

Building Information - Troy City (44925) - Van Cleve Elementary

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Small City
Assessment Name	Van Cleve Elementary School (66498) FINAL
Assessment Date (on-site; non-EEA)	2016-08-08
Kitchen Type	Warming Kitchen
Cost Set:	2016
Building Name	Van Cleve Elementary
Building IRN	66498
Building Address	617 East Main Street
Building City	Troy
Building Zipcode	45373
Building Phone	(937) 332.6780
Acreage	4.30
Current Grades:	PK, 6
Teaching Stations	40
Number of Floors	2
Student Capacity	633
Current Enrollment	353
Enrollment Date	2016-08-08
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	34
Historical Register	NO
Building's Principal	Mr. Matt Sieftring
Building Type	Elementary/Middle

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

82,821 Total Existing Square Footage

1913,1930,1951 Building Dates

PK, 6 Grades

353 Current Enrollment

40 Teaching Stations

4.30 Site Acreage

Van Cleve Middle and Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1913, is a three story, 82,821 square foot brick and stone school building located in a small town, residential, commercial, and industrial setting. The existing facility features a conventionally partitioned design for the main building, and open space Classrooms for the 1951 Addition, 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 type construction. The floor construction of the intermediate floors of the 1913 Original Construction and 1930 Addition are a cast-in-place concrete T type construction. There are no intermediate floors in the 1951 Addition. The roof structure of the 1913 Original Construction and 1930 Addition is a cast-in-place concrete T type construction. The roof structure of the 1951 Addition is steel deck on steel joist type construction. The roofing system of the overall facility is a modified bitumen system by Tremco, installed between 2005 and 2008. The ventilation system of the building is inadequate to meet the needs of the users. Most Classrooms are adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with a fire suppression system. The building contains asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a two part 4.30 acre site consisting of the buildings and a separate parking lot, adjacent to residential and industrial properties. The overall property is not fenced for security. The playgrounds are fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. School bus loading and unloading takes place on the street. Parking for staff, visitors and community events is inadequate. The 1951 Addition is a separate Pre-Kindergarten Annex building adjacent to the main sixth grade building. This building was originally built as an Industrial Arts facility and went through a renovation from 2005 to 2006. This building is owned by Troy City School District but the enrolled students are through Miami County Educational Service Center.

The District has reported during an on-site meeting with assessors, that the EPA monitors the site soils due to residual chemicals left behind from a past dry cleaning facility. Due to this monitoring, the EPA dictates that there shall be no building expansion or new construction on site.

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Building Construction Information - Troy City (44925) - Van Cleve Elementary (66498)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Original Construction	1913	no	3	53,476	no
Gymnasium Addition	1930	no	2	19,627	no
Pre-Kindergarten Annex	1951	yes	1	9,718	no

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Building Component Information - Troy City (44925) - Van Cleve Elementary (66498)

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 (1913)		9652			2544		1487	866						
Gymnasium Addition (1930)		3965		7719										
Pre-Kindergarten Annex (1951)		90												
Total	0	13,707	0	7,719	2,544	0	1,487	866	0	0	0	0	0	0
Master Planning Considerations		Due to the confined location and size of this site, building expansion is not recommended. There is an industrial building to the north of the school property, which may distract from the learning environment. The District has reported during an on-site meeting with assessors, that the EPA monitors the site soils due to residual chemicals left behind from a past dry cleaning facility. Due to this monitoring, the EPA dictates that there shall be no building expansion or new construction on site.												

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Existing CT Programs for Assessment

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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 - Van Cleve Elementary (66498)

District: Troy City				County: Miami		Area: West Central Ohio (2)	
Name: Van Cleve Elementary				Contact: Mr. Matt Siefring			
Address: 617 East Main Street Troy, OH 45373				Phone: (937) 332.6780			
Bldg. IRN: 66498				Date Prepared: 2016-08-08		By: Julie Apt	
				Date Revised: 2016-12-11		By: Bernie Merritt	
Current Grades		PK, 6	Acreage:		4.30		
Proposed Grades		N/A	Teaching Stations:		40		
Current Enrollment		353	Classrooms:		34		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Construction</u>		1913	no	3	53,476		
<u>Gymnasium Addition</u>		1930	no	2	19,627		
<u>Pre-Kindergarten Annex</u>		1951	yes	1	9,718		
Total						82,821	
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2016				Rating	Dollar Assessment		
A. <u>Heating System</u>				3	\$2,825,852.52		
B. <u>Roofing</u>				3	\$687,208.40		
C. <u>Ventilation / Air Conditioning</u>				2	\$5,000.00		
D. <u>Electrical Systems</u>				3	\$1,344,184.83		
E. <u>Plumbing and Fixtures</u>				3	\$820,675.00		
F. <u>Windows</u>				3	\$457,881.00		
G. <u>Structure: Foundation</u>				2	\$111,042.00		
H. <u>Structure: Walls and Chimneys</u>				2	\$167,119.00		
I. <u>Structure: Floors and Roofs</u>				1	\$0.00		
J. <u>General Finishes</u>				3	\$3,272,457.25		
K. <u>Interior Lighting</u>				3	\$414,105.00		
L. <u>Security Systems</u>				3	\$236,039.85		
M. <u>Emergency/Egress Lighting</u>				3	\$82,821.00		
N. <u>Fire Alarm</u>				3	\$124,231.50		
O. <u>Handicapped Access</u>				3	\$128,144.20		
P. <u>Site Condition</u>				2	\$355,838.30		
Q. <u>Sewage System</u>				1	\$0.00		
R. <u>Water Supply</u>				1	\$0.00		
S. <u>Exterior Doors</u>				2	\$4,000.00		
T. <u>Hazardous Material</u>				3	\$1,187,223.30		
U. <u>Life Safety</u>				3	\$407,632.20		
V. <u>Loose Furnishings</u>				2	\$331,284.00		
W. <u>Technology</u>				3	\$820,368.65		
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$3,367,254.63		
Total					\$17,150,362.63		
CEFPI Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100		68		68% Borderline	
2.0 <u>Structural and Mechanical Features</u>		200		108		54% Borderline	
3.0 <u>Plant Maintainability</u>		100		56		56% Borderline	
4.0 <u>Building Safety and Security</u>		200		115		58% Borderline	
5.0 <u>Educational Adequacy</u>		200		135		68% Borderline	
6.0 <u>Environment for Education</u>		200		112		56% Borderline	
<u>LEED Observations</u>							
<u>Commentary</u>							
Total		1000		594		59% Borderline	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<u>C=Under Contract</u>							
<u>Renovation Cost Factor</u>				97.49%			
<u>Cost to Renovate (Cost Factor applied)</u>				\$16,719,888.53			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

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Original Construction (1913) Summary

District: Troy City				County: Miami		Area: West Central Ohio (2)																																																																			
Name: Van Cleve Elementary				Contact: Mr. Matt Siefring																																																																					
Address: 617 East Main Street Troy, OH 45373				Phone: (937) 332.6780																																																																					
Bldg. IRN: 66498				Date Prepared: 2016-08-08		By: Julie Apt																																																																			
				Date Revised: 2016-12-11		By: Bernie Merritt																																																																			
Current Grades		PK, 6	Acreage:	4.30	CEFPI Appraisal Summary																																																																				
Proposed Grades		N/A	Teaching Stations:	40																																																																					
Current Enrollment		353	Classrooms:	34	<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td colspan="6">Cover Sheet</td> </tr> <tr> <td>1.0 The School Site</td> <td>100</td> <td>68</td> <td>68%</td> <td></td> <td>Borderline</td> </tr> <tr> <td>2.0 Structural and Mechanical Features</td> <td>200</td> <td>108</td> <td>54%</td> <td></td> <td>Borderline</td> </tr> <tr> <td>3.0 Plant Maintainability</td> <td>100</td> <td>56</td> <td>56%</td> <td></td> <td>Borderline</td> </tr> <tr> <td>4.0 Building Safety and Security</td> <td>200</td> <td>115</td> <td>58%</td> <td></td> <td>Borderline</td> </tr> <tr> <td>5.0 Educational Adequacy</td> <td>200</td> <td>135</td> <td>68%</td> <td></td> <td>Borderline</td> </tr> <tr> <td>6.0 Environment for Education</td> <td>200</td> <td>112</td> <td>56%</td> <td></td> <td>Borderline</td> </tr> <tr> <td colspan="6">LEED Observations</td> </tr> <tr> <td colspan="6">Commentary</td> </tr> <tr> <td>Total</td> <td>1000</td> <td>594</td> <td>59%</td> <td></td> <td>Borderline</td> </tr> </tbody> </table>			Section	Points Possible	Points Earned	Percentage	Rating	Category	Cover Sheet						1.0 The School Site	100	68	68%		Borderline	2.0 Structural and Mechanical Features	200	108	54%		Borderline	3.0 Plant Maintainability	100	56	56%		Borderline	4.0 Building Safety and Security	200	115	58%		Borderline	5.0 Educational Adequacy	200	135	68%		Borderline	6.0 Environment for Education	200	112	56%		Borderline	LEED Observations						Commentary						Total	1000	594	59%		Borderline
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FACILITY ASSESSMENT				Rating	Dollar Assessment																																																																				
Cost Set: 2016																																																																									
A.	Heating System		3	\$1,824,601.12																																																																					
B.	Roofing		3	\$316,050.60																																																																					
C.	Ventilation / Air Conditioning		2	\$5,000.00																																																																					
D.	Electrical Systems		3	\$867,915.48																																																																					
E.	Plumbing and Fixtures		3	\$594,160.00																																																																					
F.	Windows		3	\$271,740.00																																																																					
G.	Structure: Foundation		2	\$89,244.00																																																																					
H.	Structure: Walls and Chimneys		2	\$85,443.75																																																																					
I.	Structure: Floors and Roofs		1	\$0.00																																																																					
J.	General Finishes		3	\$2,089,097.60																																																																					
K.	Interior Lighting		3	\$267,380.00																																																																					
L.	Security Systems		3	\$152,406.60																																																																					
M.	Emergency/Egress Lighting		3	\$53,476.00																																																																					
N.	Fire Alarm		3	\$80,214.00																																																																					
O.	Handicapped Access		3	\$59,225.20																																																																					
P.	Site Condition		2	\$249,082.42																																																																					
Q.	Sewage System		1	\$0.00																																																																					
R.	Water Supply		1	\$0.00																																																																					
S.	Exterior Doors		2	\$0.00																																																																					
T.	Hazardous Material		3	\$1,017,313.10																																																																					
U.	Life Safety		3	\$209,633.20																																																																					
V.	Loose Furnishings		2	\$213,904.00																																																																					
W.	Technology		3	\$506,417.72																																																																					
X.	Construction Contingency / Non-Construction Cost		-	\$2,187,074.92																																																																					
Total				\$11,139,379.71																																																																					
						C=Under Contract																																																																			
						Renovation Cost Factor																																																																			
						97.49%																																																																			
						Cost to Renovate (Cost Factor applied)																																																																			
						\$10,859,781.28																																																																			
<p><i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i></p>																																																																									

Gymnasium Addition (1930) Summary

District: Troy City				County: Miami		Area: West Central Ohio (2)	
Name: Van Cleve Elementary				Contact: Mr. Matt Siefring			
Address: 617 East Main Street Troy, OH 45373				Phone: (937) 332.6780			
Bldg. IRN: 66498				Date Prepared: 2016-08-08		By: Julie Apt	
				Date Revised: 2016-12-11		By: Bernie Merritt	
Current Grades		PK, 6	Acreage:		4.30		
Proposed Grades		N/A	Teaching Stations:		40		
Current Enrollment		353	Classrooms:		34		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Construction</u>		1913	no	3	53,476		
Gymnasium Addition		1930	no	2	19,627		
<u>Pre-Kindergarten Annex</u>		1951	yes	1	9,718		
Total				82,821			
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2016				Rating	Dollar Assessment		
A. <u>Heating System</u>				3	\$669,673.24		
B. <u>Roofing</u>				3	\$207,896.20		
C. <u>Ventilation / Air Conditioning</u>				2	\$0.00		
D. <u>Electrical Systems</u>				3	\$318,546.21		
E. <u>Plumbing and Fixtures</u>				3	\$150,689.00		
F. <u>Windows</u>				3	\$92,580.00		
G. <u>Structure: Foundation</u>				2	\$21,798.00		
H. <u>Structure: Walls and Chimneys</u>				2	\$70,180.25		
I. <u>Structure: Floors and Roofs</u>				1	\$0.00		
J. <u>General Finishes</u>				3	\$946,435.85		
K. <u>Interior Lighting</u>				3	\$98,135.00		
L. <u>Security Systems</u>				3	\$55,936.95		
M. <u>Emergency/Egress Lighting</u>				3	\$19,627.00		
N. <u>Fire Alarm</u>				3	\$29,440.50		
O. <u>Handicapped Access</u>				3	\$43,125.40		
P. <u>Site Condition</u>				2	\$72,460.15		
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>				3	\$169,910.20		
U. <u>Life Safety</u>				3	\$165,146.40		
V. <u>Loose Furnishings</u>				2	\$78,508.00		
W. <u>Technology</u>				3	\$185,867.69		
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$829,642.25		
Total					\$4,225,598.29		
CEFPI Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100		68		68% Borderline	
2.0 <u>Structural and Mechanical Features</u>		200		108		54% Borderline	
3.0 <u>Plant Maintainability</u>		100		56		56% Borderline	
4.0 <u>Building Safety and Security</u>		200		115		58% Borderline	
5.0 <u>Educational Adequacy</u>		200		135		68% Borderline	
6.0 <u>Environment for Education</u>		200		112		56% Borderline	
<u>LEED Observations</u>							
<u>Commentary</u>							
Total		1000		594		59% Borderline	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<u>C=Under Contract</u>							
<u>Renovation Cost Factor</u>						97.49%	
<u>Cost to Renovate (Cost Factor applied)</u>						\$4,119,535.77	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

Pre-Kindergarten Annex (1951) Summary

District: Troy City				County: Miami		Area: West Central Ohio (2)	
Name: Van Cleve Elementary				Contact: Mr. Matt Siefring			
Address: 617 East Main Street Troy, OH 45373				Phone: (937) 332.6780			
Bldg. IRN: 66498				Date Prepared: 2016-08-08		By: Julie Apt	
				Date Revised: 2016-12-11		By: Bernie Merritt	
Current Grades		PK, 6	Acreage:		4.30		
Proposed Grades		N/A	Teaching Stations:		40		
Current Enrollment		353	Classrooms:		34		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Construction</u>		1913	no	3	53,476		
<u>Gymnasium Addition</u>		1930	no	2	19,627		
Pre-Kindergarten Annex		1951	yes	1	9,718		
Total				82,821			
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2016				Rating	Dollar Assessment		
A. <u>Heating System</u>				3	\$331,578.16		
B. <u>Roofing</u>				3	\$163,261.60		
C. <u>Ventilation / Air Conditioning</u>				2	\$0.00		
D. <u>Electrical Systems</u>				3	\$157,723.14		
E. <u>Plumbing and Fixtures</u>				3	\$75,826.00		
F. <u>Windows</u>				3	\$93,561.00		
G. <u>Structure: Foundation</u>				2	\$0.00		
H. <u>Structure: Walls and Chimneys</u>				2	\$11,495.00		
I. <u>Structure: Floors and Roofs</u>				1	\$0.00		
J. <u>General Finishes</u>				3	\$236,923.80		
K. <u>Interior Lighting</u>				3	\$48,590.00		
L. <u>Security Systems</u>				3	\$27,696.30		
M. <u>Emergency/Egress Lighting</u>				3	\$9,718.00		
N. <u>Fire Alarm</u>				3	\$14,577.00		
O. <u>Handicapped Access</u>				3	\$25,793.60		
P. <u>Site Condition</u>				2	\$34,295.73		
Q. <u>Sewage System</u>				1	\$0.00		
R. <u>Water Supply</u>				1	\$0.00		
S. <u>Exterior Doors</u>				2	\$4,000.00		
T. <u>Hazardous Material</u>				3	\$0.00		
U. <u>Life Safety</u>				3	\$32,852.60		
V. <u>Loose Furnishings</u>				2	\$38,872.00		
W. <u>Technology</u>				3	\$128,083.24		
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$350,537.47		
Total					\$1,785,384.64		
CEFPI Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100		68		68% Borderline	
2.0 <u>Structural and Mechanical Features</u>		200		108		54% Borderline	
3.0 <u>Plant Maintainability</u>		100		56		56% Borderline	
4.0 <u>Building Safety and Security</u>		200		115		58% Borderline	
5.0 <u>Educational Adequacy</u>		200		135		68% Borderline	
6.0 <u>Environment for Education</u>		200		112		56% Borderline	
<u>LEED Observations</u>							
<u>Commentary</u>							
Total		1000		594		59% Borderline	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<u>C=Under Contract</u>							
<u>Renovation Cost Factor</u>						97.49%	
<u>Cost to Renovate (Cost Factor applied)</u>						\$1,740,571.48	
<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 1913 Original Construction is a natural gas fired steam boiler type system, installed in 1955, and is in poor condition. The system in the 1930 Addition is an extension of that found in the 1913 Original Construction. The existing system for the 1951 Addition is a natural gas fired heated water boiler type system, installed in 1951, with upgrades in 1970 and 2015, and is in fair condition. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The (2) steam boilers, that serve the 1913 Original Construction, were manufactured by Cyclotherm, were installed in 1913, with upgrades in 1950, and are in fair to poor condition. Steam is converted to hot water for the 1913 Original Construction. Steam and heating water are distributed to terminal units consisting of radiators, unit ventilators, cabinet heaters, unit heaters, and air handlers. The terminal equipment is original to each addition and is in fair condition. The (1) heated water boiler, that serves the 1951 Addition, was manufactured by Weil-McLain, was installed in 1951, with upgrades in 1970, and is in fair condition. Heating water is distributed to terminal units consisting of Trane Odyssey air handling units. The terminal equipment was installed in 2015 and is in good to 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 and digital 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 1913 Original Construction and 1930 Addition 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 existing system in the 1951 Addition is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being 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 the 1913 Original Construction and 1930 Addition to ducted system to facilitate efficient exchange of conditioned air. Replace existing ductwork in the 1951 Addition to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Original Construction (1913) 53,476 ft ²	Gymnasium Addition (1930) 19,627 ft ²	Pre-Kindergarten Annex (1951) 9,718 ft ²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	Required	\$2,163,284.52	(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	Required	\$662,568.00	(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:			\$2,825,852.52	\$1,824,601.12	\$669,673.24	\$331,578.16		



Natural Gas Fired Boiler



Radiator

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B. Roofing

Description: The roof over the Original Construction is a modified bitumen system by Tremco that was installed in 2007 and 2008, is under a 15-year warranty, and is in poor condition. There are District reports of current leaking. Blisters form in the roofing system and burst. Burst blisters adjacent to seams cause leaks. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch and access ladders that are in fair condition. Some low roof areas were not accessible. Fall safety protection cages are not required and are not provided. The roof over the 1930 Gymnasium Addition is a modified bitumen system by Tremco that was installed in 2005, 2007 and 2008, is under a 15-year warranty, and is in poor condition. There are District reports of current leaking. Blisters form in the roofing system and burst. Burst blisters adjacent to seams cause leaks. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch and access ladders that are in fair condition. Some low roof areas were not accessible. Fall safety protection cages are not required and are not provided. The roof over the 1951 Pre-Kindergarten Annex is a modified bitumen system by Tremco that was installed in 2005, is under a 15-year warranty, and is in poor condition. There are District reports of current leaking. Blisters form in the roofing system and burst. Burst blisters adjacent to seams cause leaks. Signs of past leaking were observed during the physical assessment. Access to the roof is not provided. There were no observations of standing water on the roof. Metal cap flashings and stone copings are in fair to poor condition. Roof storm drainage is addressed through a system of gutters and downspouts, roof drains, and through-wall scuppers, which are properly located, and in fair to poor condition. The roof is equipped with overflow scuppers in areas with roof drains, in sufficient quantity and in fair condition. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition and age of system and projected lifecycle. The metal flashing for the Original Construction requires replacement due to condition. Due to existing conditions downspouts require replacement. Due to existing conditions roof drains require replacement. Provide ladders to low areas which are currently inaccessible in the Original Construction and 1930 Gymnasium Addition. Provide an access hatch and ladder in the 1951 Pre-Kindergarten Annex. Install insulation in areas where the roof is being replaced throughout the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1913) 53,476 ft ²	Gymnasium Addition (1930) 19,627 ft ²	Pre-Kindergarten Annex (1951) 9,718 ft ²	Sum	Comments
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		18,683 Required	12,269 Required	9,718 Required	\$536,844.00	
Repair/replace cap flashing and coping:	\$18.40	n.ft.		156 Required			\$2,870.40	
Gutters/Downspouts	\$13.10	n.ft.		90 Required	266 Required	144 Required	\$6,550.00	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		2 Required			\$2,400.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)		18,683 Required	12,269 Required	9,718 Required	\$130,144.00	(non-tapered insulation for use in areas without drainage problems)
Roof Access Hatch:	\$2,000.00	each				1 Required	\$2,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	n.ft.		32 Required	32 Required		\$6,400.00	(remove and replace)
Sum:			\$687,208.40	\$316,050.60	\$207,896.20	\$163,261.60		



Typical Blisters & Cracking



Blisters and Metal Coping

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C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units are provided in the Teacher's Lounge location of the overall facility. An isolated room system consisting of a ductless split AC unit (with the pad-mounted condensing units located on the exterior of the facility) is provided in the 1913 Original Construction Administrative Offices location. An isolated room system consisting of multiple Trane Odyssey light-commercial ducted split AC units (with the pad-mounted condensing units located on the exterior of the facility) is provided in throughout the 1951 Addition. The ventilation system in the overall facility consists of unit ventilators, original to each addition, with upgrades in 1970 and in fair condition, providing fresh air to Classrooms, Student Dining, and the Media Center, and an air handling unit, installed in 1930 and in fair to poor condition, providing fresh air to the Gymnasium. Relief air venting is provided by transfer grilles to corridor, ceiling plenums, central relief fans, and an air handler. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln and the kiln ventilation system is inadequate. General building exhaust systems for Restrooms, Storage Rooms, Art Rooms, and Custodial Closets are inadequately placed, and in fair to poor 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 (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
				53,476 ft ²	19,627 ft ²	9,718 ft ²		
Kiln Exhaust System:	\$5,000.00	each		1 Required			\$5,000.00	
Sum:			\$5,000.00	\$5,000.00	\$0.00	\$0.00		



Unit Ventilator



Air Condition System Condenser

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D. Electrical Systems

Description: There are multiple electrical systems provided to the overall facility. The electrical system provided to the 1913 Original Construction is a 120/240 volts, 600 amp, 3 phase and 4 wire system installed in 1913 with upgrades in 1970, and is in fair to poor condition. The system in the 1930 Addition is an extension of that found in the 1913 Original Construction. The electrical system provided to the 1951 Addition is a 120/240 volts, 2,000 amp, 3 phase and 4 wire system installed in 1951 with upgrades and replacements to the switchgear in 2015, and is in fair condition. Power is provided to the school by multiple utility owned, pole-mounted transformers located outside the Mechanical Room, and in fair condition. The panel systems, are original to each addition, with some upgrades, 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 (6) general purpose outlets, while others are equipped with as few as (3) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not fully 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 to poor 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 (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
System Replacement:	\$16.23	sq. ft. (of entire building addition)		53,476 ft ² Required	19,627 ft ² Required	9,718 ft ² Required	\$1,344,184.83	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$1,344,184.83	\$867,915.48	\$318,546.21	\$157,723.14		



Main Electrical Distribution Panel



Electrical Disconnect

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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 provided and is in good condition. The domestic water supply piping in the overall facility is reported to be mostly copper with limited galvanized steel. The galvanized steel is original to the overall facility. The condition of the copper is good and the condition of the galvanized steel is fair. The facility is systematically replacing the galvanized steel with copper piping as needed and has reported to have replaced the majority of the galvanized steel to date. The waste piping in the overall facility is reported to have limited cast iron and mostly 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 and has reported to have replaced the majority of the cast iron to date. The facility is equipped with 1 gas water heater in good condition, with 1 separate 91 gallon storage tank in good condition located in the 1913 Original Construction, (1) 30 gallon electric water heater in good condition located in the 1930 Addition and (1) 40 gallon electric water heater in good condition located in the 1951 Addition. The school contains 4 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 1 Locker Room Restroom for boys (not in use), 0 Locker Room Restrooms for girls, 0 Restrooms associated with specialty Classrooms, 5 Unisex Restrooms and 5 Restrooms for staff. Boys' Large Group Restrooms contain 1 ADA and 6 non-ADA wall mounted flush valve toilets, 0 ADA and 13 non-ADA wall mounted flush valve urinals, as well as 2 ADA and 6 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 8 non-ADA wall mounted flush valve toilets, 1 ADA and 2 non-ADA floor mounted flush valve toilets, as well as 2 ADA and 4 non-ADA wall mounted lavatories. Unisex Restrooms contain 1 ADA and 1 non-ADA wall mounted flush valve toilets, 2 ADA and 2 non-ADA floor mounted flush valve toilets, as well as 3 ADA and 3 non-ADA wall mounted lavatories. Boys' Locker Room Restroom contain 0 ADA and 0 non-ADA wall or floor mounted toilets, 0 ADA and 0 non-ADA wall or floor mounted urinals, 0 ADA and 1 non-ADA wall mounted lavatories, as well as 0 ADA and 4 non-ADA showers. There are no Girls' Locker Room Restrooms. Staff Restrooms contain 0 ADA and 2 non-ADA wall mounted flush valve toilets, 2 ADA and 1 non-ADA floor mounted flush valve toilets, 0 ADA and 0 non-ADA wall or floor mounted urinals, as well as 2 ADA and 2 non-ADA wall mounted lavatories and 0 ADA and 1 non-ADA countertop lavatory. Condition of fixtures is good to fair. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 4 ADA and 5 non-ADA electric water coolers, in good to fair condition. Middle School Special Education Classrooms are not equipped with any sink mounted type drinking fountains. Special Education Classroom is not equipped with the required Restroom facilities, Classroom is located in close proximity of a Restroom. Kitchen is not equipped with the required Restroom. Health Clinic is equipped with the required Restroom and fixtures are in fair condition. Kindergarten / Pre-K Classrooms are equipped with Restroom facilities and fixtures are in fair condition. Pre-K Classrooms have direct access to Restrooms in Corridor. Kitchen fixtures consist of 1 rinse sink with garbage disposal, 1 commercial dishwasher, 1 triple compartment sink and 1 hand wash sink which are in fair condition due to age. The Kitchen is not equipped with grease interceptor, though none is required due to current use as a warming Kitchen. 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 21 toilets, 12 urinals, 21 lavatories, 3 Classroom sink mounted drinking fountains, and 9 electric water coolers. Observations revealed that the school is currently equipped with 29 toilets, 13 urinals, 26 lavatories, 0 Classroom sink mounted drinking fountains, and 9 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks which are in good. Science Classrooms are not equipped with required utility sink, gas / compressed air connections, and safety shower / eyewash. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are not provided.

Rating: 3 Needs Replacement

Recommendations: 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, throughout the overall facility, replace 9 toilets, 8 urinals, 10 lavatories (include ADA compliant faucets) and 4 electric water coolers. Provide 1 additional electric water cooler in the 1930 Addition. Due to age, condition, LEED, OBC and OSFC, replace 70 faucets and valves throughout the overall facility. Provide 3 in Classroom sinks with deck mounted drinking fountain. Provide (4) 4 station lab workstations (with dual faucet sinks, gas and compressed air connections), 4 ADA compliant work stations, 4 Instructor prep stations (with sink and compressed/ gas connections), 4 utility sinks and 4 eyewash/emergency showers. All fixtures, whether new or replaced, to be mounted at ADA compliant heights. Provide 10 additional wall hydrants throughout the facility. See Item O for replacement of fixtures related to ADA requirements, as well as reconfiguration of toilet stalls in Boys and Girls Restrooms, 2 Staff Restrooms, and 1 Health Clinic. Funding for fixtures and equipment replacement in Kitchen is provided for in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1913) 53,476 ft ²	Gymnasium Addition (1930) 19,627 ft ²	Pre-Kindergarten Annex (1951) 9,718 ft ²	Sum	Comments
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	\$289,873.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	\$289,873.50	(remove / replace)
Toilet:	\$1,500.00	unit		9 Required			\$13,500.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		8 Required			\$12,000.00	(remove / replace)
Sink:	\$1,500.00	unit		10 Required			\$15,000.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		4 Required	1 Required		\$15,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		45 Required	15 Required	10 Required	\$35,000.00	(average cost to remove/replace)
Other: ADA Compliant Lab Workstation (mobile)	\$10,519.00	per unit		4 Required			\$42,076.00	Provide 1 ADA compliant lab workstation. Includes workstation, 1 lab faucet/gas/compressed air combination, demolition, supply lines and drain pipes (blue lab grade PVC)
Other: Classroom Sink with Deck Mounted Drinking Fountain	\$3,800.00	each		3 Required			\$11,400.00	Provide new classroom sink with deck mounted drinking fountain. Includes fixture, demolition, supply piping, drains and wall/floor repair.
Other: Emergency Safety Shower and Eyewash Station	\$2,500.00	per unit		4 Required			\$10,000.00	Provide an emergency safety shower and eyewash station in Science Classroom
Other: Exterior Wall Hydrant	\$1,400.00	each		6 Required	2 Required	2 Required	\$14,000.00	Provide additional exterior wall hydrants
Other: Four Station Student Lab Workstation	\$10,519.00	per unit		4 Required			\$42,076.00	One four station student lab workstation. Includes workstation, 2 lab faucet/gas/compressed air combinations, demolition, supply lines, drain pipes (blue lab grade PVC) and floor repair.
Other: Instructor Demonstration Lab Station	\$5,319.00	per unit		4 Required			\$21,276.00	Provide instructor demonstration workstation. Includes 1 lab faucet/gas/compressed air combination, demolition, supply lines, drain pipes (blue lab grade PVC) and floor repair.
Other: Utility Sink	\$2,400.00	per unit		4 Required			\$9,600.00	Provide utility sink in Science Classrooms. Includes sink, faucet, supply lines, drain pipes, demolition and floor repair.
Sum:			\$820,675.00	\$594,160.00	\$150,689.00	\$75,826.00		



Triple Compartment Sink-Kitchen



Large Group Restroom-Girls

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F. Windows

Description: The Original Construction and 1930 Gymnasium Addition are equipped with aluminum frame windows with single glazed type window system, with an unknown installation date, and is in fair to poor condition. The window system features operable and inoperable windows throughout the building, and operable windows are not equipped with opening limiters. Insect screens are provided in fair condition. Window system seals are in poor condition, with moderate air and water infiltration being experienced. Window system hardware is in fair condition. The window system features no blinds. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The 1951 Pre-Kindergarten Annex is equipped with steel frame windows with single glazed type window system, which was installed in 1951, and is in poor condition. The window system features operable windows throughout the building, and operable windows are not equipped with opening limiters and insect screens. Window system seals are in poor condition, with moderate air and water infiltration being experienced. Window system hardware is in poor condition. The window system features no blinds. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the Original Construction and 1930 Gymnasium Addition are equipped with thermally broken aluminum frame transoms with tempered insulated glazing, in good condition. Exterior door vision panels are tempered insulated glazing. The exterior doors in the 1951 Pre-Kindergarten Annex are equipped with steel frame transoms with single pane glazing, in poor condition. Exterior door vision panels are single pane glazing. The school does not contain any skylights. The school does not contain any clerestories. Interior glass is OSDM-compliant. Window security grilles are provided for ground floor windows, and are in good condition. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace window transoms at exterior doors of the 1951 Pre-Kindergarten Annex.

Item	Cost	Unit	Whole Building	Original Construction (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
Insulated Glass/Panels:	\$60.00	sq.ft. (Qty)		53,476 ft ² 4,529 Required	19,627 ft ² 1,543 Required	9,718 ft ² 1,510 Required	\$454,920.00	(includes blinds)
Other: Replace window transoms at exterior doors	\$31.50	sq.ft. (Qty)				94 Required	\$2,961.00	Replace transoms above exterior doors.
Sum:			\$457,881.00	\$271,740.00	\$92,580.00	\$93,561.00		



Typical Aluminum Windows of the Original Construction



Typical Steel Windows of the 1951 Annex

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G. Structure: Foundation

Description: The Original Construction is equipped with brick foundation walls on concrete footings, which displayed minimal locations of significant differential settlement, cracking, and leaking, and are in fair condition. The 1930 Gymnasium Addition is equipped with concrete foundation walls on concrete footings, which displayed minimal locations of significant differential settlement, cracking, or leaking, and are in fair condition. The 1951 Pre-Kindergarten Annex is equipped with concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. Areas of minor cracking and spalling were observed through the Original Construction and 1930 Gymnasium Addition. The District reports that there has been past leaking throughout the Original Construction and 1930 Gymnasium Addition. The courtyard was noted as draining poorly during occasional massive rainfalls due to the limited storm drainage piping size, but that it cannot be altered due to EPA issues.

Rating: 2 Needs Repair

Recommendations: Provide sprayed on waterproofing system along the entire perimeter of the Original Construction and 1930 Gymnasium Addition. Provide drainage tile system along the entire perimeter of the Original Construction and the courtyard perimeter of the 1930 Gymnasium Addition due to leaking issues. Repair areas of cracking and spalling through the Original Construction and 1930 Gymnasium Addition.

Item	Cost	Unit	Whole Building	Original Construction (1913) 53,476 ft ²	Gymnasium Addition (1930) 19,627 ft ²	Pre-Kindergarten Annex (1951) 9,718 ft ²	Sum	Comments
Waterproofing Spray Applied:	\$6.00	sq.ft. (Qty)		9,648 Required	2,268 Required		\$71,496.00	(include excavation and backfill)
Drainage Tile Systems / Foundation Drainage:	\$18.00	ln.ft.		804 Required	189 Required		\$17,874.00	(include excavation and backfill)
Other: Repair damaged foundation walls.	\$28.00	sq.ft. (Qty)		603 Required	171 Required		\$21,672.00	Repair minor cracks and spalling foundation walls.
Sum:			\$111,042.00	\$89,244.00	\$21,798.00	\$0.00		



Typical Masonry Foundation of the Original Construction



Typical Concrete Foundation of the 1930 Gymnasium Addition

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system, which displayed minimal locations of deterioration, and is in good condition. The Original Construction was receiving some tuckpointing work during the assessment. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair to poor condition. Control joints are not provided at lintel locations, at doors and windows, building corners, and wall offsets though they are not needed. The school does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation. Exterior walls in the overall facility are inadequately insulated. Brick veneer masonry walls are not cavity walls. Weep holes and vents are not provided or required. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration in the chimneys and above roof locations. Architectural exterior accent materials consist of stone, which is in good to fair condition. Exterior building fenestration in the Original Construction represents 16.10% of the exterior surfaces. Exterior building fenestration in the 1930 Gymnasium Addition represents 6.47% of the exterior surfaces. Exterior building fenestration in the 1951 Pre-Kindergarten Annex represents 32.85% of the exterior surfaces. Interior Corridor and demising walls in the Original Construction and 1930 Gymnasium Addition are glazed brick and plaster walls, project full height from floor to bottom of deck, and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. Interior soffits are of plaster type construction, and in fair condition. Interior Corridor walls in the 1951 Pre-Kindergarten Annex are metal stud partitions with gypsum board, do not project full height from floor to bottom of deck, and are in good condition. Interior demising walls in the 1951 Pre-Kindergarten Annex are concrete masonry units, project full height from floor to bottom of deck, and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. Interior soffits are of metal stud and gypsum board type construction, and in good condition. The window sills in the overall facility are stone, and are in good condition. The exterior lintels are steel, and are in good condition. Chimneys in the Original Construction and 1930 Gymnasium Addition are in poor condition, needing tuckpointing. There are no chimneys in the 1951 Pre-Kindergarten Annex. There are no canopies in the Original Construction and 1930 Gymnasium Addition. Canopies over entrances in the 1951 Pre-Kindergarten Annex are metal type construction, and are in good to fair condition. Exterior soffits in the Original Construction and 1930 Gymnasium Addition are of concrete type construction, and in good condition. There are no exterior soffits in the 1951 Pre-Kindergarten Annex. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required in the Original Construction. Provide masonry cleaning and sealing as required through the overall facility. Recaulk existing control joints in the 1930 Gymnasium Addition. Exterior wall insulation deficiencies are addressed in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
				53,476 ft ²	19,627 ft ²	9,718 ft ²		
Tuckpointing:	\$5.25	sq.ft. (Qty)		2,875 Required	1,671 Required		\$23,866.50	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		28,140 Required	23,870 Required	4,598 Required	\$84,912.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		28,140 Required	23,870 Required	4,598 Required	\$56,608.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.			315 Required		\$1,732.50	(removing and replacing)
Sum:			\$167,119.00	\$85,443.75	\$70,180.25	\$11,495.00		



Stone Accents & Details



Chimney Tuckpointing Required

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in fair condition. There is no crawl space. The floor construction of the intermediate floors of the Original Construction and 1930 Gymnasium Addition is a cast-in-place concrete T type construction, and is in fair condition. There are no intermediate floors in the single story structure in the 1951 Pre-Kindergarten Annex. 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 and 1930 Gymnasium Addition is a cast-in-place concrete T type construction, and is in fair condition. The roof construction of the 1951 Pre-Kindergarten Annex 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 (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
				53,476 ft ²	19,627 ft ²	9,718 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Typical Concrete Floor Structure of the 1930 Gymnasium Addition



Typical Roof Structure of the 1951 Pre-Kindergarten Annex

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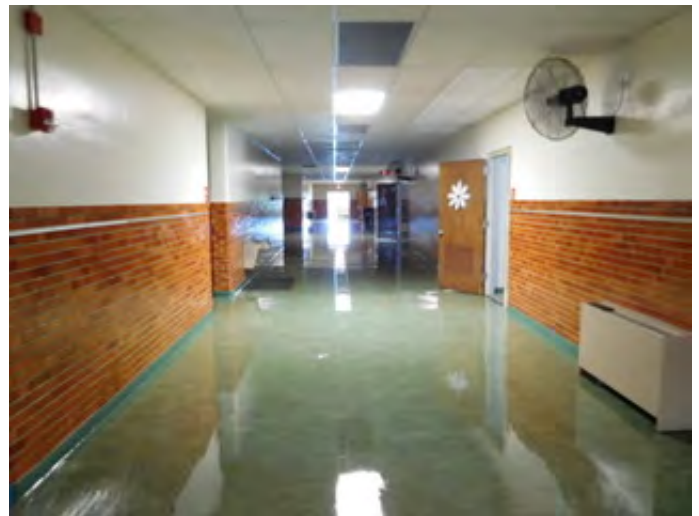
J. General Finishes

Description:	<p>The 1913 Original Construction features conventionally partitioned Classrooms with carpet, marmoleum, or VAT type flooring, acoustical tile type ceilings, as well as painted plaster, wood paneling, painted brick, or glazed brick type wall finishes, and they are in fair condition. The 1913 Original Construction has Corridors with marmoleum, sealed concrete, terrazzo, VAT, and walk-off carpet type flooring, acoustical tile type ceilings, as well as painted plaster, painted brick, and glazed brick type wall finishes, and they are in fair condition. The 1913 Original Construction has Restrooms with epoxy type flooring, acoustical tile type ceilings, as well as painted brick and painted plaster type wall finishes, and they are in fair condition. Toilet partitions are metal or plastic, and are in good to fair condition. The 1930 Addition features a Gymnasium, Entry Hall, Stage, and storage spaces. The 1930 Addition has Corridors with terrazzo type flooring, painted plaster type ceilings, as well as painted plaster and solid stone panel type wall finishes, and they are in fair condition. The Entry Hall contains decorative wood crown moldings on the ceiling and walls. The 1930 Addition has Restrooms with terrazzo type flooring, painted plaster type ceilings, as well as painted plaster, solid stone paneling, and vinyl paneling type wall finishes, and they are in fair condition. Toilet partitions are metal, and are in good to fair condition. The 1951 Addition features Open Space Classrooms with carpet type flooring, acoustical tile type ceilings, as well as painted block and painted gypsum type wall finishes, and they are in good to fair condition. The 1951 Addition has a small pass through Corridor with carpet type flooring, acoustical tile type ceiling, as well as painted gypsum type wall finishes, and they are in good to fair condition. The 1951 Addition has six single Restrooms with VCT type flooring, acoustical tile type ceilings, as well as painted gypsum, glazed block, or painted block type wall finishes, and they are in good to fair condition. There is one metal Toilet partition in one of the Restrooms, and it is in good to fair condition. Classroom casework in the 1913 Original Construction is wood type construction with plastic laminate tops, is inadequately provided, and in fair to poor condition. The typical Classroom contains eight lineal feet of casework, and Classroom casework provided ranges from 0 to 12 feet. Classroom casework is not provided in the 1930 Addition, as there are no Classrooms. Classroom casework is not provided in the 1951 Addition, as storage is provided through loose furnishings. 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. Coat hooks are adequately provided in the Corridors, and are in fair condition. The Art program is equipped with a kiln in poor, non-working condition, and existing kiln ventilation is inadequate. The 1913 Original Construction and 1930 Addition is equipped with wood louvered and non-louvered interior doors that are flush mounted without proper ADA hardware, and in fair to poor condition. The 1951 Addition is equipped with wood non-louvered interior doors that are flush mounted with either compliant or non-compliant ADA hardware, and in good to fair condition. The Gymnasium space has wood type flooring, painted plaster and acoustical tile type ceilings, as well as glazed brick and painted plaster type wall finishes, and they are in fair to poor condition. Wood Gymnasium flooring has been well maintained, but will only accommodate one future sanding and refinishing, and is rated at an advanced stage of its product lifecycle. Gymnasium concrete fixed stands are equipped with individual plastic type seating in good to fair condition. Gymnasium basketball backboards are a fixed type, and are in good to fair condition. The Media Center, located in the first floor of the 1913 Original Construction, has carpet type flooring, acoustical tile type ceilings, as well as painted plaster and wood paneling type wall finishes, and they are in fair condition. Student Dining, located in the basement of the 1913 Original Construction, has VAT type flooring, acoustical tile type ceilings, as well as painted brick and wood paneling type wall finishes, and they are in fair condition. OSDM-required fixed equipment for Stage is inadequately provided, and in fair to poor condition. Existing Gymnasium, Student Dining, Media Center, and Music spaces are not provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is a Warming Kitchen only, is undersized based on current enrollment, and the existing Kitchen equipment, installed over 20 years ago, is in fair condition. The warming Kitchen receives student meals shipped from the High School. 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 not 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.</p>
Rating:	3 Needs Replacement
Recommendations:	<p>Provide complete replacement of finishes and casework in the overall facility due to condition and installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, U, and W. Provide partitioning of Open Space Classrooms in the 1951 Addition per OSDM standards. Provide for replacement of interior doors in the 1913 Original Construction and 1930 Addition due to age and condition. Provide for replacement of one interior door in the 1951 Addition due to condition. Funding for replacement of door hardware in the 1951 Addition is provided for in Item O. Provide for the complete 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 replacement of an Art program kiln, with funding for ventilation system provided in Item C. Provide for terrazzo flooring repair due to age and condition. Provide for the replacement of toilet accessories. Provide for additional wall insulation. Remove Corridor transfer grilles, fill voids, and coordinate with adjacent finishes. Provide for appropriate sound attenuation acoustical surface treatments in the Gymnasium, Student Dining, Music Room, and Media Center. Provide for replacement of interior operable walls due to age and condition. Provide for the replacement of stage equipment due to age and condition. Provide for the replacement of Gymnasium flooring due to age and condition.</p>

Item	Cost	Unit	Whole Building	Original Construction (1913) 53,476 ft ²	Gymnasium Addition (1930) 19,627 ft ²	Pre-Kindergarten Annex (1951) 9,718 ft ²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$15.90	sq.ft. (of entire building addition)		Required	Required	Required	\$1,316,853.90	(elementary, per building area, with removal of existing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	\$16,564.20	(per building area)
Door, Frame, and Hardware:	\$1,300.00	each		93 Required	47 Required	1 Required	\$183,300.00	(non-ADA)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)			7,719 Required		\$99,189.15	(tear-out and replace per area)
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		150 Required	150 Required		\$7,500.00	(floor area affected; max. area to be 300 sf)
Art Program Kiln:	\$2,750.00	each		1 Required			\$2,750.00	
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		28,140 Required	23,870 Required	4,598 Required	\$339,648.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Hard Plaster Replacement	\$9.00	sq.ft. (Qty)		95,640 Required	20,000 Required		\$1,040,760.00	(Hazardous Material Replacement Cost - See T.)
Laboratory Table / Countertop Replacement	\$150.00	in.ft.		48 Required			\$7,200.00	(Hazardous Material Replacement Cost - See T.)
Door and Window Panel Replacement	\$200.00	each		82 Required	43 Required		\$25,000.00	(Hazardous Material Replacement Cost - See T.)
Reach-in Refrigerator/Freezer:	\$6,433.00	per unit		2 Required			\$12,866.00	
Total Warming Kitchen Replacement	\$112.50	sq.ft. (Qty)			866 Required		\$97,425.00	(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: Operable Partition	\$38.50	sq.ft. (Qty)		432 Required			\$16,632.00	Remove and replace accordion style operable partitions with new acoustical operable wall.
Other: Partition Open Space Classrooms	\$8.00	sq.ft. (Qty)				6,357 Required	\$50,856.00	(per building sq.ft., CMU in corridors and drywall partitions between classrooms)
Other: Sound Control	\$3.00	sq.ft. (Qty)		5,452 Required	7,719 Required		\$39,513.00	Provide for appropriate sound attenuation acoustical surface treatments in the Gymnasium, Student Dining, Music Room, and Media Center.
Other: Stage Equipment	\$14,000.00	allowance			Required		\$14,000.00	Provide for the replacement of stage equipment due to age and condition.
Other: Transfer Grilles	\$48.00	sq.ft. (Qty)		35 Required		15 Required	\$2,400.00	Remove Corridor transfer grilles, fill voids, and coordinate with adjacent finishes.
Sum:			\$3,272,457.25	\$2,089,097.60	\$946,435.85	\$236,923.80		



Gymnasium Finishes



Typical Corridor Finishes

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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 single and dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 54 FC, thus complying with the 40 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with pendant incandescent, as well as T-8 2x4 lay-in direct and surface mount fluorescent fixture type lighting, with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 22 FC, thus complying with the 15 FC recommended by the OSDM. The Gymnasium spaces are equipped with T-8 2x4 surface mount fluorescent fixture type lighting, in fair condition, providing an average illumination of 28 FC, which is less than the 30 FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 lay-in direct fluorescent, with some LED bulb replacement, fixture type lighting, in fair condition, providing an average illumination of 37 FC, thus complying with the 30 FC recommended by the OSDM. The 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 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 41 FC, which is less than the 50 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 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, inadequate lighting levels, utilization of incandescent fixtures, 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 (1913) 53,476 ft²	Gymnasium Addition (1930) 19,627 ft²	Pre-Kindergarten Annex (1951) 9,718 ft²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		Required	Required	Required	\$414,105.00	Includes demo of existing fixtures
Sum:			\$414,105.00	\$267,380.00	\$98,135.00	\$48,590.00		



Gymnasium Fluorescent Lighting Fixtures



Classroom Fluorescent Lighting Fixtures

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L. Security Systems

Description: The overall facility contains a Sonitrol door contact and CCTV type security system in fair condition. Motion detectors are not provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are not adequately equipped with door contacts. An automatic visitor control system is provided. Compliant color CCTV cameras are not adequately 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 not adequately 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. There are no playground fencing issues requiring attention. The exterior site lighting system is equipped with recessed incandescent and surface mounted HID metal halide entry lights in fair condition. Pedestrian walkways are illuminated with surface mounted HID high pressure sodium fixtures in fair condition. Parking and bus pick-up / drop off areas are not illuminated. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
Security System:	\$1.85	sq.ft. (of entire building addition)		53,476 ft ² Required	19,627 ft ² Required	9,718 ft ² Required	\$153,218.85	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	\$82,821.00	(complete, area of building)
Sum:			\$236,039.85	\$152,406.60	\$55,936.95	\$27,696.30		



Security System CCTV Camera



Exterior Entry Light Fixture

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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 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 (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		53,476 ft ²	19,627 ft ²	9,718 ft ²		
Sum:			\$82,821.00	\$53,476.00	\$19,627.00	\$9,718.00	\$82,821.00	(complete, area of building)



Exit Sign with Emergency Egress Lighting



Exit Sign with Emergency Egress Lighting

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N. Fire Alarm

Description: The 1913 Original Construction is equipped with a Simplex 4010 addressable type fire alarm system, installed in 1913 with upgrades in the last couple of years, and in good to fair condition. The system in the 1930 Addition is an extension of that found in the 1913 Original Construction. The 1951 Addition is equipped with a Honeywell/SilentKnight 5808 addressable type fire alarm system, installed in 1951 with upgrades in the last couple of years, and in good to fair condition. The systems for the overall facility consist of manual pull stations and horn and strobe indicating devices. The systems are automatic and are monitored by a third party. The systems appear to be equipped with sufficient audible horns and strobe indicating devices. The systems do not appear to be equipped with sufficient smoke detectors and heat sensors. The systems are not equipped with any 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 (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft. (of entire building addition)		53,476 ft ²	19,627 ft ²	9,718 ft ²		
Sum:			\$124,231.50	\$80,214.00	\$29,440.50	\$14,577.00		(complete new system, including removal of existing)



Fire Alarm System Control Panel



Fire Alarm System Audible Horn and Visual Strobe Device

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are ADA accessible, with exception of entry door at west entrance. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is not provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with 3 ADA power assist doors and 2 are provided, which are in good condition. 1 additional power assist door is needed at the 1930 Addition gym entrance. Playground layout and equipping are compliant. On the interior of the building, space allowances and reach ranges are compliant. There is an accessible route through the building which does 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 compliant. Ramps and stairs do meet all ADA requirements with exception of handrail heights. Elevation changes within the 1913 Original Construction are facilitated by 2 compliant stairwells and 1 compliant ramp in good condition and within the 1930 Addition by 2 compliant and 4 non-compliant stairs and 2 compliant ramps in good condition, with the exception of the handrail heights. This multistory building has a compliant elevator that accesses every floor and is good condition. In addition, the 1930 Addition has a lift that accesses each level and is in fair condition. Access to the Stage is not facilitated by a Corridor at Stage level, chair lift, ramp, or other. Interior doors in the 1913 Original Construction and the 1930 Addition are not recessed, are provided adequate clearances, and are not provided with ADA-compliant hardware. Interior doors in the 1951 Addition are not recessed, are provided adequate clearances and are provided with ADA-compliant hardware. 10 ADA-compliant toilets are required, and 7 are currently provided. 10 ADA-compliant Restroom lavatories are required, and 9 are currently provided. 4 ADA-compliant Science Classroom lab sinks are required, and 0 are currently provided. 6 ADA-compliant urinals are required, and 0 are currently provided. 0 ADA-compliant showers are required, and 0 are currently provided. 3 ADA-compliant electric water coolers are required, and 4 are currently provided. Toilet partitions are metal or plastic and do not provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors do meet ADA requirements for mounting heights. Science Classrooms are not compliant with ADA requirements due to no ADA compliant work station being observed in the classroom. Health Clinic Restroom is not compliant with ADA requirements due to non-compliant fixtures and insufficient square footage. ADA signage is provided on the interior and not on the exterior of the building.

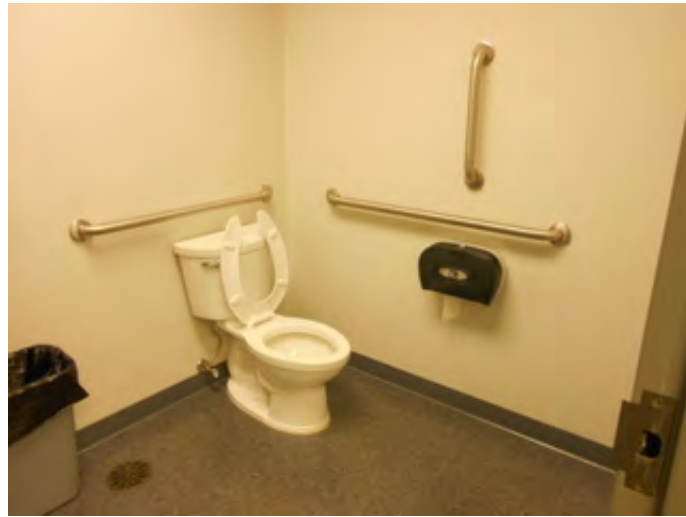
Rating: 3 Needs Replacement

Recommendations: To facilitate the school's meeting of ADA requirements, throughout the overall facility: Provide ADA-compliant signage on the exterior of the facility. Provide 1 additional power assist door at the 1930 Addition gym entrance. Due to age and condition, replace 1 lift in the 1930 Addition. Provide new lift at Stage to meet ADA requirement. Due to age, condition and ADA clearances, remount a total of 4 urinals to ADA compliant heights. Funding for replacement of toilets and lavatories to be mounted at ADA compliant heights is provided for in Item E. Reconfigure a total of 5 toilet compartments (1 per Boys and Girls Restrooms in the 1913 Original Construction) to provide a fully ADA compliant toilet compartment. Includes 5 toilets, 5 full sets of accessories, grab bars and partitions. Reconfigure and enlarge 2 existing Staff Restrooms, 1 Restroom in the Health Clinic and 2 Unisex Restrooms in the 1951 Addition, to include 5 toilets, 5 lavatories and 5 full sets of accessories including grab bars. All fixtures, whether new or replaced, to be mounted at correct ADA compliant heights. Provide 25 ADA compliant pipe wrap throughout the 1913 Original Construction and 1930 Addition. Provide an exterior ADA compliant ramp at the door on the west entrance located near the playground. Provide new handrails at 2 interior ramps in the 1930 Addition and replace handrails on ramp in 1913 Original Construction with funding provided in Item U. Provide non-slip tread strips on the 4 non-compliant stairways in the 1930 Addition. Provide 1 additional Handicap Parking Space to meet ADA requirements. Funding provided in Item E for ADA compliant science lab workstations, electric water coolers and fixtures not covered in Item O. Funding for restriping parking space to meet ADA requirements for parking is provided for in Item P. Funding for replacement of door hardware throughout 1913 Original Construction and 1930 Addition is provided for in Item J with complete replacement of interior doors. Replace door hardware on interior doors in the 1951 Addition, with funding for one door provided in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1913) 53,476 ft²	Gymnasium Addition (1930) 19,627 ft²	Pre-Kindergarten Annex (1951) 9,718 ft²	Sum	Comments
Handicapped Hardware:	\$350.00	set				11 Required	\$3,850.00	(includes installation / hardware only)
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	\$16,564.20	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)		22 Required			\$880.00	(per ramp/interior-exterior complete)
Lifts:	\$15,000.00	unit			2 Required		\$30,000.00	(complete)
ADA Assist Door & Frame:	\$7,500.00	unit			1 Required		\$7,500.00	(openers, electrical, patching, etc)
Other: ADA Pipe Wrap	\$50.00	each		23 Required	2 Required		\$1,250.00	Provide pipe wrap insulation on all wall mounted lavatories.
Other: Non-Slip Tread Strips	\$400.00	per unit			4 Required		\$1,600.00	Provide non slip tread strips on all non-compliant stairways and ramps. Funding provided is per stairway and ramp.
Other: Reconfigure Toilet Room for ADA Compliance	\$10,000.00	per restroom		3 Required		2 Required	\$50,000.00	Enlarge and reconfigure existing Toilet Room to meet ADA requirements. Includes fixtures, walls, door and hardware, supply lines, and full set of accessories including grab bars.
Other: Reconfigure Toilet Stall to meet ADA Compliance	\$2,500.00	per restroom		5 Required			\$12,500.00	Reconfigure toilet compartment to create ADA compliant stall, includes fixture, accessories, grab bars, demolition, floor/wall repair and partitions .
Other: Remount existing urinal	\$1,000.00	each		4 Required			\$4,000.00	Includes demolition, rough in and wall repair
Sum:			\$128,144.20	\$59,225.20	\$43,125.40	\$25,793.60		



ADA Compliant Signage-Interior



ADA Compliant Unisex Restroom

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P. Site Condition

Description:

The 4.30 acre flat site is located in a small town residential, commercial, and industrial setting with moderate tree, shrub, and floral type landscaping. Outbuildings include a small storage shed. The 1951 Addition is a separate Pre-Kindergarten Annex building adjacent to the main sixth grade building. This building was originally built as an Industrial Arts facility and went through a renovation from 2005 to 2006. There are no apparent problems with ponding, although small amounts of erosion were noticed at the edges of pavement. The site is bordered by lightly and moderately traveled city streets. Multiple entrances onto the site are provided. There is a curbside bus loading and unloading zone in front of the school, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 69 parking places, which provides adequate parking for staff members and visitors, but not the disabled (2 parking places). There is a main parking lot (64 parking places) across a side street from the main building, as well as a smaller visitor and disabled parking lot (5 parking places) next to the main building. The site and parking lot drainage design, consisting of catch basins, French drains, and mostly sheet drainage into city storm sewers, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in poor to fair condition are appropriately placed at street edges and around the smaller parking lot. 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 does not appear heavy duty and is in poor condition, and is equipped with a concrete pad area for dumpsters, which is in poor condition. Exterior concrete steps in good to fair condition are appropriately located at several building entrances, and at several sidewalks leading to the property edge. Two concrete stairwells lead into service areas of the basement. Exterior concrete ramps in good to fair condition are provided at the entry to the 1930 and 1951 Additions. Steel handrails in good to fair condition are provided at all exterior concrete steps, except two areas near the north end of the site. Existing handrails are mostly compliant, but there are some which need to be brought up to the OBC standards. Site fencing is not provided around the entire site, but the play areas are completely fenced for security and separation from vehicular traffic. The fence is a steel wire mesh type, and in fair condition. The playground equipment is primarily constructed of steel, coated steel, and high density plastic, and is in good to fair condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch of sufficient depth. Hard surface play areas with a basketball court, funnel ball, tether ball, and painted surface games are provided on an asphalt surface in fair condition. The site and playground area is equipped with sufficient tables and benches in good condition. The athletic facilities are comprised of a small soccer field located on an open patch of grass next to the play areas, and is in fair condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of outdoor furniture and a small brick paved area surrounded by landscaping. Due to the confined location and size of this site, building expansion is not recommended. There is an industrial building to the north of the school property, which may distract from the learning environment.

Rating:

2 Needs Repair

Recommendations:

Provide allowances for unforeseen site circumstances. Provide for the replacement of heavy duty asphalt paving due to condition. Provide for the replacement of light duty asphalt due to condition. Provide for a new asphalt wearing coarse due to condition. Funding for adequate provisions for disabled parking spaces is provided in parking lot asphalt replacement. Provide for a new concrete dumpster pad due to condition. Provide for the replacement of concrete curbs due to condition. Provide for the replacement of concrete sidewalks due to condition. Provide for replacement or repair of concrete steps due to condition. Provide for exterior steel handrails where required by the OBC and OSDM standards. Provide for soil stabilization at edges of pavement.

Item	Cost	Unit	Whole Building	Original Construction (1913) 53,476 ft²	Gymnasium Addition (1930) 19,627 ft²	Pre-Kindergarten Annex (1951) 9,718 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		337 Required	124 Required	57 Required	\$15,850.80	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$28.60	sq. yard		2,530 Required	934 Required	428 Required	\$111,311.20	(including drainage / tear out for light duty asphalt)
Asphalt Paving / New Wearing Course:	\$19.00	sq. yard		267 Required	99 Required	45 Required	\$7,809.00	(includes minor crack repair in less than 5% of paved area)
Concrete Curb:	\$18.00	n.ft.		945 Required	349 Required	160 Required	\$26,172.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		988 Required	365 Required	167 Required	\$7,128.80	(5 inch exterior slab)
Stabilize soil erosion:	\$2.50	sq.ft. (Qty)		195 Required	72 Required	33 Required	\$750.00	(includes stripping and re-grading)
Exterior Hand / Guard Rails:	\$43.00	n.ft.		38 Required	14 Required	7 Required	\$2,537.00	
Replace Concrete Steps:	\$32.00	sq.ft. (Qty)		155 Required	58 Required	26 Required	\$7,648.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required			\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required			\$50,000.00	include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	Required	\$124,231.50	include this one or the next. (Each addition should have this item)
Sum:			\$355,838.30	\$249,082.42	\$72,460.15	\$34,295.73		



Concrete Dumpster Pad



Concrete Steps to Main Entry

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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 (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
				53,476 ft ²	19,627 ft ²	9,718 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Floor Drain



Waste Vent Piping

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R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 2" service and water meter serving the 1913 Original Construction and a separate 2" service and water meter serving the 1930 Addition. Both are in fair condition. The 1951 Addition is an extension of that found in the 1930 Addition. 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 (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
				53,476 ft ²	19,627 ft ²	9,718 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Incoming Domestic Water Service Line



Incoming Domestic Water Service Meter

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S. Exterior Doors

Description: Typical exterior doors in the Original Construction and 1930 Gymnasium Addition are fiber-reinforced plastic type construction, installed on aluminum frames, and in good condition. Typical exterior doors feature no vision panels, and appropriate hardware. Typical exterior doors in the 1951 Pre-Kindergarten Annex are hollow metal type construction, installed on hollow metal frames, and in good condition. Typical exterior doors feature insulated vision panels, and appropriate hardware. Entrance doors in the Original Construction and 1930 Gymnasium Addition are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature insulated vision panels and transoms, and appropriate hardware. Entrance doors in the 1951 Pre-Kindergarten Annex are aluminum type construction, installed on aluminum frames, and in poor condition. Entrance doors feature single glazed vision panels and appropriate hardware. The facility is not equipped with any roof access doors. There are no overhead doors in the facility.

Rating: 2 Needs Repair

Recommendations: Replace the north exterior doors of the 1951 Pre-Kindergarten Annex, due to poor condition.

Item	Cost	Unit	Whole Building	Original Construction (1913) 53,476 ft ²	Gymnasium Addition (1930) 19,627 ft ²	Pre-Kindergarten Annex (1951) 9,718 ft ²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf				2 Required	\$4,000.00	(includes removal of existing)
Sum:			\$4,000.00	\$0.00	\$0.00	\$4,000.00		



Typical Entrance Doors



North Entrance Doors of the 1951 Pre-Kindergarten Annex

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T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Westech Environmental Solutions, and dated 2014, documenting known and assumed locations of asbestos and other hazardous materials. The AHERA Reports referenced only the 1913 Original Construction and 1930 Addition, and failed to document the 1951 Addition. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets for the 1951 Addition. Hard Plaster, Carpet mastic, Wall Paneling Mastic, Cove Base Mastic, Vinyl asbestos floor tile and mastic, 12x12 Ceiling Tile and Mastic (above newer ceilings) Laboratory Desktops, Window Components, Fire Doors, Pipe insulation, Boiler Components, Sink Undercoating, Transite panels, and a Stage Curtain containing hazardous materials are located in the 1913 Original Construction and 1930 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 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. The District has reported during an on-site meeting with assessors, that the EPA monitors the site soils due to residual chemicals left behind from a past dry cleaning facility. Due to this monitoring, the EPA dictates that there shall be no building expansion or new construction on site.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the 1913 Original Construction and 1930 Addition, as noted in the attached Environmental Hazards Assessment. Provide for removal of fire doors including all interior solid core doors. 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 (1913) 53,476 ft ²	Gymnasium Addition (1930) 19,627 ft ²	Pre-Kindergarten Annex (1951) 9,718 ft ²	Sum	Comments
<i>Environmental Hazards Form</i>				EHA Form	EHA Form		—	
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)		42,781 Required	15,702 Required		\$5,848.30	
Pipe Insulation Removal	\$10.00	ln.ft.		2,600 Required	1,400 Required		\$40,000.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		2 Required	0 Required		\$4,000.00	
Hard Plaster Removal	\$7.00	sq.ft. (Qty)		95,640 Required	20,000 Required		\$809,480.00	See J
Acoustical Panel/Tile Ceiling Removal	\$3.00	sq.ft. (Qty)		32,570 Required	0 Required		\$97,710.00	See J
Laboratory Table/Counter Top Removal	\$100.00	each		4 Required	0 Required		\$400.00	See J
Cement Board Removal	\$5.00	sq.ft. (Qty)		100 Required	0 Required		\$500.00	
Fire Door Removal	\$100.00	each		52 Required	28 Required		\$8,000.00	See S
Door and Window Panel Removal	\$100.00	each		82 Required	43 Required		\$12,500.00	See J & F
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		32,570 Required	0 Required		\$65,140.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$300.00	each		33 Required	17 Required		\$15,000.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		6,185 Required	380 Required		\$19,695.00	See J
Carpet Mastic Removal	\$2.00	sq.ft. (Qty)		20,810 Required	0 Required		\$41,620.00	
Sink Undercoating Removal	\$100.00	each		13 Required	0 Required		\$1,300.00	
Other: Cove Base Mastic Removal	\$2.00	sq.ft. (Qty)		6,615 Required			\$13,230.00	Cove Base Mastic Removal
Other: Marmoleum Mastic Removal	\$3.00	sq.ft. (Qty)		11,400 Required			\$34,200.00	Marmoleum Mastic Removal
Other: Stage Curtain Removal	\$1.00	sq.ft. (Qty)			1,000 Required		\$1,000.00	Stage Curtain Removal
Other: Wood Wall Panel Mastic Removal	\$2.00	sq.ft. (Qty)		3,800 Required			\$7,600.00	Wood Wall Panel Mastic Removal
Sum:			\$1,187,223.30	\$1,017,313.10	\$169,910.20	\$0.00		



Pipe Fittings



Fire Door

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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 2 interior stair towers, which are protected by compliant two hour fire enclosures and 2 interior stair towers, which are not protected by compliant two hour fire enclosures. The facility features 1 exterior steel stairway providing egress from intermediate floors, which is in good condition. Guardrails in the 1913 Original Construction and the 1930 Addition are anchored to guard walls and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in fair condition, and does not include equipment that requires fire suppression. Fire extinguishers are not provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the 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 stair towers, stairways, 2 interior ramps in the 1930 Addition and on 1 ramp in 1913 Original Construction. Provide fire-rated enclosure around 2 existing stair towers in the 1930 Addition. Provide 13 additional fire extinguishers throughout the facility. Funding for replacement of Kitchen hood is provided for in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1913) 53,476 ft ²	Gymnasium Addition (1930) 19,627 ft ²	Pre-Kindergarten Annex (1951) 9,718 ft ²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		53,476 Required	19,627 Required	9,718 Required	\$265,027.20	(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	per level		7 Required	14 Required		\$105,000.00	
Provide Fire Extinguisher and Wall Cabinet:	\$585.00	each		6 Required	4 Required	3 Required	\$7,605.00	(includes preparation of wall to receive recessed cabinet)
Sum:			\$407,632.20	\$209,633.20	\$165,146.40	\$32,852.60		



Non Compliant Stair Tower



Compliant Fire Extinguisher

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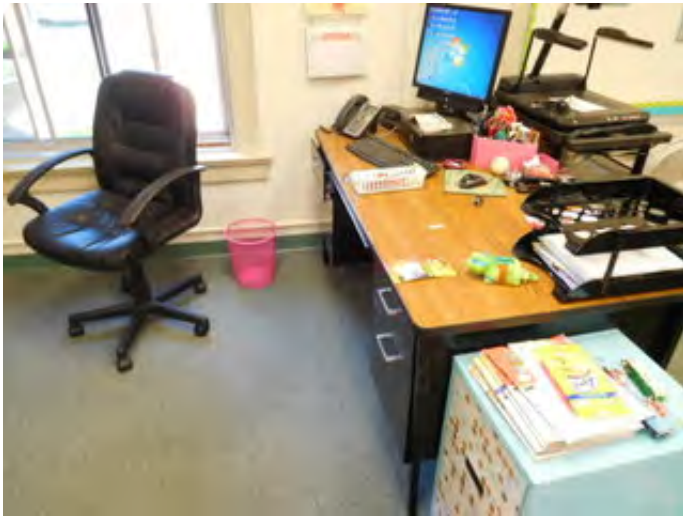
V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair to poor condition, consisting of student desks & chairs, teacher desks & chairs, 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 1913 Original Construction and 1930 Addition received a rating of 4 and the 1951 Addition received a rating of 5 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 (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
CEFPI Rating 4 to 5	\$4.00	sq.ft. (of entire building addition)		53,476 ft ²	19,627 ft ²	9,718 ft ²		
Sum:			\$331,284.00	\$213,904.00	\$78,508.00	\$38,872.00	\$331,284.00	



Typical Teacher Desk and Chair



Typical Student Desk and Chair

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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, and 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 and one cable port and monitor 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 are inadequately provided, and in poor condition. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a media distribution center, and does not provide Computer Labs for use by students. The elevator is equipped with a telephone.

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 (1913)	Gymnasium Addition (1930)	Pre-Kindergarten Annex (1951)	Sum	Comments
ES portion of building with total SF < 50,000	\$13.18	sq.ft. (Qty)		53,476 ft²	19,627 ft²	9,718 ft²		
MS portion of building with total SF 67,951 to 91,650	\$9.47	sq.ft. (Qty)		53,476 Required	19,627 Required			
Sum:			\$820,368.65	\$506,417.72	\$185,867.69	\$128,083.24		



IT Switch



Stage Control Panel

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$13,783,108.00
7.00%	Construction Contingency	\$964,817.56
Subtotal		\$14,747,925.56
16.29%	Non-Construction Costs	\$2,402,437.07
Total Project		\$17,150,362.63

Construction Contingency	\$964,817.56
Non-Construction Costs	\$2,402,437.07
Total for X.	\$3,367,254.63

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$4,424.38
Soil Borings / Phase I Envir. Report	0.10%	\$14,747.93
Agency Approval Fees (Bldg. Code)	0.25%	\$36,869.81
Construction Testing	0.40%	\$58,991.70
Printing - Bid Documents	0.15%	\$22,121.89
Advertising for Bids	0.02%	\$2,949.59
Builder's Risk Insurance	0.12%	\$17,697.51
Design Professional's Compensation	7.50%	\$1,106,094.42
CM Compensation	6.00%	\$884,875.53
Commissioning	0.60%	\$88,487.55
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$165,176.77
Total Non-Construction Costs	16.29%	\$2,402,437.07

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School Facility Appraisal

Name of Appraiser Bernie Merritt **Date of Appraisal** 2016-08-08
Building Name Van Cleve Elementary
Street Address 617 East Main Street
City/Town, State, Zip Code Troy, OH 45373
Telephone Number(s) (937) 332.6780
School District Troy City

Setting: Small City
 Site-Acreage 4.30
 Grades Housed PK, 6
 Number of Teaching Stations 40
 Student Enrollment 353
 Dates of Construction 1913,1930,1951

Building Square Footage 82,821
 Student Capacity 633
 Number of Floors 2

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

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

Exterior Surfacing
 Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction
 Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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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 4.30 acres compared to 24 acres required by the OSDM.</i></p>	25	5
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.</i></p>	20	18
1.3	<p>Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to residential and an industrial use, which may not be suitable for educational instruction.</i></p>	10	6
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, metal, and high density plastic type play equipment, which is in good to fair 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. Fencing is provided to separate vehicular traffic from pedestrians.</i></p>	10	8
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	5
1.7	<p>Site has stable, well drained soil free of erosion</p> <p><i>Soils appear to be stable and well drained, although some minor erosion was evident at edges of sidewalks and pavement.</i></p>	5	5
1.8	<p>Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.</i></p>	5	5
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	5
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>Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt pavement in fair to poor condition. Parking for the disabled is inadequate.</i></p>	5	3
TOTAL - The School Site		100	68

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 meets most ADA requirements with the exception of Restrooms, signage and ramp handrails .</i>	15	12
2.2	Roofs appear sound, have positive drainage, and are weather tight <i>The roofs over the entire building require replacement.</i>	15	8
2.3	Foundations are strong and stable with no observable cracks <i>Foundations are in good to 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 to fair condition, appear to have sufficient control and expansion joints and show minimal signs of 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	2
2.7	Structure is free of friable asbestos and toxic materials <i>The building is reported to contain asbestos and other hazardous materials.</i>	10	4
2.8	Interior walls permit sufficient flexibility for a variety of class sizes <i>Flexible partition walls have been provided between Classrooms and allow for a variety of class sizes.</i>	10	8
Mechanical/Electrical		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 adequate in number and placement, and meet ADA requirements. Drinking fountains are properly maintained.</i>	10	8
2.14	Number and size of restrooms meet requirements <i>The number and size of Restrooms meet requirements.</i>	10	8
2.15	Drainage systems are properly maintained and meet requirements <i>Drainage systems exhibit some signs of past leakage and repairs.</i>	10	6
2.16	Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements <i>The facility is not sprinkled. Fire alarm systems are not fully provided with all required devices. Smoke detectors are not provided.</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 inadequately provided around the exterior of the facility.</i>	5	2
TOTAL - Structural and Mechanical Features		200	108

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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 carpet, marmoleum, VAT, wood, terrazzo, sealed concrete, and epoxy, which is somewhat well maintained throughout the facility, and in fair condition.</i>	15	10
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. Glazed and painted brick and block is easily cleaned and resistant to stain. Plaster walls and ceilings are not easily cleaned and resistant to stain. Drywall type wall finishes are not easily cleaned and resistant to stain.</i>	10	6
3.4	Built-in equipment is designed and constructed for ease of maintenance <i>Casework consists of miscellaneous wood units with plastic laminate tops and in fair to poor condition.</i>	10	4
3.5	Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware is somewhat consistent throughout the facility, and does not meet ADA requirements.</i>	10	4
3.6	Restroom fixtures are wall mounted and of quality finish <i>Fixtures are floor and wall mounted and are of good to fair quality.</i>	10	6
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 inadequately provided in Corridors and do not allow for convenient routine cleaning.</i>	10	2
3.9	Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are 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	56

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4.0 Building Safety and Security

School Facility Appraisal

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

Building Safety	Points Allocated	Points
4.6 The heating unit(s) is located away from student occupied areas <i>Heating boilers are located in rooms that are not accessible by students. Unit ventilators and radiators are located in the Classrooms and other learning areas.</i>	20	10
4.7 Multi-story buildings have at least two stairways for student egress <i>The building does have 2 stairways, which are enclosed, and are not fully ADA and OBC compliant.</i>	15	9
4.8 Exterior doors open outward and are equipped with panic hardware <i>Classroom doors are not recessed from the Corridor and open outward, but do not impede traffic flow in the Corridors.</i>	10	8
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.</i>	10	4
4.10 Classroom doors are recessed and open outward <i>Classroom doors are not recessed with appropriate door clearances. The doors do protrude into the corridor by more than 8 inches</i>	10	2
4.11 Building security systems are provided to assure uninterrupted operation of the educational program	10	2

Security systems are inadequately provided and are in fair condition.

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. Interior ramp is maintained in a non-slip condition.</i>	5	4
4.13	Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair treads and risers are properly designed and meet requirements, with exception of non-slip surface. 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 in the 1913 Original Construction and 1930 Addition is provided with wire mesh for safety. Glass in doors in the 1951 Addition 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.</i>	5	4

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 are not 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 a structural slab. Interior walls are masonry and partition walls. Finishes comply with OBBC requirements.</i>	15	12
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>The fire alarm is provided with manual actuation, but is not adequately provided with all required devices.</i>	15	4
TOTAL - Building Safety and Security		200	115

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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 800-1,000 SF compared to 900 SF required by the OSDM.</i>	25	20
5.2	Classroom space permits arrangements for small group activity <i>Most Classrooms are large enough to allow effective small group activity spaces.</i>	15	12
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	8
5.4	Personal space in the classroom away from group instruction allows privacy time for individual students <i>Classrooms are large enough to allow privacy time for individual students.</i>	10	8
5.5	Storage for student materials is adequate <i>Coat hooks located in the Corridors, and storage cubbies located in the Classroom, are adequately provided for student storage.</i>	10	8
5.6	Storage for teacher materials is adequate <i>Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.</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 1,059 SF compared to 900 SF recommended in the OSDM.</i>	15	12
5.8	Design of specialized learning area(s) is compatible with instructional need <i>Special Education spaces are properly designed to meet instructional needs.</i>	10	8
5.9	Library/Resource/Media Center provides appropriate and attractive space <i>The Media Center is 2,544 SF compared to 1,236 SF recommended in the OSDM. The Library is not visually appealing and 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 7,719 SF compared to 7,000-8,500 SF recommended in the OSDM. The Gymnasium space is adequately sized and equipped for physical education instruction.</i>	5	5
5.11	ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment	10	6

Science Classrooms are appropriately sized but not equipped for effective science instruction.

5.12	Music Program is provided adequate sound treated space	5	3
	<i>The Music Room is 1,421 SF compared to 1,800-3,000 recommended in the OSDM. Music instruction is provided in a standard Classroom without any sound treatment.</i>		
5.13	Space for art is appropriate for special instruction, supplies, and equipment	5	3
	<i>The Art Room is 1,018 SF compared to 1,200 SF recommended in the OSDM. The Art Room is slightly undersized and does not provide 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	2
	<i>The facility is not provided with Computer Labs for student use.</i>		
5.15	Space for small groups and remedial instruction is provided adjacent to classrooms	5	3
	<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	2
	<i>Coat hooks and 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	8
	<i>The Teacher's Lounge is 561 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM. The Teacher's Lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials.</i>		
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	2
	<i>The Student Dining space is 1,487 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 866 SF compared to 1,236 SF recommended in the OSDM. The Student Dining space has limited visual appeal with limited seating capacity.</i>		
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	3
	<i>Administrative Offices are adequately provided for Middle School students, although undersized. Administrative Offices are adequately provided for Elementary School students in the 1951 Addition, although undersized.</i>		
5.20	Counselor's office insures privacy and sufficient storage	5	2
	<i>The Counselor's Office is 81 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 not insure privacy, and lacks sufficient storage space.</i>		
5.21	Clinic is near administrative offices and is equipped to meet requirements	5	2
	<i>The Clinic is 210 SF compared to 370 SF recommended in the OSDM. The Clinic is located within the Administrative Offices and is not provided with all the required equipment.</i>		
5.22	Suitable reception space is available for students, teachers, and visitors	5	4

Reception space consists of approximately 358 SF in the 1913 Original Construction and 1930 Addition, and approximately 353 SF compared to 200-400 SF recommended by the OSDM.

5.23 **Administrative personnel** are provided **sufficient work space and privacy** 5 3

The Administrative area consists of approximately 1,127 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom in the 1913 Original Construction and 1930 Addition compared to 2,600 SF recommended by the OSDM. The Administrative areas consists of approximately 1,016 SF in the 1951 Addition.

TOTAL - Educational Adequacy

200

135

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment	Points Allocated	Points
<p>6.1 Overall design is aesthetically pleasing to age of students</p> <p><i>The building is a traditional design with classical detailing, which is aesthetically pleasing.</i></p>	15	12
<p>6.2 Site and building are well landscaped</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
<p>6.3 Exterior noise and poor environment do not disrupt learning</p> <p><i>The site is adjacent to residential and an industrial use, which may not be suitable for educational instruction.</i></p>	10	5
<p>6.4 Entrances and walkways are sheltered from sun and inclement weather</p> <p><i>The main entrance to the School is partially sheltered.</i></p>	10	6
<p>6.5 Building materials provide attractive color and texture</p> <p><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 plaster which does provide an attractive color and texture.</i></p>	5	4

Interior Environment	Points Allocated	Points
<p>6.6 Color schemes, building materials, and decor provide an impetus to learning</p> <p><i>Overall building design and materials reflect a dated décor which does not enhance learning.</i></p>	20	10
<p>6.7 Year around comfortable temperature and humidity are provided throughout the building</p> <p><i>The facility is not air conditioned to provide year-round temperature and humidity control.</i></p>	15	2
<p>6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement</p> <p><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></p>	15	4
<p>6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination</p> <p><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></p>	15	6
<p>6.10 Drinking fountains and restroom facilities are conveniently located</p> <p><i>Drinking fountains and Restroom facilities are conveniently located.</i></p>	15	13
<p>6.11 Communication among students is enhanced by commons area(s) for socialization</p>	10	7

There are areas for students to gather in the Student Dining area and Gymnasium. An outdoor courtyard has been provided and can be used to encourage socialization and communication among students.

6.12	Traffic flow is aided by appropriate foyers and corridors	10	8
	<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>		
6.13	Areas for students to interact are suitable to the age group	10	7
	<i>There are areas for students to gather in the Student Dining area and Gymnasium. An outdoor courtyard has been provided and can be used to encourage socialization and communication among students.</i>		
6.14	Large group areas are designed for effective management of students	10	8
	<i>The Gymnasium is adequately designed to manage large groups of students.</i>		
6.15	Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	4
	<i>No acoustical treatment has been provided in the Music Room, Gymnasium, Media Center, and Student Dining.</i>		
6.16	Window design contributes to a pleasant environment	10	4
	<i>The windows are not designed well, and do not contribute to a pleasant environment.</i>		
6.17	Furniture and equipment provide a pleasing atmosphere	10	4
	<i>Classroom furniture is mismatched and in fair to poor condition.</i>		
TOTAL - Environment for Education		200	112

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LEED Observation Notes

School District:	Troy City
County:	Miami
School District IRN:	44925
Building:	Van Cleve Elementary
Building IRN:	66498

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 exceeds the amount required with 69 spaces provided and 38 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. 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: **Van Cleve Elementary**

PK, 6

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.

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Environmental Hazards Assessment Cost Estimates

Owner:	Troy City
Facility:	Van Cleve Elementary
Date of Initial Assessment:	Aug 8, 2016
Date of Assessment Update:	Dec 11, 2016
Cost Set:	2016

District IRN:	44925
Building IRN:	66498
Firm:	SBDP

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1913 Original Construction	53,476	\$1,018,313.10	\$952,283.10
1930 Gymnasium Addition	19,627	\$168,910.20	\$168,910.20
1951 Pre-Kindergarten Annex	9,718	\$0.00	\$0.00
Total	82,821	\$1,187,223.30	\$1,121,193.30
Total with Regional Cost Factor (97.49%)	—	\$1,157,424.00	\$1,093,051.35
Regional Total with Soft Costs & Contingency	—	\$1,440,186.15	\$1,360,087.07

Environmental Hazards - Troy City (44925) - Van Cleve Elementary (66498) - Original Construction

Owner: Troy City **Bldg. IRN:** 66498
Facility: Van Cleve Elementary **BuildingAdd:** Original Construction
Date On-Site: **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	2600	\$10.00	\$26,000.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Reported Asbestos-Containing Material	2	\$2,000.00	\$4,000.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Reported Asbestos-Containing Material	95640	\$7.00	\$669,480.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported Asbestos-Containing Material	32570	\$3.00	\$97,710.00
17. Laboratory Table/Counter Top Removal	Reported Asbestos-Containing Material	4	\$100.00	\$400.00
18. Cement Board Removal	Reported Asbestos-Containing Material	100	\$5.00	\$500.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Reported Asbestos-Containing Material	52	\$100.00	\$5,200.00
23. Door and Window Panel Removal	Reported Asbestos-Containing Material	82	\$100.00	\$8,200.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Reported Asbestos-Containing Material	32570	\$2.00	\$65,140.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	33	\$300.00	\$9,900.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	6185	\$3.00	\$18,555.00
30. Carpet Mastic Removal	Reported Asbestos-Containing Material	20810	\$2.00	\$41,620.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Reported Asbestos-Containing Material	13	\$100.00	\$1,300.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$948,005.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$948,005.00

B. Removal Of Underground Storage Tanks <input checked="" type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input checked="" type="checkbox"/> Addition Constructed after 1980		
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		\$5,000.00
2. Special Engineering Fees for LBP Mock-Ups		\$5,000.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups	\$10,000.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable				
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 53476	42781	\$0.10	\$4,278.10	

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
	Description	Cost Estimate
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$962,283.10
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$952,283.10

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

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

Environmental Hazards - Troy City (44925) - Van Cleve Elementary (66498) - Gymnasium Addition

Owner: Troy City **Bldg. IRN:** 66498
Facility: Van Cleve Elementary **BuildingAdd:** Gymnasium Addition
Date On-Site: **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	1400	\$10.00	\$14,000.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Reported Asbestos-Containing Material	20000	\$7.00	\$140,000.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Reported Asbestos-Containing Material	28	\$100.00	\$2,800.00
23. Door and Window Panel Removal	Reported Asbestos-Containing Material	43	\$100.00	\$4,300.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	17	\$300.00	\$5,100.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	380	\$3.00	\$1,140.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$167,340.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$167,340.00

B. Removal Of Underground Storage Tanks <input checked="" type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 19627	15702	\$0.10	\$1,570.20

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
Description	Cost Estimate	
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$168,910.20
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$168,910.20

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

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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