layout does provide an efficient means of circulation throughout the building.</i>	10	8
6.13	Areas for students to interact are suitable to the age group <i>There are areas for students to gather in the Gymnasium only. Limited socialization and communication spaces have been provided throughout the facility.</i>	10	6
6.14	Large group areas are designed for effective management of students <i>The Gymnasium is undersized to allow effective management of large groups of students.</i>	10	4
6.15	Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>Ceilings, walls, and floors have been inadequately provided with effective sound control measures.</i>	10	6
6.16	Window design contributes to a pleasant environment <i>The windows are fairly well designed to contribute to a pleasant environment.</i>	10	6
6.17	Furniture and equipment provide a pleasing atmosphere <i>Classroom furniture is mismatched and in fair to poor condition.</i>	10	6
TOTAL - Environment for Education		200	109

[Back to Assessment Summary](#)

LEED Observation Notes

School District:	Troy City
County:	Miami
School District IRN:	44925
Building:	Kyle Elementary
Building IRN:	19372

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

The amount of asphalt contributes to the heat island effect for non-roofs (see SS Credit 7.1). Open space is effectively maximized at this urban site (see SS Credit 5.2). The size of the parking area does not exceed the amount required with 16 spaces provided and 27 spaces required (see SS Credit 4.4). Reducing the amount of redundant asphalt and providing softer landscape elements including grasses, shrubs and flora, would contribute to a reduction in the heat island effect. Most of the roof surfaces have high reflectance and low thermal emittance, which helps mitigate the heat island effect.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

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

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

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

Material & Resources

The steps related to process building materials, such as extraction, processing and transportation are not environmentally natural, as they pollute the air, water and use natural resources. Construction and demolition wastes account for 40% of the solid waste stream in the US. Reusing existing documents is one of the best strategies to reduce solid wastes volumes and prevents 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)

The facility provides storage and collection of recyclables (see MR Prerequisite 1). By providing containers designated for the collection of paper, plastic and glass bottles and cans reduces the solid waste impact on the environment and is a simple way to achieve LEED credits.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

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

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

This facility does not implement innovative building features or sustainable building knowledge which is needed to exceed results that are required by the LEED Rating System.

Justification for Allocation of Points

Building Name and Level: **Kyle Elementary**

K-5

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

1. The facility is reported to contain asbestos.
2. The facility is not fully ADA compliant.
3. The facility is not equipped with an automated fire suppression system.
4. The facility is not equipped with a compliant security system.
- 5.
- 6.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Troy City
Facility:	Kyle Elementary
Date of Initial Assessment:	Aug 6, 2016
Date of Assessment Update:	Dec 11, 2016
Cost Set:	2016

District IRN:	44925
Building IRN:	19372
Firm:	SBDP

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1950 Original Construction	31,149	\$223,332.00	\$192,887.00
1974 Kitchen and Classroom Addition	1,636	\$3,430.90	\$3,430.90
Total	32,785	\$226,762.90	\$196,317.90
Total with Regional Cost Factor (97.49%)	—	\$221,071.15	\$191,390.32
Regional Total with Soft Costs & Contingency	—	\$275,079.50	\$238,147.55

