

**Building Information - Bethel Local SD (48611) - Bethel Elementary**

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Rural
Assessment Name	Bethel Elementary (2543) FINAL - TPA Assessment with 2014 Costs
Assessment Date	2013-01-18
Cost Set:	2014
Building Name	Bethel Elementary
Building IRN	2543
Building Address	7490 S St Rt 201
Building City	Tipp City
Building Zipcode	45371
Building Phone	937.845.9439
Acreage	152.30
Current Grades:	K-6
Teaching Stations	38
Number of Floors	4
Student Capacity	460
Current Enrollment	537
Enrollment Date	2014-05-02
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	31
Historical Register	<b>NO</b>
Building's Principal	Ms. Jodi Petty
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



**GENERAL DESCRIPTION**

**54,009** Total Existing Square Footage  
**1918,1918,1918,1951,1956,1968** Building Dates  
**K-6** Grades  
**537** Current Enrollment  
**38** Teaching Stations  
**152.30** Site Acreage

Bethel Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1918, is a 4 story, 54,009 square foot brick and stone school building located in a rural agricultural setting. The existing facility features a conventionally partitioned design, and does utilize one of four modular buildings. The structure of the overall facility contains brick veneer on a masonry bearing wall type exterior wall construction, with plaster, glazed block, CMU, and exposed brick type wall construction in the interior. The floor system of the base floor of the 1918 Original Construction consists of concrete slab on grade. The floor systems of the 1951, 1956, and 1968 Additions are concrete slab on grade construction. The floor system of the intermediate floors of the 1918 Original Construction consists of cast in place concrete type construction. There are no intermediate floors in the single story 1951, 1956, and 1968 Additions. The roof structure of the 1918 Original Construction is wood joist with wood deck. The roof structure of the 1951 Addition is steel joist with metal deck. The roof structure of the 1956 and 1968 Additions are steel joist with tectum panel deck. The roofing system over the 1918 Original construction is a foam applied system that was installed in 1990 and 1995. The roofing system over the 1951 Addition is a coated sheet steel system that was installed in 1999. The roofing system over the 1956 Addition is a built up roofing system that was installed in 1999. The roofing system over the 1968 Addition is a built up system that was installed in 2002. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 152.30 acre site shared with the Junior High and the High School, adjacent to agricultural properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is a bus loading and unloading zone in the parking lot behind the school, which is not separated from other vehicular traffic. Parking for staff, visitors and community events is adequate.

No significant findings.

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**Building Construction Information - Bethel Local SD (48611) - Bethel Elementary (2543)**

<b>Name</b>	<b>Year</b>	<b>Handicapped Access</b>	<b>Floors</b>	<b>Square Feet</b>
Auditorium Fixed Seating	1918	no	1	3,058
Board Offices	1918	no	1	1,073
Original Construction	1918	no	4	36,147
Classroom Addition	1951	no	1	8,018
Music Room Addition	1956	no	1	1,031
Classroom Addition	1968	no	1	4,682

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Building Component Information - Bethel Local SD (48611) - Bethel Elementary (2543)

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
Auditorium Fixed Seating (1918)	3058													
Board Offices (1918)												1324		
Original Construction (1918)		3108		2516	1395									
Classroom Addition (1951)		1512					1696	538						
Music Room Addition (1956)														
Classroom Addition (1968)		643						495						
<b>Total</b>	<b>3,058</b>	<b>5,263</b>	<b>0</b>	<b>2,516</b>	<b>1,395</b>	<b>0</b>	<b>1,696</b>	<b>1,033</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,324</b>	<b>0</b>	<b>0</b>
<b>Master Planning Considerations</b>	The site contains the district bus garage and the High School athletic fields including a Football Stadium, Baseball Diamond and a Multi-purpose Field. Additions to the existing facility are not advised due to multiple existing additions and a confusing layout. Due to the generous size of the site, there is room for the construction a new facility that could compensate for the Elementary, Middle, and High School with a building of similar or larger footprint.													

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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 - Bethel Elementary (2543)

<b>District:</b> Bethel Local SD				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)	
<b>Name:</b> Bethel Elementary				<b>Contact:</b> Ms. Jodi Petty			
<b>Address:</b> 7490 S St Rt 201 Tipp City, OH 45371				<b>Phone:</b> 937.845.9439			
<b>Bldg. IRN:</b> 2543				<b>Date Prepared:</b> 2013-01-18		<b>By:</b> Julie Apt	
				<b>Date Revised:</b> 2014-05-15		<b>By:</b> Paul Brown	
Current Grades		K-6	Acreage:		152.30		
Proposed Grades		N/A	Teaching Stations:		38		
Current Enrollment		537	Classrooms:		31		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Construction</u>		1918	no	4	36,147		
<u>Auditorium Fixed Seating</u>		1918	no	1	3,058		
<u>Board Offices</u>		1918	no	1	1,073		
<u>Classroom Addition</u>		1951	no	1	8,018		
<u>Music Room Addition</u>		1956	no	1	1,031		
<u>Classroom Addition</u>		1968	no	1	4,682		
<b>Total</b>					<b>54,009</b>		
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
<b>FACILITY ASSESSMENT</b> Cost Set: 2014				Rating	Dollar Assessment		
A.	<u>Heating System</u>	3	\$1,842,787.08		-		
B.	<u>Roofing</u>	3	\$387,020.70		-		
C.	<u>Ventilation / Air Conditioning</u>	2	\$32,004.50		-		
D.	<u>Electrical Systems</u>	3	\$876,566.07		-		
E.	<u>Plumbing and Fixtures</u>	3	\$569,063.00		-		
F.	<u>Windows</u>	3	\$380,600.00		-		
G.	<u>Structure: Foundation</u>	2	\$3,192.00		-		
H.	<u>Structure: Walls and Chimneys</u>	2	\$456,205.75		-		
I.	<u>Structure: Floors and Roofs</u>	2	\$69,552.00		-		
J.	<u>General Finishes</u>	3	\$1,408,274.23		-		
K.	<u>Interior Lighting</u>	3	\$270,045.00		-		
L.	<u>Security Systems</u>	3	\$153,925.65		-		
M.	<u>Emergency/Egress Lighting</u>	3	\$54,009.00		-		
N.	<u>Fire Alarm</u>	3	\$81,013.50		-		
O.	<u>Handicapped Access</u>	3	\$303,182.20		-		
P.	<u>Site Condition</u>	2	\$489,785.50		-		
Q.	<u>Sewage System</u>	1	\$0.00		-		
R.	<u>Water Supply</u>	1	\$0.00		-		
S.	<u>Exterior Doors</u>	3	\$32,000.00		-		
T.	<u>Hazardous Material</u>	2	\$128,757.10		-		
U.	<u>Life Safety</u>	3	\$232,828.80		-		
V.	<u>Loose Furnishings</u>	3	\$249,390.00		-		
W.	<u>Technology</u>	3	\$638,270.66		-		
- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$2,115,290.87		-		
<b>Total</b>					<b>\$10,773,763.61</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100	87	87%	Satisfactory		
2.0 <u>Structural and Mechanical Features</u>		200	83	42%	Poor		
3.0 <u>Plant Maintainability</u>		100	53	53%	Borderline		
4.0 <u>Building Safety and Security</u>		200	97	49%	Poor		
5.0 <u>Educational Adequacy</u>		200	113	57%	Borderline		
6.0 <u>Environment for Education</u>		200	98	49%	Poor		
<u>LEED Observations</u>							
<u>Commentary</u>							
<b>Total</b>		<b>1000</b>	<b>531</b>	<b>53%</b>	<b>Borderline</b>		
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<b>C=Under Contract</b>							
Renovation Cost Factor							
100.12%							
Cost to Renovate (Cost Factor applied)							
\$10,786,692.12							
<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 (1918) Summary

<b>District:</b> Bethel Local SD				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)	
<b>Name:</b> Bethel Elementary				<b>Contact:</b> Ms. Jodi Petty			
<b>Address:</b> 7490 S St Rt 201 Tipp City, OH 45371				<b>Phone:</b> 937.845.9439			
<b>Bldg. IRN:</b> 2543				<b>Date Prepared:</b> 2013-01-18		<b>By:</b> Julie Apt	
				<b>Date Revised:</b> 2014-05-15		<b>By:</b> Paul Brown	
Current Grades		K-6	Acreage:		152.30		
Proposed Grades		N/A	Teaching Stations:		38		
Current Enrollment		537	Classrooms:		31		
Projected Enrollment		N/A					
<b>Original Construction</b>		<b>1918</b>	<b>no</b>	<b>4</b>	<b>36,147</b>		
<u>Auditorium Fixed Seating</u>		1918	no	1	3,058		
<u>Board Offices</u>		1918	no	1	1,073		
<u>Classroom Addition</u>		1951	no	1	8,018		
<u>Music Room Addition</u>		1956	no	1	1,031		
<u>Classroom Addition</u>		1968	no	1	4,682		
<b>Total</b>					<b>54,009</b>		
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
<b>FACILITY ASSESSMENT</b> Cost Set: 2014				<b>Rating</b>	<b>Dollar Assessment</b>		
A. <u>Heating System</u>				3	\$1,233,335.64 -		
B. <u>Roofing</u>				3	\$179,483.20 -		
C. <u>Ventilation / Air Conditioning</u>				2	\$23,073.50 -		
D. <u>Electrical Systems</u>				3	\$586,665.81 -		
E. <u>Plumbing and Fixtures</u>				3	\$380,229.00 -		
F. <u>Windows</u>				3	\$274,040.00 -		
G. <u>Structure: Foundation</u>				2	\$784.00 -		
H. <u>Structure: Walls and Chimneys</u>				2	\$355,977.75 -		
I. <u>Structure: Floors and Roofs</u>				2	\$31,020.50 -		
J. <u>General Finishes</u>				3	\$852,093.92 -		
K. <u>Interior Lighting</u>				3	\$180,735.00 -		
L. <u>Security Systems</u>				3	\$103,018.95 -		
M. <u>Emergency/Egress Lighting</u>				3	\$36,147.00 -		
N. <u>Fire Alarm</u>				3	\$54,220.50 -		
O. <u>Handicapped Access</u>				3	\$256,897.40 -		
P. <u>Site Condition</u>				2	\$374,313.03 -		
Q. <u>Sewage System</u>				1	\$0.00 -		
R. <u>Water Supply</u>				1	\$0.00 -		
S. <u>Exterior Doors</u>				3	\$8,000.00 -		
T. <u>Hazardous Material</u>				2	\$51,470.10 -		
U. <u>Life Safety</u>				3	\$175,670.40 -		
V. <u>Loose Furnishings</u>				3	\$180,735.00 -		
W. <u>Technology</u>				3	\$459,691.41 -		
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$1,416,371.59 -		
<b>Total</b>					<b>\$7,213,973.70</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>		<b>Points Earned</b>		<b>Percentage Rating Category</b>	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100		87		87% Satisfactory	
2.0 <u>Structural and Mechanical Features</u>		200		83		42% Poor	
3.0 <u>Plant Maintainability</u>		100		53		53% Borderline	
4.0 <u>Building Safety and Security</u>		200		97		49% Poor	
5.0 <u>Educational Adequacy</u>		200		113		57% Borderline	
6.0 <u>Environment for Education</u>		200		98		49% Poor	
<u>LEED Observations</u>							
<u>Commentary</u>							
<b>Total</b>		<b>1000</b>		<b>531</b>		<b>53% Borderline</b>	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<b>C=Under Contract</b>							
<b>Renovation Cost Factor</b>							
100.12%							
<b>Cost to Renovate (Cost Factor applied)</b>							
\$7,222,630.47							
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							



Auditorium Fixed Seating (1918) Summary

<b>District:</b> Bethel Local SD				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)	
<b>Name:</b> Bethel Elementary				<b>Contact:</b> Ms. Jodi Petty			
<b>Address:</b> 7490 S St Rt 201 Tipp City, OH 45371				<b>Phone:</b> 937.845.9439			
<b>Bldg. IRN:</b> 2543				<b>Date Prepared:</b> 2013-01-18		<b>By:</b> Julie Apt	
				<b>Date Revised:</b> 2014-05-15		<b>By:</b> Paul Brown	
Current Grades		K-6	Acreage:		152.30		
Proposed Grades		N/A	Teaching Stations:		38		
Current Enrollment		537	Classrooms:		31		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<u>Original Construction</u>		1918	no	4	36,147		
<b>Auditorium Fixed Seating</b>		<b>1918</b>	<b>no</b>	<b>1</b>	<b>3,058</b>		
<u>Board Offices</u>		1918	no	1	1,073		
<u>Classroom Addition</u>		1951	no	1	8,018		
<u>Music Room Addition</u>		1956	no	1	1,031		
<u>Classroom Addition</u>		1968	no	1	4,682		
<b>Total</b>					<b>54,009</b>		
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
<b>FACILITY ASSESSMENT</b> Cost Set: 2014				<b>Rating</b>	<b>Dollar Assessment</b>		
A. <u>Heating System</u>				3	\$104,338.96	-	
B. <u>Roofing</u>				3	\$0.00	-	
C. <u>Ventilation / Air Conditioning</u>				2	\$1,529.00	-	
D. <u>Electrical Systems</u>				3	\$49,631.34	-	
E. <u>Plumbing and Fixtures</u>				3	\$21,406.00	-	
F. <u>Windows</u>				3	\$0.00	-	
G. <u>Structure: Foundation</u>				2	\$0.00	-	
H. <u>Structure: Walls and Chimneys</u>				2	\$0.00	-	
I. <u>Structure: Floors and Roofs</u>				2	\$34,776.00	-	
J. <u>General Finishes</u>				3	\$2,000.00	-	
K. <u>Interior Lighting</u>				3	\$15,290.00	-	
L. <u>Security Systems</u>				3	\$8,715.30	-	
M. <u>Emergency/Egress Lighting</u>				3	\$3,058.00	-	
N. <u>Fire Alarm</u>				3	\$4,587.00	-	
O. <u>Handicapped Access</u>				3	\$611.60	-	
P. <u>Site Condition</u>				2	\$0.00	-	
Q. <u>Sewage System</u>				1	\$0.00	-	
R. <u>Water Supply</u>				1	\$0.00	-	
S. <u>Exterior Doors</u>				3	\$0.00	-	
T. <u>Hazardous Material</u>				2	\$22,560.70	-	
U. <u>Life Safety</u>				3	\$9,785.60	-	
V. <u>Loose Furnishings</u>				3	\$0.00	-	
W. <u>Technology</u>				3	\$0.00	-	
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$67,986.96	-	
<b>Total</b>					<b>\$346,276.46</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<u>Cover Sheet</u>		—	—	—	—	—	
1.0 <u>The School Site</u>		100	87	87%	Satisfactory		
2.0 <u>Structural and Mechanical Features</u>		200	83	42%	Poor		
3.0 <u>Plant Maintainability</u>		100	53	53%	Borderline		
4.0 <u>Building Safety and Security</u>		200	97	49%	Poor		
5.0 <u>Educational Adequacy</u>		200	113	57%	Borderline		
6.0 <u>Environment for Education</u>		200	98	49%	Poor		
<u>LEED Observations</u>		—	—	—	—	—	
<u>Commentary</u>		—	—	—	—	—	
<b>Total</b>		<b>1000</b>	<b>531</b>	<b>53%</b>	<b>Borderline</b>		
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>							
<b>C=Under Contract</b>							
Renovation Cost Factor		100.12%					
Cost to Renovate (Cost Factor applied)		\$346,691.99					
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

Board Offices (1918) Summary

<b>District:</b> Bethel Local SD				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)	
<b>Name:</b> Bethel Elementary				<b>Contact:</b> Ms. Jodi Petty			
<b>Address:</b> 7490 S St Rt 201 Tipp City, OH 45371				<b>Phone:</b> 937.845.9439			
<b>Bldg. IRN:</b> 2543				<b>Date Prepared:</b> 2013-01-18		<b>By:</b> Julie Apt	
				<b>Date Revised:</b> 2014-05-15		<b>By:</b> Paul Brown	
Current Grades		K-6	Acreage:		152.30		
Proposed Grades		N/A	Teaching Stations:		38		
Current Enrollment		537	Classrooms:		31		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<u>Original Construction</u>		1918	no	4	36,147		
<u>Auditorium Fixed Seating</u>		1918	no	1	3,058		
<b>Board Offices</b>		<b>1918</b>	<b>no</b>	<b>1</b>	<b>1,073</b>		
<u>Classroom Addition</u>		1951	no	1	8,018		
<u>Music Room Addition</u>		1956	no	1	1,031		
<u>Classroom Addition</u>		1968	no	1	4,682		
<b>Total</b>					<b>54,009</b>		
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
<b>FACILITY ASSESSMENT</b> Cost Set: 2014				<b>Rating</b>	<b>Dollar Assessment</b>		
A. <u>Heating System</u>				3	\$36,610.76	-	
B. <u>Roofing</u>				3	\$0.00	-	
C. <u>Ventilation / Air Conditioning</u>				2	\$536.50	-	
D. <u>Electrical Systems</u>				3	\$17,414.79	-	
E. <u>Plumbing and Fixtures</u>				3	\$7,511.00	-	
F. <u>Windows</u>				3	\$14,160.00	-	
G. <u>Structure: Foundation</u>				2	\$0.00	-	
H. <u>Structure: Walls and Chimneys</u>				2	\$0.00	-	
I. <u>Structure: Floors and Roofs</u>				2	\$3,755.50	-	
J. <u>General Finishes</u>				3	\$0.00	-	
K. <u>Interior Lighting</u>				3	\$5,365.00	-	
L. <u>Security Systems</u>				3	\$3,058.05	-	
M. <u>Emergency/Egress Lighting</u>				3	\$1,073.00	-	
N. <u>Fire Alarm</u>				3	\$1,609.50	-	
O. <u>Handicapped Access</u>				3	\$0.00	-	
P. <u>Site Condition</u>				2	\$0.00	-	
Q. <u>Sewage System</u>				1	\$0.00	-	
R. <u>Water Supply</u>				1	\$0.00	-	
S. <u>Exterior Doors</u>				3	\$0.00	-	
T. <u>Hazardous Material</u>				2	\$0.00	-	
U. <u>Life Safety</u>				3	\$3,433.60	-	
V. <u>Loose Furnishings</u>				3	\$0.00	-	
W. <u>Technology</u>				3	\$0.00	-	
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$23,093.40	-	
<b>Total</b>					<b>\$117,621.10</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<u>Cover Sheet</u>		—	—	—		—	
1.0 <u>The School Site</u>		100	87	87%		Satisfactory	
2.0 <u>Structural and Mechanical Features</u>		200	83	42%		Poor	
3.0 <u>Plant Maintainability</u>		100	53	53%		Borderline	
4.0 <u>Building Safety and Security</u>		200	97	49%		Poor	
5.0 <u>Educational Adequacy</u>		200	113	57%		Borderline	
6.0 <u>Environment for Education</u>		200	98	49%		Poor	
<u>LEED Observations</u>		—	—	—		—	
<u>Commentary</u>		—	—	—		—	
<b>Total</b>		<b>1000</b>	<b>531</b>	<b>53%</b>		<b>Borderline</b>	
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>							
<b>C=Under Contract</b>							
Renovation Cost Factor							
100.12%							
Cost to Renovate (Cost Factor applied)							
\$117,762.25							
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

Classroom Addition (1951) Summary

<b>District:</b> Bethel Local SD				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)	
<b>Name:</b> Bethel Elementary				<b>Contact:</b> Ms. Jodi Petty			
<b>Address:</b> 7490 S St Rt 201 Tipp City, OH 45371				<b>Phone:</b> 937.845.9439			
<b>Bldg. IRN:</b> 2543				<b>Date Prepared:</b> 2013-01-18		<b>By:</b> Julie Apt	
				<b>Date Revised:</b> 2014-05-15		<b>By:</b> Paul Brown	
Current Grades		K-6	Acreage:		152.30		
Proposed Grades		N/A	Teaching Stations:		38		
Current Enrollment		537	Classrooms:		31		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<u>Original Construction</u>		1918	no	4	36,147		
<u>Auditorium Fixed Seating</u>		1918	no	1	3,058		
<u>Board Offices</u>		1918	no	1	1,073		
<b>Classroom Addition</b>		<b>1951</b>	<b>no</b>	<b>1</b>	<b>8,018</b>		
<u>Music Room Addition</u>		1956	no	1	1,031		
<u>Classroom Addition</u>		1968	no	1	4,682		
<b>Total</b>					<b>54,009</b>		
		*HA =	Handicapped Access				
		*Rating =	1 Satisfactory				
			=2 Needs Repair				
			=3 Needs Replacement				
		*Const P/S =	Present/Scheduled Construction				
<b>FACILITY ASSESSMENT</b> Cost Set: 2014				<b>Rating</b>	<b>Dollar Assessment</b>		
A. <u>Heating System</u>				3	\$273,574.16	-	
B. <u>Roofing</u>				3	\$125,017.30	-	
C. <u>Ventilation / Air Conditioning</u>				2	\$4,009.00	-	
D. <u>Electrical Systems</u>				3	\$130,132.14	-	
E. <u>Plumbing and Fixtures</u>				3	\$107,626.00	-	
F. <u>Windows</u>				3	\$81,000.00	-	
G. <u>Structure: Foundation</u>				2	\$2,184.00	-	
H. <u>Structure: Walls and Chimneys</u>				2	\$76,519.50	-	
I. <u>Structure: Floors and Roofs</u>				2	\$0.00	-	
J. <u>General Finishes</u>				3	\$375,363.39	-	
K. <u>Interior Lighting</u>				3	\$40,090.00	-	
L. <u>Security Systems</u>				3	\$22,851.30	-	
M. <u>Emergency/Egress Lighting</u>				3	\$8,018.00	-	
N. <u>Fire Alarm</u>				3	\$12,027.00	-	
O. <u>Handicapped Access</u>				3	\$43,675.60	-	
P. <u>Site Condition</u>				2	\$68,331.22	-	
Q. <u>Sewage System</u>				1	\$0.00	-	
R. <u>Water Supply</u>				1	\$0.00	-	
S. <u>Exterior Doors</u>				3	\$22,000.00	-	
T. <u>Hazardous Material</u>				2	\$52,412.00	-	
U. <u>Life Safety</u>				3	\$25,657.60	-	
V. <u>Loose Furnishings</u>				3	\$40,090.00	-	
W. <u>Technology</u>				3	\$101,969.37	-	
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$393,950.21	-	
<b>Total</b>					<b>\$2,006,497.79</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>		<b>Points Earned</b>		<b>Percentage Rating Category</b>	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100		87		87% Satisfactory	
2.0 <u>Structural and Mechanical Features</u>		200		83		42% Poor	
3.0 <u>Plant Maintainability</u>		100		53		53% Borderline	
4.0 <u>Building Safety and Security</u>		200		97		49% Poor	
5.0 <u>Educational Adequacy</u>		200		113		57% Borderline	
6.0 <u>Environment for Education</u>		200		98		49% Poor	
<u>LEED Observations</u>							
<u>Commentary</u>							
<b>Total</b>		<b>1000</b>		<b>531</b>		<b>53% Borderline</b>	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<b>C=Under Contract</b>							
<b>Renovation Cost Factor</b>							
100.12%							
<b>Cost to Renovate (Cost Factor applied)</b>							
\$2,008,905.59							
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

Music Room Addition (1956) Summary

<b>District:</b> Bethel Local SD				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)	
<b>Name:</b> Bethel Elementary				<b>Contact:</b> Ms. Jodi Petty			
<b>Address:</b> 7490 S St Rt 201 Tipp City, OH 45371				<b>Phone:</b> 937.845.9439			
<b>Bldg. IRN:</b> 2543				<b>Date Prepared:</b> 2013-01-18		<b>By:</b> Julie Apt	
				<b>Date Revised:</b> 2014-05-15		<b>By:</b> Paul Brown	
Current Grades		K-6	Acreage:		152.30		
Proposed Grades		N/A	Teaching Stations:		38		
Current Enrollment		537	Classrooms:		31		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<u>Original Construction</u>		1918	no	4	36,147		
<u>Auditorium Fixed Seating</u>		1918	no	1	3,058		
<u>Board Offices</u>		1918	no	1	1,073		
<u>Classroom Addition</u>		1951	no	1	8,018		
<b>Music Room Addition</b>		<b>1956</b>	<b>no</b>	<b>1</b>	<b>1,031</b>		
<u>Classroom Addition</u>		1968	no	1	4,682		
<b>Total</b>					<b>54,009</b>		
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>		<b>Points Earned</b>		<b>Percentage Rating Category</b>	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100		87		87% Satisfactory	
2.0 <u>Structural and Mechanical Features</u>		200		83		42% Poor	
3.0 <u>Plant Maintainability</u>		100		53		53% Borderline	
4.0 <u>Building Safety and Security</u>		200		97		49% Poor	
5.0 <u>Educational Adequacy</u>		200		113		57% Borderline	
6.0 <u>Environment for Education</u>		200		98		49% Poor	
<u>LEED Observations</u>							
<u>Commentary</u>							
<b>Total</b>		<b>1000</b>		<b>531</b>		<b>53% Borderline</b>	
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>							
<b>C=Under Contract</b>							
Renovation Cost Factor							
Cost to Renovate (Cost Factor applied)							
100.12%							
\$237,210.61							
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							
<b>FACILITY ASSESSMENT</b>							
Cost Set: 2014				Rating		Dollar Assessment	
A. <u>Heating System</u>		3		\$35,177.72		-	
B. <u>Roofing</u>		3		\$21,001.70		-	
C. <u>Ventilation / Air Conditioning</u>		2		\$515.50		-	
D. <u>Electrical Systems</u>		3		\$16,733.13		-	
E. <u>Plumbing and Fixtures</u>		3		\$9,617.00		-	
F. <u>Windows</u>		3		\$11,400.00		-	
G. <u>Structure: Foundation</u>		2		\$224.00		-	
H. <u>Structure: Walls and Chimneys</u>		2		\$23,708.50		-	
I. <u>Structure: Floors and Roofs</u>		2		\$0.00		-	
J. <u>General Finishes</u>		3		\$27,378.05		-	
K. <u>Interior Lighting</u>		3		\$5,155.00		-	
L. <u>Security Systems</u>		3		\$2,938.35		-	
M. <u>Emergency/Egress Lighting</u>		3		\$1,031.00		-	
N. <u>Fire Alarm</u>		3		\$1,546.50		-	
O. <u>Handicapped Access</u>		3		\$1,061.20		-	
P. <u>Site Condition</u>		2		\$9,264.97		-	
Q. <u>Sewage System</u>		1		\$0.00		-	
R. <u>Water Supply</u>		1		\$0.00		-	
S. <u>Exterior Doors</u>		3		\$2,000.00		-	
T. <u>Hazardous Material</u>		2		\$90.30		-	
U. <u>Life Safety</u>		3		\$3,299.20		-	
V. <u>Loose Furnishings</u>		3		\$5,155.00		-	
W. <u>Technology</u>		3		\$13,111.73		-	
- X. <u>Construction Contingency / Non-Construction Cost</u>		-		\$46,517.45		-	
<b>Total</b>						<b>\$236,926.30</b>	

Classroom Addition (1968) Summary

<b>District:</b> Bethel Local SD				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)	
<b>Name:</b> Bethel Elementary				<b>Contact:</b> Ms. Jodi Petty			
<b>Address:</b> 7490 S St Rt 201 Tipp City, OH 45371				<b>Phone:</b> 937.845.9439			
<b>Bldg. IRN:</b> 2543				<b>Date Prepared:</b> 2013-01-18		<b>By:</b> Julie Apt	
				<b>Date Revised:</b> 2014-05-15		<b>By:</b> Paul Brown	
Current Grades		K-6	Acreage:		152.30		
Proposed Grades		N/A	Teaching Stations:		38		
Current Enrollment		537	Classrooms:		31		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<u>Original Construction</u>		1918	no	4	36,147		
<u>Auditorium Fixed Seating</u>		1918	no	1	3,058		
<u>Board Offices</u>		1918	no	1	1,073		
<u>Classroom Addition</u>		1951	no	1	8,018		
<u>Music Room Addition</u>		1956	no	1	1,031		
<b>Classroom Addition</b>		<b>1968</b>	<b>no</b>	<b>1</b>	<b>4,682</b>		
<b>Total</b>					<b>54,009</b>		
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
<b>FACILITY ASSESSMENT</b> Cost Set: 2014				<b>Rating</b>	<b>Dollar Assessment</b>		
A. <u>Heating System</u>				3	\$159,749.84	-	
B. <u>Roofing</u>				3	\$61,518.50	-	
C. <u>Ventilation / Air Conditioning</u>				2	\$2,341.00	-	
D. <u>Electrical Systems</u>				3	\$75,988.86	-	
E. <u>Plumbing and Fixtures</u>				3	\$42,674.00	-	
F. <u>Windows</u>				3	\$0.00	-	
G. <u>Structure: Foundation</u>				2	\$0.00	-	
H. <u>Structure: Walls and Chimneys</u>				2	\$0.00	-	
I. <u>Structure: Floors and Roofs</u>				2	\$0.00	-	
J. <u>General Finishes</u>				3	\$151,438.87	-	
K. <u>Interior Lighting</u>				3	\$23,410.00	-	
L. <u>Security Systems</u>				3	\$13,343.70	-	
M. <u>Emergency/Egress Lighting</u>				3	\$4,682.00	-	
N. <u>Fire Alarm</u>				3	\$7,023.00	-	
O. <u>Handicapped Access</u>				3	\$936.40	-	
P. <u>Site Condition</u>				2	\$37,876.28	-	
Q. <u>Sewage System</u>				1	\$0.00	-	
R. <u>Water Supply</u>				1	\$0.00	-	
S. <u>Exterior Doors</u>				3	\$0.00	-	
T. <u>Hazardous Material</u>				2	\$2,224.00	-	
U. <u>Life Safety</u>				3	\$14,982.40	-	
V. <u>Loose Furnishings</u>				3	\$23,410.00	-	
W. <u>Technology</u>				3	\$63,498.15	-	
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$167,371.25	-	
<b>Total</b>					<b>\$852,468.25</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<u>Cover Sheet</u>		—	—	—		—	
1.0 <u>The School Site</u>		100	87	87%		Satisfactory	
2.0 <u>Structural and Mechanical Features</u>		200	83	42%		Poor	
3.0 <u>Plant Maintainability</u>		100	53	53%		Borderline	
4.0 <u>Building Safety and Security</u>		200	97	49%		Poor	
5.0 <u>Educational Adequacy</u>		200	113	57%		Borderline	
6.0 <u>Environment for Education</u>		200	98	49%		Poor	
<u>LEED Observations</u>		—	—	—		—	
<u>Commentary</u>		—	—	—		—	
<b>Total</b>		<b>1000</b>	<b>531</b>	<b>53%</b>		<b>Borderline</b>	
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>							
<b>C=Under Contract</b>							
Renovation Cost Factor							
Cost to Renovate (Cost Factor applied)							
100.12%							
\$853,491.21							
<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 1918 Original Construction is a LP gas fired heated water boiler type system, installed in 1918 with incremental upgrades, and is in fair to poor condition. The systems in the 1918 Auditorium Fixed Seating Area, 1918 Board Offices, and 1951 Addition are an extension of that found in the 1918 Original Construction. The existing system for the 1956 Addition is a LP gas fired steam boiler type system, installed in 1956, and is in fair to poor condition. The system in the Kitchen addition of the 1968 Addition is an extension of that found in the 1956 Addition. The existing system for the 1968 Addition is an electric fired ducted VRF heat pump type system, installed in 2004, and is in good to fair condition. The heating systems for the 1918 Original Construction, 1918 Auditorium Fixed Seating Area, 1918 Board Offices, and 1951 and 1956 Additions is a 2-pipe steam and heated water type system, without a capacity for cooling operation, which is not compliant with the OSDM requirements for basic system type. These areas are not equipped with a central air conditioning system. The heating system for the 1968 Addition is an electric fired ducted VRF heat pump type system, with DX cooling. This system is not a 2- or 4-pipe system with a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type. These areas are not equipped with a central air conditioning system. The two (2) thermifc boilers in the 1918 Original Construction, manufactured by Patterson-Kelley, were installed in 1968 and are in fair to poor condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, fin tubes, air handlers, and unit heaters. The terminal equipment is original to each addition and is in fair to poor condition. The one (1) steam Model 80 Series 1 boiler in the 1956 Addition, manufactured by Weil-McLain, was installed in 1980, and is in fair to poor condition. Steam is distributed to terminal units consisting of unit ventilators, cabinet heaters, fin tubes, air handlers, and unit heaters. The terminal equipment is original to each addition and is in fair to poor condition. The VRF heat pumps in the 1968 Addition, manufactured by Mitsubishi, were installed in 2004 and are in good to fair condition. Heating forced air is distributed to terminal units consisting of Mitsubishi ceiling concealed indoor units/ducted fan coils. The terminal equipment was installed in 2004 and is in good to fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic and electric type system temperature controls are original to each addition, with incremental upgrades, 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 1918 Original Construction and 1918 Board Offices are equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The remainder of the overall facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. See Items J and O for replacement of doors. The existing system in the 1968 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 existing system in the remainder of the overall facility is ducted, but floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not equipped with a central air conditioning system. The site does not contain any underground fuel tanks.

Rating:

3 Needs Replacement

Recommendations:

Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Replace the existing ductwork in the 1968 Addition to facilitate efficient exchange of conditioned air with pricing included in conversion to ducted system replacement. Convert the remainder of the overall facility to a ducted system to facilitate efficient exchange of conditioned air. Provide architectural soffits to accommodate the installation of ductwork, with funding provided in conversion to ducted system replacement.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft.		Required	Required	Required	Required	Required	Required	\$1,410,715.08	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft.		Required	Required	Required	Required	Required	Required	\$432,072.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$1,842,787.08	\$104,338.96	\$36,610.76	\$1,233,335.64	\$273,574.16	\$35,177.72	\$159,749.84		



Patterson-Kelley Thermific Natural Gas Fired Heated Water Boilers



Heating Water Unit Ventilator

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B. Roofing

**Description:** The roof over the 1918 Original Construction is a foam applied system that was installed in 1990 and 1995, and is in fair condition. The roof over the 1951 Addition is a coated sheet steel system that was installed in 1999, and is in poor condition. The roof over the 1956 Addition is a built up roofing system that was installed in 1999, and is in fair condition. The roof over the 1968 Addition is a built up system that was installed in 2002, and is in fair condition. There are no District reports of current leaking. An infrared photographic and core sample survey of the roof was conducted in 2010 that indicated there are extensive areas of moisture damaged insulation in the overall facility. Minor signs of past leaking were observed during the physical assessment in some ceiling tiles of the 1918 and 1968 Additions. Access to the roof was gained by access hatch and access ladder to the third story roof area of the 1918 Original Construction that is in fair condition. Provide roof access ladders as appropriate to facilitate access to all levels of low slope roof surfaces of the 1918 Original Construction. Fall safety protection cages are required, and are not provided at the existing roof access ladder. Provide roof access hatch and access ladder as appropriate to facilitate access to roof of the 1951 Addition. Fall safety protection cages are not required. There were no observations of standing water on the roof. Metal cap flashings and stone copings are in fair 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 condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. There are 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 for age of system, type of system, and due to condition. The metal flashing and copings on the overall facility require replacement due to condition and roof replacement. Due to the scope of the roof replacement, gutters and downspouts require replacement. Provide overflow roof drains as required for the overall facility. Provide new roof insulation for the overall facility. Provide a fall protection cage at the existing roof access ladder for the 1918 Original Construction. Provide access hatch and ladder for 1951 Addition.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
Membrane (all types):	\$8.70	sq.ft. (Qty)				12,944 Required	8,752 Required	1,031 Required	4,095 Required	\$233,351.40	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	in.ft.					481 Required	67 Required		\$10,083.20	
Gutters/Downspouts	\$13.10	in.ft.				56 Required	51 Required			\$1,401.70	
Overflow Roof Drains and Piping:	\$2,500.00	each				2 Required	3 Required	3 Required	2 Required	\$25,000.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)				12,944 Required	8,752 Required	1,031 Required	4,095 Required	\$85,830.40	(non-tapered insulation for use in areas without drainage problems)
Roof Access, Ladder & Fall Protection Cage:	\$3,850.00	each				1 Required	1 Required			\$7,700.00	(provide when no roof access currently exists)
<b>Other:</b> Repair base flashing and replace receiving metal counterflashing	\$22.00	in.ft.				563 Required			354 Required	\$20,174.00	Replace counterflashing at areas of roof replacement.
<b>Other:</b> Replace Scuppers	\$600.00	each				5 Required				\$3,000.00	Replace scuppers and downspouts at areas of roof replacement.
<b>Other:</b> Roof Ladder Fall Protection Cage	\$60.00	in.ft.				8 Required				\$480.00	Provide fall protection cage at existing roof access ladder.
<b>Sum:</b>			\$387,020.70	\$0.00	\$0.00	\$179,483.20	\$125,017.30	\$21,001.70	\$61,518.50		





Typical Foam Roofing



Typical Sheet Steel Roofing

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C. Ventilation / Air Conditioning

**Description:** The overall facility is not equipped with a central air conditioning system. Isolated room systems consisting of electric fired ducted VRF heat pump type systems, installed in 2004, and in good to fair condition, are provided throughout the 1968 Addition. An isolated room system consisting of a ducted mini-split AC system, with the condensing unit located on the ground outside, is provided in the Media Center of the 1918 Original Construction. The overall facility is equipped with a window unit serving the Clinic in the 1918 Original Construction. The ventilation system in the overall facility consists of unit ventilators, air handling units, and Mitsubishi concealed ceiling units/ducted fan coils, original to each addition, with incremental upgrades, and in fair to poor condition, providing fresh air to Classrooms, and other miscellaneous spaces such as the Gymnasium, Student Dining, and Media Center. Relief air venting is provided by louvered interior doors, unit ventilators, air handling units, concealed ceiling units/ducted fan coils, and central relief fans. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. Exhaust systems for Restrooms, Storage Rooms, Custodial Closets, Maintenance Workrooms, Kitchen Dry Food Storage, P.E. Workroom & Storage, Art Material Storage, Art Rooms, and Loading & Receiving Areas are inadequately placed, and in fair to poor condition. The Art Program is equipped with one (1) kiln, and the existing kiln ventilation system is inadequate.

**Rating:** 2 Needs Repair

**Recommendations:** Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Replace the existing general building exhaust system. Replace the existing Art Program kiln ventilation system due to age and condition.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft²	Board Offices (1918) 1,073 ft²	Original Construction (1918) 36,147 ft²	Classroom Addition (1951) 8,018 ft²	Music Room Addition (1956) 1,031 ft²	Classroom Addition (1968) 4,682 ft²	Sum	Comments
Kiln Exhaust System:	\$5,000.00	each				1 Required				\$5,000.00	
<b>Other: General Building Exhaust System</b>	\$0.50	sq.ft.		Required	Required	Required	Required	Required	Required	\$27,004.50	Replace the existing general building exhaust system.
<b>Sum:</b>			\$32,004.50	\$1,529.00	\$536.50	\$23,073.50	\$4,009.00	\$515.50	\$2,341.00		



Mitsubishi Ceiling Concealed Indoor Unit/Ducted Fan Coil



Mitsubishi Electric Fired VRF Heat Pump Condensers

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D. Electrical Systems

**Description:** The electrical system provided to the 1968 Addition is a 208Y/120vac volts, 2,000 amp, 3 phase and 4 wire system installed in 1968, with upgrades in 1993, and is in fair to poor condition. The systems in the 1918 Original Construction, 1918 Auditorium Fixed Seating Area, 1918 Board Offices, and 1951 and 1956 Additions are an extension of that found in the 1968 Addition. Power is provided to the school by a single utility-owned, pad-mounted transformer located outside the Mechanical Room in a wood and masonry enclosure, and is fair condition. The panel system installed in 1968, with upgrades in 1993, is in fair to poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains four (4) general purpose outlets, zero (0) dedicated outlets for a group of three (3) Classroom computers, and zero (0) dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as five (5) general purpose outlets, while others are equipped with as few as two (2) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors in the overall facility are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair to poor condition and does not meet OSDM requirements. The electrical systems in the overall facility, do not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

**Rating:** 3 Needs Replacement

**Recommendations:** The entire electrical system for the overall facility requires replacement to meet Ohio School Design Manual guidelines for overall capacity and Classroom capacity due to age, condition, lack of OSDM-required features, and to accommodate the replacement of the 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	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
System Replacement:	\$16.23	sq.ft.		Required	Required	Required	Required	Required	Required	\$876,566.07	(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:			\$876,566.07	\$49,631.34	\$17,414.79	\$586,665.81	\$130,132.14	\$16,733.13	\$75,988.86		



Main Electrical Distribution Panel



Pad Mounted Transformer

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## E. Plumbing and Fixtures

Description:	<p>The service entrance is equipped with 2 reduced pressure backflow preventers in good condition. The facility is equipped with a water treatment system, and the system is in fair condition. The domestic water supply piping in the overall facility is galvanized and copper, is original to each addition, and is in fair to poor condition. The waste piping in the overall facility is cast iron and galvanized with some PVC, is original to each addition, and is in fair to poor condition. The 1918 Original Condition is equipped a 100 gallon AO Smith LP gas water heater, installed in 2011, in good condition, with a separate 350 gallon storage tank in poor condition. The overall facility is also equipped with roof top solar panels and a storage tank providing supplemental domestic heated water. The equipment was installed recently and is in good condition. The overall facility contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 0 Kitchen Restrooms, 1 Health Clinic Restroom, 0 Restrooms associated with Special Education Classrooms, and 3 Restrooms for staff. Boys' Large Group Restrooms contain 1 ADA and 5 non-ADA floor mounted flush valve toilets, 12 non-ADA floor mounted flush valve urinals, as well as 4 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 2 ADA and 6 non-ADA floor mounted flush valve toilets, as well as 5 non-ADA wall mounted lavatories. Staff Restrooms contain 3 ADA floor mounted flush valve toilets, as well as 3 ADA wall mounted lavatories. Condition of fixtures is fair to poor. The facility is equipped with 2 ADA and 4 non-ADA electric water coolers, in fair condition. Elementary Classrooms are not equipped with required lavatory mounted type drinking fountains. The Special Education Classroom is not equipped with the required Restroom. The Special Education Classroom is equipped with 1 non-ADA wall mounted lavatory and the fixture is in fair condition. The Kitchen is not equipped with the required Restroom. The Health Clinic is equipped with the required Restroom which contains 1 non-ADA floor mounted flush valve toilet, as well as 1 non-ADA wall mounted lavatory, and fixtures are in fair condition. The Kindergarten / Pre-K Classrooms are not equipped with the required Restrooms. Kitchen fixtures consist of one (1) hand sink, one (1) dishwashing unit, one (1) double-compartment sink, one (1) triple-compartment sink, and one (1) single-compartment sink, which are in fair condition. The Kitchen is equipped with an unsatisfactory grease interceptor due to age, condition, and insufficient capacity. The Kitchen is provided the required 140 degree hot water supply, via a 30 gallon LP gas fired water heater, installed in 1968, and in poor condition. The school does not meet the OBC requirements for fixtures, but does meet the OBC requirements for drinking fountains / electric water coolers. Per OBC and OSDM requirements this facility should be equipped with 16 toilets, 8 urinals, 16 lavatories, and 6 electric water coolers, and at present it is equipped with 18 toilets, 12 urinals, 14 lavatories, and 6 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 fair condition. Science Classroom / Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are not provided.</p>
Rating:	3 Needs Replacement
Recommendations:	<p>Replace water supply piping in the overall facility with copper piping due to age and condition. Replace sanitary waste piping in the overall facility due to age and condition. To facilitate the school's compliance with OBC and OSFC requirements, provide 4 lavatories and 22 lavatory mounted type drinking fountains. Due to age, condition, and OSFC standards, replace 14 lavatories, 18 toilets, 12 urinals, and 6 electric water coolers. See Item O for replacement of fixtures related to ADA requirements. See Item J for provisions on Kitchen related equipment. Replace the domestic hot water heater 350 gallon storage tank due to age and condition. Replace the Kitchen grease trap interceptor due to age, condition, and insufficient capacity. Replace the Kitchen water booster heater due to age and condition. Provide four (4) additional exterior wall hydrants. Provide Science Classroom / Lab with required utility sinks. Provide Science Classroom / Lab with the required gas connections. Provide Science Classroom / Lab with the required compressed air connections. Provide Science Classroom / Lab with the required safety / eyewash stations.</p>

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft²	Board Offices (1918) 1,073 ft²	Original Construction (1918) 36,147 ft²	Classroom Addition (1951) 8,018 ft²	Music Room Addition (1956) 1,031 ft²	Classroom Addition (1968) 4,682 ft²	Sum	Comments
Water Treatment System:	\$15,000.00	unit				1 Required				\$15,000.00	(Domestic Water System, softening only, per system)
Domestic Supply Piping:	\$3.50	sq.ft.		Required	Required	Required	Required	Required	Required	\$189,031.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft.		Required	Required	Required	Required	Required	Required	\$189,031.50	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit				1 Required				\$5,100.00	(remove / replace)
Toilet:	\$1,500.00	unit				10 Required	8 Required			\$27,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit				8 Required	4 Required			\$18,000.00	(remove / replace)
Sink:	\$2,500.00	unit				4 Required				\$10,000.00	(new)
Sink:	\$1,500.00	unit				8 Required	6 Required			\$21,000.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit				4 Required	2 Required			\$18,000.00	(double ADA)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	\$2,500.00	each				1 Required				\$2,500.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Utility Sink	\$2,400.00	unit				1 Required				\$2,400.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Natural Gas Connections	\$800.00	each				1 Required				\$800.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	\$15,000.00	per system				1 Required				\$15,000.00	
<b>Other:</b> Domestic Hot Water Storage Tank	\$3,500.00	per unit				1 Required				\$3,500.00	Replace the domestic hot water heater 350 gallon storage tank due to age and condition.
<b>Other:</b> Exterior Wall Hydrant	\$2,400.00	per unit				1 Required	1 Required	1 Required	1 Required	\$9,600.00	Provide four (4) additional exterior wall hydrants.
<b>Other:</b> Kitchen Grease Trap Interceptor	\$5,000.00	per unit					1 Required			\$5,000.00	Replace the Kitchen grease trap interceptor due to age, condition, and insufficient capacity.
<b>Other:</b> Kitchen Water Booster Heater	\$5,100.00	per unit					1 Required			\$5,100.00	Replace the Kitchen water booster heater due to age and condition.
<b>Other:</b> Lavatory Mounted Type Drinking Fountain	\$1,500.00	per unit				13 Required	4 Required		5 Required	\$33,000.00	To facilitate the school's compliance with OBC and OSFC requirements, provide 22 lavatory mounted type drinking fountains.
<b>Sum:</b>			\$569,063.00	\$21,406.00	\$7,511.00	\$380,229.00	\$107,626.00	\$9,617.00	\$42,674.00		



Non-ADA Compliant Wall Hung Lavatories



ADA Compliant Wall Hung Flush Valve Toilet

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F. Windows

**Description:** The 1918 Original Construction and 1918 Board Offices are equipped with non-thermally broken aluminum frame windows with single glazed type window system, which was installed in 1962 and are in poor condition. The window system features both operable and inoperable windows throughout the building, and operable windows are not equipped with opening limiters or insect screens. Window system seals are in poor condition, with moderate air, but minimal water infiltration being experienced. Window system hardware is in fair to poor condition. The window system features no blinds. This facility is not equipped with any curtain wall systems. There are isolated glass block windows in the stairways and integral glass block windows with the aluminum window system in the 1918 Original Construction, in fair condition. The 1951 and 1956 Additions are equipped with thermally broken aluminum frame windows with insulated glazing type window system, which were installed in the 1970's, and are in fair condition. The window system features both operable and inoperable windows throughout the building, and operable windows are not equipped with opening limiters, but do have insect screens in fair condition. Window system seals are in fair condition, with moderate air, but minimal water infiltration being experienced. Window system hardware is in fair condition. The window system features no blinds. The 1918 Auditorium Fixed Seating Area and 1968 Addition are not equipped with any windows. The exterior doors in the overall facility do not contain any sidelights or transoms. Exterior door vision panels are single pane. The school does not contain any skylights. The school does not contain any clerestories. Interior glass is not OSDM-compliant due to it not being tempered safety glass. Window security grilles are provided for ground floor windows next to the main entrance only, and are in fair 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 throughout the overall facility. Replace interior glass panels with tempered safety glass to comply with the OBC. Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope. Replacement of glass block is included with window replacement.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
Insulated Glass/Panels:	\$60.00	sq.ft. (Qty)			236 Required	4,334 Required	1,350 Required	190 Required		\$366,600.00	(includes blinds)
<b>Other:</b> Provide tempered glass.	\$35.00	sq.ft. (Qty)				400 Required				\$14,000.00	Replace interior glass panels with tempered glass.
<b>Sum:</b>			\$380,600.00	\$0.00	\$14,160.00	\$274,040.00	\$81,000.00	\$11,400.00	\$0.00		



Typical Windows in the 1918 Original Construction



Typical Windows in the 1951 Addition

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G. Structure: Foundation

**Description:** The overall facility, except for the 1956 Music Addition, is equipped with concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, minimal cracking, no leaking, and are in good to fair condition. The 1956 Music Addition has concrete masonry foundation walls in similar condition. Areas of minor cracking and spalling were observed through the overall facility. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

**Rating:** 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918)	Board Offices (1918)	Original Construction (1918)	Classroom Addition (1951)	Music Room Addition (1956)	Classroom Addition (1968)	Sum	Comments
				3,058 ft <sup>2</sup>	1,073 ft <sup>2</sup>	36,147 ft <sup>2</sup>	8,018 ft <sup>2</sup>	1,031 ft <sup>2</sup>	4,682 ft <sup>2</sup>		
<b>Other: Repair Concrete Wall</b>	\$28.00	sq.ft. (Qty)				28 Required	78 Required	8 Required		\$3,192.00	Repair cracked and spalled concrete foundation walls.
<b>Sum:</b>			\$3,192.00	\$0.00	\$0.00	\$784.00	\$2,184.00	\$224.00	\$0.00		



Typical Foundation Crack in the 1951 Addition



CMU Foundation Wall of the 1956 Music 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 locations of deterioration, and is in fair condition. The exterior masonry appears to have inappropriately spaced and inadequately caulked control joints in fair to poor condition. Control joints are not provided at lintel locations at doors and windows. 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 selective areas. There is efflorescence at the entrance adjacent to the Student Dining. Architectural exterior accent materials consist of stone and contrasting brick, which are in fair condition. Installation of new HVAC systems will result in removal of any existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids. Interior walls are concrete masonry units, glazed block, and brick partitions with some plaster and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in good to fair condition. Interior soffits are of plaster type construction, and in good to fair condition. The window sills are stone, and are in fair condition. The exterior lintels are steel, and many are sagging and rusting, and in poor condition. Chimneys are in fair to poor condition, needing some tuckpointing. Some canopies over entrances have masonry walls and integral to the roof construction and others are steel framed cantilevers, and are in good to fair condition. Exterior soffits are of plaster type construction, and in fair to poor condition. The school is provided with an uncovered, concrete ramp to facilitate the receipt of foodstuffs only at the exterior Kitchen door, however no loading dock is provided.

**Rating:** 2 Needs Repair

**Recommendations:** Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, and caulking as required through the overall facility. Sawcut and caulk new appropriately spaced control joints in existing masonry through the overall facility at door and window locations as required. Replace steel lintels as required through the overall facility. Repoint stone window sills through the overall facility. Exterior wall insulation deficiencies are addressed in Item J. Replace damaged stone coping and other stone work in the 1918 Original Construction. Repair chimneys due to condition at the 1918 Original Construction.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)				7,600 Required	250 Required	20 Required		\$41,317.50	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)				22,000 Required	7,488 Required	1,173 Required		\$45,991.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)				22,000 Required	7,488 Required	1,173 Required		\$30,661.00	(wall surface)
Exterior Caulking:	\$5.50	n.ft.				62 Required	50 Required	34 Required		\$803.00	(removing and replacing)
Lintel Replacement:	\$250.00	n.ft.				674 Required	168 Required	63 Required		\$226,250.00	(total removal and replacement including pinning and shoring)
Coping Replacement Stone and Masonry:	\$100.00	n.ft.				550 Required	82 Required			\$63,200.00	(remove and replace)
Install Control Joints	\$60.00	n.ft.				360 Required	48 Required	51 Required		\$27,540.00	
<b>Other:</b> Chimney Repairs	\$12.75	sq.ft. (Qty)				653 Required				\$8,325.75	Repair existing chimneys as required.
<b>Other:</b> Masonry repairs	\$12.75	sq.ft. (Qty)				100 Required	24 Required			\$1,581.00	Repair exterior masonry as required.
<b>Other:</b> New Masonry Infill	\$24.00	sq.ft. (Qty)				64 Required	24 Required	66 Required		\$3,696.00	Provide masonry infill for existing unit ventilator openings in existing walls.
<b>Other:</b> Repair and Paint Exterior Soffits	\$7.50	sq.ft. (Qty)					250 Required			\$1,875.00	Repair and paint exterior soffits as required.
<b>Other:</b> Repoint Stone Trim and Window Sills	\$7.50	sq.ft. (Qty)				600 Required	50 Required	12 Required		\$4,965.00	Repoint stone trim and window sills as required.
<b>Sum:</b>			\$456,205.75	\$0.00	\$0.00	\$355,977.75	\$76,519.50	\$23,708.50	\$0.00		



Typical Lintel in 1918 Original Construction



Masonry Repair Needed in 1918 Original Construction

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I. Structure: Floors and Roofs

**Description:** The floor construction of the base floor of the 1918 Original Construction is concrete slab on grade and is in good condition. The floor construction of the 1951, 1956, and 1968 Additions are concrete slab on grade construction, and are in good condition. Crawl spaces are located under the 1951, 1956, and 1968 Additions of the facility. The floor construction of the intermediate floors of the 1918 Original Construction is cast-in-place concrete type construction, and is in good condition. There are no intermediate floors in the single story structure of the 1951, 1956, 1968 Additions. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. There is insufficient space available to provide a dropped ceiling to allow for additional HVAC and plumbing alterations. The roof construction of the 1918 Original Construction is wood joist with wood deck, and is in good condition. The roof construction of the 1951 Addition is steel joist with metal deck, and is in fair condition. The roof construction of the 1956 and 1968 Additions are steel joist with tectum panel deck, and are in fair condition.

**Rating:** 2 Needs Repair

**Recommendations:** Provide fire separation assembly for wood roof structure in the 1918 Original Construction.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918)	Board Offices (1918)	Original Construction (1918)	Classroom Addition (1951)	Music Room Addition (1956)	Classroom Addition (1968)	Sum	Comments
				3,058 ft <sup>2</sup>	1,073 ft <sup>2</sup>	36,147 ft <sup>2</sup>	8,018 ft <sup>2</sup>	1,031 ft <sup>2</sup>	4,682 ft <sup>2</sup>		
Fire Rated Drywall over Existing Wood Ceiling Joists	\$3.50	sq.ft. (Qty)		9,936 Required	1,073 Required	8,863 Required				\$69,552.00	(per square feet of required drywall)
<b>Sum:</b>			\$69,552.00	\$34,776.00	\$3,755.50	\$31,020.50	\$0.00	\$0.00	\$0.00		



Typical Cast In Place Concrete Floor Structure - 1918 Original Construction



Typical Steel Joist and Tectum Deck Construction - 1968 Addition

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## J. General Finishes

**Description:** The 1918 Original Construction features conventionally partitioned Classrooms with carpet and VCT type flooring, acoustical panel type ceilings, as well as plaster type wall finishes, and they are in fair to poor condition. The 1918 Original Construction has Corridors with terrazzo type flooring, plaster and acoustical panel type ceilings, as well as exposed brick, plaster, and painted block type wall finishes, and they are in fair condition. The 1918 Original Construction has Restrooms with ceramic tile and terrazzo type flooring, plaster and acoustical panel type ceilings, as well as exposed brick, painted block, and plaster, type wall finishes, and they are in fair condition. Toilet partitions are composite resin, and are in fair condition. The 1951 Addition features conventionally partitioned Classrooms with carpet type flooring, acoustical panel type ceilings, as well as painted and glazed block type wall finishes, and they are in fair to poor condition. The 1951 Addition has Corridors with ceramic tile and VCT type flooring, acoustical panel type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 1951 Addition has Restrooms with ceramic tile type flooring, acoustical panel type ceilings, as well as glazed block type wall finishes, and they are in good to fair condition. Toilet partitions are composite resin, and are in fair condition. The 1968 Addition features demountable partitioned Classrooms with VAT type flooring, acoustical panel type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. The 1968 Addition has Corridors with VCT type flooring, acoustical panel type ceilings, as well as painted block type wall finishes, and they are in fair condition. Classroom casework in the 1951 Addition is wood type construction with wood tops, is adequately provided, and in poor condition. No casework is provided in The 1918 Original Construction or the 1969 Addition. The typical Classroom contains 20 lineal feet of casework, and Classroom casework provided ranges from 0 to 20 feet. Classrooms are provided adequate chalkboards, markerboards, tackboards which are in fair condition. The lockers located in the Corridors, are adequately provided, and in good to fair condition. The Art program is equipped with a kiln in good to fair condition, and existing kiln ventilation is inadequate. The facility is equipped with wood and metal, louvered and non-louvered, interior doors that are flush mounted without proper ADA hardware, but do have correct clearances, and they are in fair to poor condition. The Gymnasium has VAT type flooring, plaster type ceilings, as well as plaster and exposed brick type wall finishes, and they are in fair condition. Gymnasium concrete fixed stands are located on the mezzanine level are in fair condition. Gymnasium basketball backboards are fixed, and are in fair condition. The Media Center, located in the 1918 Original Construction, has carpet type flooring, acoustical panel type ceilings, as well as plaster type wall finishes, and they are in fair condition. Student Dining, located in the 1951 Addition, has VCT type flooring, acoustical panel type ceilings, as well as painted block and plaster type wall finishes, and they are in fair condition. OSDM-required fixed equipment for Stage is inadequately provided, and in 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 in 1951 with incremental upgrades, is in poor condition. The Kitchen hood is in fair to poor condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, installation as required by the OSDM and OBCMC. A walk-in freezer is located on the building's exterior, and is accessed by receiving dock, and is in poor condition. Reach-in coolers and freezers are located within the Kitchen spaces, and are in good to fair condition.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of finishes and casework due to condition, being inadequately provided, and installation of systems outlined in Items A, C, D, E, K, L, M, N, T, and U. Provide for replacement of interior doors due to condition and to comply with ADA requirements. Provide for replacement of Kitchen hood due to condition and to comply with OBCMC and OSDM guidelines. Provide for the full replacement of Kitchen equipment due to age and condition. Provide a heat removal hood for the Art program kiln due to being inadequately provided. Funding provided under Item C. Provide for replacement of basketball backboards (6) due to condition. Provide for replacement of toilet partitions due to condition. Provide for replacement of toilet accessories due to condition. Provide terrazzo floor repair at the 1918 Original Construction due to condition. Provide plaster refinishing at the 1918 Original Construction due to condition. Provide additional wall insulation in the 1918 Original Construction, 1951 Addition, and 1956 Addition per work in Item H. Provide sound attenuation acoustical surface treatments for Gymnasium, Student Dining, Media Center, and Music spaces to conform to OSDM guidelines. Provide Stage fixed equipment due to condition and being inadequately provided. Replace gypsum board being abated under Item T.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft²	Board Offices (1918) 1,073 ft²	Original Construction (1918) 36,147 ft²	Classroom Addition (1951) 8,018 ft²	Music Room Addition (1956) 1,031 ft²	Classroom Addition (1968) 4,682 ft²	Sum	Comments
Toilet Partitions:	\$1,000.00	per stall				12 Required			8 Required	\$20,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft.				Required			Required	\$8,165.80	(per building area)
Door, Frame, and Hardware:	\$1,300.00	each				62 Required	8 Required	2 Required	6 Required	\$101,400.00	(non-ADA)
Basketball Backboard Replacement	\$3,200.00	each				6 Required				\$19,200.00	(non-electric)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)				22,050 Required	7,488 Required	1,173 Required		\$184,266.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Gypsum Board Replacement	\$4.00	sq.ft. (Qty)		500 Required	0 Required	1,500 Required	0 Required	0 Required	0 Required	\$8,000.00	(Hazardous Material Replacement Cost - See T.)
Acoustical Panel / Tile Ceiling Replacement	\$1.50	sq.ft. (Qty)		0 Required	0 Required	0 Required	20 Required	0 Required	0 Required	\$30.00	(Hazardous Material Replacement Cost - See T.)
Walk-in Coolers/Freezers:	\$29,818.00	per unit					2 Required			\$59,636.00	
Kitchen Exhaust Hood:	\$56,000.00	per unit					1 Required			\$56,000.00	(includes fans, exhaust & ductwork)
Total Warming Kitchen Replacement	\$112.50	sq.ft. (Qty)					538 Required		495 Required	\$116,212.50	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
<b>Other:</b> Complete Replacement of Finishes and Casework	\$15.60	sq.ft. (Qty)				30,363 Required	6,735 Required	866 Required	4,233 Required	\$658,273.20	(elementary, per building area, with removal of existing)
<b>Other:</b> Complete Replacement of Finishes and Casework	\$17.33	sq.ft. (Qty)				5,784 Required	1,283 Required	165 Required	749 Required	\$138,310.73	(middle, per building area, with removal of existing)
<b>Other:</b> Plaster Refinishing (Qty)	\$14.00	sq.ft. (Qty)				600 Required				\$8,400.00	Refinish plaster as required.
<b>Other:</b> Provide sound attenuation.	\$3.00	sq.ft. (Qty)				1,955 Required	848 Required	457 Required		\$9,780.00	Provide acoustical surface treatment for the Gymnasium, Student Dining, Media Center, and Music spaces.
<b>Other:</b> Provide Stage equipment.	\$14,000.00	allowance					Required			\$14,000.00	Provide Stage fixed equipment due to condition and being inadequately provided
<b>Other:</b> Repair Terrazzo	\$22.00	sq.ft. (Qty)				300 Required				\$6,600.00	Repair damaged terrazzo flooring as required.
<b>Sum:</b>			\$1,408,274.23	\$2,000.00	\$0.00	\$852,093.92	\$375,363.39	\$27,378.05	\$151,438.87		



Typical Classroom Finishes in 1918 Original Construction



Typical Corridor Finishes in 1918 Original Construction

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K. Interior Lighting

Description:

The typical Classrooms in the overall facility are equipped with T-8 1x8 surface mount and 2x4 lay-in direct fluorescent fixtures with multi-level switching. Classroom fixtures are in fair condition, providing an average illumination of 40 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 1x8 and 2x4 surface mount fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 30 FC, thus complying with the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with T-8 2x4 surface mount fluorescent type lighting, in good to fair condition, providing an average illumination of 41 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting in fair condition, providing an average illumination of 24 FC, which is less than the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 1x4 surface mount fluorescent type lighting with multilevel switching. Student Dining fixtures are in fair condition, providing an average illumination of 30 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 surface mount fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 59 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with incandescent and T-8 1x4 surface mount fluorescent fixture type lighting in fair condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 1x4 and 2x4 surface mount and 2x4 lay-in direct fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age, condition, inadequate lighting levels, lack of multi-level switching, and the utilization of incandescent fixtures.

Rating:

3 Needs Replacement

Recommendations:

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

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft.		Required	Required	Required	Required	Required	Required	\$270,045.00	Includes demo of existing fixtures
Sum:			\$270,045.00	\$15,290.00	\$5,365.00	\$180,735.00	\$40,090.00	\$5,155.00	\$23,410.00		



Surface Mount Incandescent Light Fixture



Surface Mount 1x4 Direct Fluorescent Light Fixtures

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L. Security Systems

**Description:** The overall facility contains a motion sensor and CCTV camera type security system in fair condition. Motion detectors are not adequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are not equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are inadequately provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of TV and VCR. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is inadequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. Existing playground fencing is adequately provided, and is in fair condition. The exterior site lighting system is equipped with surface mount HID high pressure sodium light fixtures, in fair condition. Pedestrian walkways are not illuminated. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID high pressure sodium fixtures in fair condition. The exterior site lighting system provides inadequate coverage.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Provide for the replacement of playground fencing to meet Ohio School Design Manual guidelines and due to condition, funding included in complete replacement of security system.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
Security System:	\$1.85	sq.ft.		Required	Required	Required	Required	Required	Required	\$99,916.65	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft.		Required	Required	Required	Required	Required	Required	\$54,009.00	building
<b>Sum:</b>			\$153,925.65	\$8,715.30	\$3,058.05	\$103,018.95	\$22,851.30	\$2,938.35	\$13,343.70		



Security System CCTV Camera



HID High Pressure Sodium Surface Mount Light Fixture

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M. Emergency/Egress Lighting

**Description:** The overall facility is equipped with an emergency egress lighting system consisting of non compliant incandescent and plastic construction exit signs, as well as OSDM compliant red lettered and LED-illuminated exit signs and the system is in fair condition. The facility is not adequately equipped with emergency egress floodlighting and the system is in fair condition. The system is not provided with appropriate battery backup 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 guidelines.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft²	Board Offices (1918) 1,073 ft²	Original Construction (1918) 36,147 ft²	Classroom Addition (1951) 8,018 ft²	Music Room Addition (1956) 1,031 ft²	Classroom Addition (1968) 4,682 ft²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft.		Required	Required	Required	Required	Required	Required	\$54,009.00	(complete, area of building)
Sum:			\$54,009.00	\$3,058.00	\$1,073.00	\$36,147.00	\$8,018.00	\$1,031.00	\$4,682.00		



Non-Compliant Exit Sign and Emergency Egress Light Fixture



Non-Compliant Exit Sign

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N. Fire Alarm

**Description:** The overall facility is equipped with a SimplexGrinnell 4005 non-addressable type fire alarm system, installed in the 2000s, and in fair condition, consisting of manual pull stations, smoke detectors, bells, and audible horn and strobe indicating devices. The system is not automatic, but is monitored by a third party. The system not equipped with sufficient horn and strobe indicating devices and smoke detectors. The system is not equipped with any flow switches, tamper switches, and heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, but does have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft.		Required	Required	Required	Required	Required	Required	\$81,013.50	(complete new system, including removal of existing)
Sum:			\$81,013.50	\$4,587.00	\$1,609.50	\$54,220.50	\$12,027.00	\$1,546.50	\$7,023.00		



Fire Alarm Control Panel



Fire Alarm System Manual Pull Station

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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 not ADA accessible due to non-compliant level changes at door thresholds. Access from the parking / drop-off area to the building entries is compromised by steps and steep ramps. Adequate handicap parking is provided. Exterior doors are not equipped with ADA hardware. Building entrances should be equipped with (2) ADA power assist doors, and none are provided. The bus drop off area has no provisions for handicapped assistance. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are not compliant. There is not an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements, and are insufficient due to non-compliant hand rails. Elevation changes within the overall facility are facilitated by (3) non-compliant stairwells in good condition. (2) non-compliant stairwells serve the gymnasium balcony and (1) noncompliant stairwell serves the Furnace Room that are in good condition. There are no lifts at this facility. This multistory building does not have a compliant elevator that accesses every floor. Access to the Stage is not facilitated by a Corridor at Stage level, chair lift, or ramp. Interior doors are not recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware throughout the overall facility. (11) ADA-compliant toilets are required, and (2) are currently provided. (8) ADA-compliant Restroom lavatories are required, and (0) are currently provided. (2) ADA-compliant urinals are required, and (0) are currently provided. (1) ADA-compliant electric water cooler is required, and (1) is currently provided. Toilet partitions are composite resin, and provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. There are no dedicated Science Classrooms in the facility. Sixth Grade Students use the Science Classrooms in the adjacent Middle School. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to insufficient room size, and non-compliant fixtures. ADA signage is not provided on both the interior and the exterior of the building.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide ADA-compliant signage, (2) power assist door opener, (2) ramps, (2) chair lifts, (1) elevators, (4) toilets, (8) sinks, (2) urinals, (4) toilet accessories, in the overall facility to facilitate the school's meeting of ADA requirements. Remount (8) mirrors to handicapped height. Replace interior handrails at steps and ramps with ADA compliant handrails. Playground issues are corrected in Item P. No parking issues require renovation at this time per Item P. Provide (3) new ADA Toilet Rooms for the Kindergarten, Kitchen, and Administrative Offices, including (3) toilets, (3) sinks and (3) sets of ADA accessories. Enlarge and reconfigure new single ADA Toilet Rooms for the Health Clinic and Special Education Restrooms, including (2) toilets, (2) sinks and (2) sets of ADA accessories. Provide pipe wrap insulation guards at sinks for ADA compliance throughout overall facility. Toilet partition issues are corrected in Item J. ADA compliant sink base casework in the Classrooms is corrected in Item J. For interior doors that are not being replaced under this Item, door hardware to be replaced with funding provided in Item J. Stair towers are corrected in Item U.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft²	Board Offices (1918) 1,073 ft²	Original Construction (1918) 36,147 ft²	Classroom Addition (1951) 8,018 ft²	Music Room Addition (1956) 1,031 ft²	Classroom Addition (1968) 4,682 ft²	Sum	Comments
Signage:	\$0.20	sq.ft.		Required		Required	Required	Required	Required	\$10,587.20	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)				78 Required	123 Required			\$8,040.00	(per ramp/interior-exterior complete)
Lifts:	\$15,000.00	unit				2 Required				\$30,000.00	(complete)
Elevators:	\$42,000.00	each				4 Required				\$168,000.00	(per stop, \$84,000 minimum)
Electric Water Coolers:	\$1,800.00	unit					1 Required			\$1,800.00	(replacement double ADA)
Electric Water Coolers:	\$3,000.00	unit					1 Required			\$3,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$1,500.00	unit				9 Required	7 Required			\$24,000.00	(replacement ADA)
ADA Assist Door & Frame:	\$7,500.00	unit				1 Required	1 Required			\$15,000.00	(openers, electrical, patching, etc)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom				5 Required		3 Required		\$2,280.00	
Provide Toilet Accessories:	\$1,000.00	per restroom				2 Required	2 Required			\$4,000.00	
Other: ADA Compliant Grab Bars	\$45.00	each				5 Required	2 Required			\$315.00	Provide vertical grab bars at existing toilets.
Other: ADA Pipe Wrap Insulation	\$50.00	each				5 Required	3 Required			\$400.00	Provide pipe wrap insulation guards at sinks.
Other: Add ADA Unisex Restroom	\$10,000.00	each				2 Required	1 Required			\$30,000.00	Add Individual ADA Compliant Restroom.
Other: Provide ADA compliant handrails.	\$48.00	n.ft.				76 Required	44 Required			\$5,760.00	Provide ADA Compliant Handrails.
<b>Sum:</b>			\$303,182.20	\$611.60	\$0.00	\$256,897.40	\$43,675.60	\$1,061.20	\$936.40		



Non-Compliant Main Entry Stairs



Typical Non-Compliant Stairs/Hand Rails

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P. Site Condition

Description:

The 152.30 acre flat site is located in a rural agricultural setting with moderate tree, shrub, floral type landscaping. The site is shared with the Junior High and High School. Outbuildings include the District Bus Garage and storage buildings. There are no apparent problems with erosion or ponding. The site is bordered by a moderately traveled state route. Multiple entrances onto the site impede proper separation of bus and other vehicular traffic, and one-way bus-traffic is not provided. There is a bus loading and unloading zone in the parking lot behind the school, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair condition, containing 56 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage and catch basins, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs are not provided at parking lot and drive areas. 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 is not heavy duty, and is not equipped with a concrete pad area for dumpsters. Exterior steps are stone or concrete with adequate railings and are in good to fair condition. Fencing is provided around the Playground and properly separates the playground from vehicular traffic, and is in fair condition. The playground equipment is primarily constructed of wood and metal, and is in fair to poor condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch of sufficient depth, with a basketball court being provided on a concrete surface in good condition. The site and playground area is not equipped with sufficient benches and tables and are in fair to poor condition. The athletic facilities are comprised of a multipurpose field, and are in good condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so. The site contains the district bus garage and the High School athletic fields including a Football Stadium, Baseball Diamond and a Multi-purpose Field. Additions to the existing facility are not advised due to multiple existing additions and a confusing layout. Due to the generous size of the site, there is room for the construction a new facility that could compensate for the Elementary, Middle, and High School with a building of similar or larger footprint.

Rating:

2 Needs Repair

Recommendations:

Provide topcoat paving at existing parking lots and drive areas due to condition. Provide concrete curbs at parking lots and drive areas due to being inadequately provided. Provide heavy duty paving for service drive. Replace damaged concrete sidewalks due to condition. Provide concrete pad areas for dumpsters due to being inadequately provided. Replace playground equipment due to condition. Provide a bus loop. Repair site and playground fencing as required due to condition. Funding provided in Item L. Provide sitework allowance for unforeseen circumstances.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918)	Board Offices (1918)	Original Construction (1918)	Classroom Addition (1951)	Music Room Addition (1956)	Classroom Addition (1968)	Sum	Comments
				3,058 ft <sup>2</sup>	1,073 ft <sup>2</sup>	36,147 ft <sup>2</sup>	8,018 ft <sup>2</sup>	1,031 ft <sup>2</sup>	4,682 ft <sup>2</sup>		
Playground Equipment:	\$1.50	sq.ft. (Qty)				36,147 Required	8,018 Required	1,037 Required	4,682 Required	\$74,826.00	(up to \$100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,000.00	lump sum				Required				\$2,000.00	
New Asphalt Paving (heavy duty):	\$27.80	sq. yard				1,275 Required	255 Required	34 Required	136 Required	\$47,260.00	
New Asphalt Paving (light duty):	\$25.80	sq. yard				5,085 Required	1,017 Required	136 Required	542 Required	\$174,924.00	
Bus Drop-Off for Elementary	\$110.00	per student				293 Required	74 Required	11 Required	40 Required	\$45,980.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of elementary school students riding)
Bus Drop-Off for Middle	\$110.00	per student				57 Required	14 Required	3 Required	9 Required	\$9,130.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of middle school students riding)
Concrete Curb:	\$18.00	ln.ft.				225 Required	45 Required	6 Required	24 Required	\$5,400.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)				487 Required	98 Required	13 Required	52 Required	\$3,048.50	(5 inch exterior slab)
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 <b>one</b> addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft.				Required	Required	Required	Required	\$74,817.00	Include this one <b>or</b> the next. (Each addition should have this item)
<b>Sum:</b>			\$489,785.50	\$0.00	\$0.00	\$374,313.03	\$68,331.22	\$9,264.97	\$37,876.28		



Playground and Fencing



Steps and Sidewalk

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Q. Sewage System

**Description:** The sanitary sewer system is tied in to the city system, and is in good condition. Tie-in consists of an 8" clay tile service line, as well as a 4,000 gallon tank and lift station, installed in 2012, and in good condition. No significant system deficiencies were reported by the school district or noted during the physical assessment.

**Rating:** 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918)	Board Offices (1918)	Original Construction (1918)	Classroom Addition (1951)	Music Room Addition (1956)	Classroom Addition (1968)	Sum	Comments
				3,058 ft <sup>2</sup>	1,073 ft <sup>2</sup>	36,147 ft <sup>2</sup>	8,018 ft <sup>2</sup>	1,031 ft <sup>2</sup>	4,682 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Kitchen Grease Trap Interceptor



Sanitary Waste Piping

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R. Water Supply

**Description:** The domestic water supply system is tied in to the city system, features 3" service and 3" water meter, and is in good condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is 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	Auditorium Fixed Seating (1918)	Board Offices (1918)	Original Construction (1918)	Classroom Addition (1951)	Music Room Addition (1956)	Classroom Addition (1968)	Sum	Comments
				3,058 ft <sup>2</sup>	1,073 ft <sup>2</sup>	36,147 ft <sup>2</sup>	8,018 ft <sup>2</sup>	1,031 ft <sup>2</sup>	4,682 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Incoming Domestic Water Service Meter



Incoming Domestic Water Service Line

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S. Exterior Doors

**Description:** Typical exterior doors in the overall facility are aluminum, wood, or hollow metal type construction, installed on aluminum, wood, or hollow metal frames, and in fair to poor condition. Typical exterior doors feature single glazed or no vision panels, and appropriate hardware. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed vision panels, and appropriate hardware. The facility is equipped with 1 roof access door, which is in fair condition. There are no overhead doors in the facility.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace all exterior doors and roof access door to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines, and due to condition.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf				3 Required	11 Required	1 Required		\$30,000.00	(includes removal of existing)
<b>Other:</b> Replace Roof Access Doors	\$2,000.00	each				1 Required				\$2,000.00	Replace roof access door due to condition.
<b>Sum:</b>			\$32,000.00	\$0.00	\$0.00	\$8,000.00	\$22,000.00	\$2,000.00	\$0.00		



Typical Entrance Doors in 1951 Addition



Typical Wood Exterior Door at the 1951 Addition

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T. Hazardous Material

**Description:** The School District has been assessed previously, in 8/17/2005, and an Enhanced Environmental Hazards Assessment (EEHA) was subsequently conducted. The Table below summarizes the scopes of work called for in the Enhanced Environmental Hazards Assessment. The district did not provide documentation of any abatement projects since that time. Vinyl asbestos floor tile and mastic, carpet mastic, acoustical ceiling tile and mastic, gypsum board, tank insulation, pipe insulation, pipe insulation hidden in walls, breaching, dismantle boilers, and pipe fittings containing hazardous materials are located in the overall facility in fair condition. These materials were described in the report, open to observation, and found to be in friable and non-friable condition with light damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

**Rating:** 2 Needs Repair

**Recommendations:** Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Enhanced Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
<i>Environmental Hazards Form</i>											
Breaching Insulation Removal	\$10.00	sq.ft. (Qty)		0 Required		30 Required	0 Required	0 Required	0 Required	\$300.00	
Tank Insulation Removal	\$8.00	sq.ft. (Qty)		0 Required		60 Required	0 Required	0 Required	0 Required	\$480.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		0 Required		5,000 Required	0 Required	0 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		0 Required		5,000 Required	0 Required	0 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		2,757 Required		30,951 Required	7,820 Required	903 Required	4,240 Required	\$4,667.10	
Pipe Insulation Removal	\$10.00	in.ft.		30 Required		990 Required	10 Required	0 Required	0 Required	\$10,300.00	
Pipe Fitting Insulation Removal	\$20.00	each		65 Required		235 Required	0 Required	0 Required	0 Required	\$6,000.00	
Pipe Insulation Removal (Crawlspace/Tunnel)	\$12.00	in.ft.		0 Required		0 Required	2,000 Required	0 Required	0 Required	\$24,000.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	in.ft.		100 Required		300 Required	0 Required	0 Required	0 Required	\$6,000.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		0 Required		3 Required	0 Required	0 Required	0 Required	\$6,000.00	
Gypsum Board Removal	\$6.00	sq.ft. (Qty)		500 Required		1,500 Required	0 Required	0 Required	0 Required	\$12,000.00	See J
Acoustical Panel/Tile Ceiling Removal	\$3.00	sq.ft. (Qty)		0 Required		0 Required	20 Required	0 Required	0 Required	\$60.00	See J
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		3,835 Required		1,165 Required	8,100 Required	0 Required	600 Required	\$41,100.00	See J
Carpet Removal (over RFC)	\$1.00	sq.ft. (Qty)		0 Required		0 Required	3,170 Required	0 Required	0 Required	\$3,170.00	See J
Acoustical Tile Mastic Removal	\$3.00	sq.ft. (Qty)		1,560 Required		0 Required	0 Required	0 Required	0 Required	\$4,680.00	
<b>Sum:</b>			\$128,757.10	\$22,560.70	\$0.00	\$51,470.10	\$52,412.00	\$90.30	\$2,224.00		



VAT in Gymnasium



Asbestos Pipe Insulation

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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 (3) interior stair towers, which are not protected by compliant two hour fire enclosures. The facility does not have any exterior stairways from intermediate floors. Guardrails are of solid masonry construction and comply with Ohio Building Code. Handrails do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in poor condition, and is not equipped with a functional UL 300 compliant wet chemical fire suppression system as required. The required 6" overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The 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 to meet the requirements of the Ohio Building Code with funding provided under Item O. Provide a new with a UL 300 compliant wet chemical fire suppression system for the kitchen hood with funding provided under Item J. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system with funding provided under Item J Kitchen hood replacement.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		3,058 Required	1,073 Required	36,147 Required	8,018 Required	1,031 Required	4,682 Required	\$172,828.80	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level				12 Required				\$60,000.00	(includes associated doors, door frames and hardware)
<b>Sum:</b>			\$232,828.80	\$9,785.60	\$3,433.60	\$175,670.40	\$25,657.60	\$3,299.20	\$14,982.40		



Typical Fire Extinguisher Cabinets



Kitchen Hood

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V. Loose Furnishings

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

**Rating:** 3 Needs Replacement

**Recommendations:** Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918) 3,058 ft <sup>2</sup>	Board Offices (1918) 1,073 ft <sup>2</sup>	Original Construction (1918) 36,147 ft <sup>2</sup>	Classroom Addition (1951) 8,018 ft <sup>2</sup>	Music Room Addition (1956) 1,031 ft <sup>2</sup>	Classroom Addition (1968) 4,682 ft <sup>2</sup>	Sum	Comments
CEFPI Rating 0 to 3	\$5.00	sq.ft.				Required	Required	Required	Required	\$249,390.00	
<b>Sum:</b>			\$249,390.00	\$0.00	\$0.00	\$180,735.00	\$40,090.00	\$5,155.00	\$23,410.00		



Small Group Table



Student Desk and Chairs

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W. Technology

**Description:** The typical Classroom is equipped with the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with the required 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The 2-way PA system is addressed through the phone system. The facility is not equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided, and in fair condition. OSDM-compliant computer network infrastructure is not provided. Wireless network access is also provided throughout the overall facility. The facility does not contain a media distribution center, and provides Computer Labs for use by students. There are no elevators in the overall facility.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of technology systems to meet Ohio School Design Manual requirements, and to sustain the capacity to keep pace with technological development Provide compliant centralized clock system.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating (1918)	Board Offices (1918)	Original Construction (1918)	Classroom Addition (1951)	Music Room Addition (1956)	Classroom Addition (1968)	Sum	Comments
				3,058 ft <sup>2</sup>	1,073 ft <sup>2</sup>	36,147 ft <sup>2</sup>	8,018 ft <sup>2</sup>	1,031 ft <sup>2</sup>	4,682 ft <sup>2</sup>		
ES portion of building with total SF < 50,000	\$13.18	sq.ft. (Qty)				30,363 Required	6,735 Required	866 Required	4,233 Required	\$556,156.46	
MS portion of building with total SF < 67,950	\$10.29	sq.ft. (Qty)				5,783 Required	1,283 Required	165 Required	749 Required	\$82,114.20	
<b>Sum:</b>			\$638,270.66	\$0.00	\$0.00	\$459,691.41	\$101,969.37	\$13,111.73	\$63,498.15		



Typical Data Outlets at Classrooms



Wireless Internet - Typical

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X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		\$8,658,472.74
7.00%	Construction Contingency	\$606,093.09
<b>Subtotal</b>		\$9,264,565.83
16.29%	Non-Construction Costs	\$1,509,197.77
<b>Total Project</b>		<b>\$10,773,763.61</b>

Construction Contingency	\$606,093.09
Non-Construction Costs	\$1,509,197.77
<b>Total for X.</b>	<b>\$2,115,290.87</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$2,779.37
Soil Borings / Phase I Envir. Report	0.10%	\$9,264.57
Agency Approval Fees (Bldg. Code)	0.25%	\$23,161.41
Construction Testing	0.40%	\$37,058.26
Printing - Bid Documents	0.15%	\$13,896.85
Advertising for Bids	0.02%	\$1,852.91
Builder's Risk Insurance	0.12%	\$11,117.48
Design Professional's Compensation	7.50%	\$694,842.44
CM Compensation	6.00%	\$555,873.95
Commissioning	0.60%	\$55,587.39
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$103,763.14
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$1,509,197.77</b>

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School Facility Appraisal

**Name of Appraiser** Paul Brown **Date of Appraisal** 2013-01-18  
**Building Name** Bethel Elementary  
**Street Address** 7490 S St Rt 201  
**City/Town, State, Zip Code** Tipp City, OH 45371  
**Telephone Number(s)** 937.845.9439  
**School District** Bethel Local SD

**Setting:** Rural  
 Site-Acreage 152.30  
 Grades Housed K-6  
 Number of Teaching Stations 38  
 Student Enrollment 537  
 Dates of Construction 1918,1918,1918,1951,1956,1968

Building Square Footage 54,009  
 Student Capacity 460  
 Number of Floors 4

**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><b>Site is large enough</b> to meet educational needs as defined by state and local requirements</p> <p><i>The site is 152.30 acres compared to 50 acres required by the OSDM.</i></p>	25	25
1.2	<p><b>Site is easily accessible</b> 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><b>Location</b> is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to agricultural uses, and there are no undesirable features adjacent to the School site.</i></p>	10	8
1.4	<p>Site is <b>well landscaped and developed</b> to meet educational needs</p> <p><i>The site is moderately landscaped with trees, shrub, and floral arrangements which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i></p>	10	10
1.5	<p>ES Well equipped <b>playgrounds are separated</b> from streets and parking areas</p> <p>MS Well equipped <b>athletic and intermural areas are separated</b> from streets and parking</p> <p>HS Well equipped <b>athletic areas</b> are adequate with sufficient solid-surface parking</p> <p><i>Playground areas consist of metal and wood type play equipment, which is in fair to poor condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is provided to contain students within the play area, which is in fair condition, and provides proper separation of play areas from vehicular use areas.</i></p>	10	7
1.6	<p><b>Topography</b> 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	3
1.7	<p>Site has stable, well drained <b>soil free of erosion</b></p> <p><i>Soils appear to be stable and well drained, and no erosion was observed.</i></p>	5	5
1.8	<p>Site is suitable for <b>special instructional needs</b>, e.g., outdoor learning</p> <p><i>The site has been developed to accommodate outdoor learning, though no related equipment has been provided to facilitate doing so.</i></p>	5	2
1.9	<p><b>Pedestrian services</b> include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.</i></p>	5	4
1.10	<p>ES/MS Sufficient <b>on-site, solid surface parking</b> for faculty and staff is provided</p> <p>HS Sufficient <b>on-site, solid surface parking</b> 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 condition.</i></p>	5	5
<b>TOTAL - The School Site</b>		<b>100</b>	<b>87</b>

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## 2.0 Structural and Mechanical Features

### School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all <b>barrier-free</b> requirements both externally and internally <i>The structure is not ADA compliant.</i>	15	2
2.2	<b>Roofs</b> appear sound, have positive drainage, and are weather tight <i>The roofs over the entire building are in fair to poor condition but require replacement due to age of systems.</i>	15	7
2.3	<b>Foundations</b> are strong and stable with no observable cracks <i>Foundations are in good to fair condition with minor observable cracks.</i>	10	8
2.4	<b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration <i>The overall facility has a brick veneer on load bearing masonry wall system, which displayed locations of deterioration, and is in fair condition. The exterior masonry appears to have inappropriately spaced and inadequately caulked control joints in fair to poor condition. Control joints are not provided at lintel locations at doors and windows. The school does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation.</i>	10	6
2.5	<b>Entrances and exits</b> are located so as to permit efficient student traffic flow <i>Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately provided.</i>	10	6
2.6	<b>Building "envelope"</b> generally provides for energy conservation (see criteria) <i>Building envelope does not meet minimum energy conservation requirements.</i>	10	4
2.7	Structure is <b>free of friable asbestos</b> and <b>toxic materials</b> <i>The building is reported to contain asbestos and other hazardous materials.</i>	10	4
2.8	Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes <i>Flexible partition walls have been provided between Classrooms in the 1968 Addition and allow for a variety of class sizes. Interior walls throughout the 1918 Original Construction and the 1951 Addition are fixed walls and are not flexible.</i>	10	4
Mechanical/Electrical		Points Allocated	Points
2.9	<b>Adequate light sources</b> 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	<b>Internal water supply</b> 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 <b>wall outlets</b> , phone and computer cabling for technology applications	15	2

Classrooms have an inadequate number of outlets and data jacks for technology applications.

2.12	<b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible <i>Disconnect switches are not adequately provided to allow for safe servicing of equipment.</i>	10	2
2.13	<b>Drinking fountains</b> are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are adequate in number and placement, but do not meet ADA requirements. Drinking fountains appear to be properly maintained.</i>	10	6
2.14	Number and size of <b>restrooms meet requirements</b> <i>The number and size of Restrooms meet requirements.</i>	10	8
2.15	<b>Drainage systems</b> are properly maintained and meet requirements <i>Drainage systems for the overall facility, consisting of sanitary waste piping, are cast iron, galvanized, and PVC, are original to each addition, exhibit some signs of leaking and are in fair condition.</i>	10	4
2.16	<b>Fire alarms, smoke detectors, and sprinkler systems</b> are properly maintained and meet requirements <i>The facility is not sprinkled. Fire alarm systems are not adequately provided with required devices. Smoke detectors are not provided.</i>	10	4
2.17	<b>Intercommunication system</b> consists of a central unit that allows dependable <b>two-way communication</b> between the office and instructional areas <i>The central intercommunication system provides only one way communication between the Administration area and all the teaching / learning areas.</i>	10	2
2.18	<b>Exterior water supply</b> is sufficient and available for normal usage <i>Exterior wall hydrants are inadequately provided around the exterior of the facility.</i>	5	2
<b>TOTAL - Structural and Mechanical Features</b>		<b>200</b>	<b>83</b>

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### 3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	<b>Windows, doors, and walls</b> are of material and finish requiring minimum maintenance <i>Exterior materials for exterior walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.</i>	15	9
3.2	<b>Floor surfaces</b> throughout the building require minimum care <i>Flooring throughout the facility consists of VCT, VAT, wood, carpet, terrazzo, sealed concrete, and ceramic tile, which is generally well maintained throughout the facility.</i>	15	12
3.3	<b>Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain <i>Lay-in type ceilings are not easily cleaned or resistant to stain. Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily cleaned and resistant to stain. Plaster walls are not easily cleaned and resistant to stain. Drywall type wall finishes are not easily cleaned and resistant to stain. Exposed brick is not easily cleaned and resistant to stain.</i>	10	6
3.4	<b>Built-in equipment</b> is designed and constructed for ease of maintenance <i>Casework is wood type construction that is original to the 1951 Addition, and is in poor condition. There is no casework in the 1918 Original Construction and 1969 Addition.</i>	10	4
3.5	<b>Finishes and hardware</b> , with compatible keying system, are of durable quality <i>Door hardware varies throughout the facility, and does not meet ADA requirements.</i>	10	4
3.6	<b>Restroom fixtures</b> are wall mounted and of quality finish <i>Fixtures are floor and wall mounted and are of fair to poor quality.</i>	10	4
3.7	Adequate <b>custodial storage space</b> with water and drain is accessible throughout the building <i>Custodial storage space is adequately located throughout the facility, including provisions for water and drains.</i>	10	8
3.8	Adequate <b>electrical outlets and power</b> , 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	<b>Outdoor light fixtures, electrical outlets</b> , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are inadequately provided, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.</i>	10	4
<b>TOTAL - Plant Maintainability</b>		<b>100</b>	<b>53</b>

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## 4.0 Building Safety and Security

### School Facility Appraisal

Site Safety	Points Allocated	Points
4.1 <b>Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways <i>Student loading is not separated from other vehicular traffic.</i>	15	6
4.2 <b>Walkways</b> , both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided on-site for pedestrian safety, though no sidewalks are provided off-site for safe pedestrian circulation.</i>	10	8
4.3 <b>Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs and signals are located as required on adjacent access streets.</i>	5	5
4.4 <b>Vehicular entrances and exits</b> permit safe traffic flow <i>Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.</i>	5	2
4.5    ES <b>Playground equipment</b> is free from hazard MS        Location and types of <b>intramural equipment</b> are free from hazard HS <b>Athletic field equipment</b> is properly located and is free from hazard <i>Playground equipment consists of metal and wood type equipment in poor condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.</i>	5	3

Building Safety	Points Allocated	Points
4.6 <b>The heating unit(s)</b> is located away from student occupied areas <i>Heating boilers are located in rooms that are not accessible by students. Unit ventilators and fin tubes are located in the Classrooms and other learning areas.</i>	20	10
4.7            Multi-story buildings have at least <b>two stairways</b> for student egress <i>The building does have 3 exit stairways, which are enclosed, but not 2 hour rated, and are not ADA and OBC compliant. There are 3 additional stairways that are not enclosed, or required to be enclosed per OBC.</i>	15	5
4.8 <b>Exterior doors</b> open outward and are equipped with panic hardware <i>Exterior doors open outward, are equipped with panic hardware and meet current code requirements.</i>	10	6
4.9 <b>Emergency lighting</b> is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency egress light fixtures and exit signs are not on separate circuits and are inadequately provided.</i>	10	2
4.10 <b>Classroom doors</b> are recessed and open outward <i>Classroom doors are not recessed from the Corridor and open outward, which impedes traffic flow in the Corridors.</i>	10	4
4.11 <b>Building security systems</b> are provided to assure uninterrupted operation of the educational program	10	2



Security systems are inadequately provided and are in fair condition.

4.12	<b>Flooring</b> (including ramps and stairways) is maintained in a non-slip condition <i>VCT, VAT, wood, Terrazo, sealed concrete, and ceramic tile, has been generally well maintained throughout the facility.</i>	5	3
4.13	<b>Stair risers</b> (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair treads and risers are not properly designed and do not meet requirements.</i>	5	3
4.14	<b>Glass</b> is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass at door transoms and sidelights is provided with wire mesh for safety.</i>	5	4
4.15	<b>Fixed Projections</b> in the traffic areas do not extend more than eight inches from the corridor wall <i>Some fixed projections in the Corridor exceed 8 inches.</i>	5	4
4.16	<b>Traffic areas</b> terminate at an exit or a stairway leading to an egress <i>Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately provided. Corridor/building layout does not provide an efficient means of circulation throughout the building.</i>	5	2

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**Emergency Safety**

		Points Allocated	Points
4.17	Adequate <b>fire safety equipment</b> is properly located <i>The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.</i>	15	2
4.18	There are at least <b>two independent exits</b> from any point in the building <i>Multiple exits are provided from corridors throughout the facility.</i>	15	12
4.19	<b>Fire-resistant materials</b> are used throughout the structure <i>The structure is a masonry load bearing system with steel joist and metal deck and concrete beams and decks. Interior walls are glazed block, brick, masonry, and plaster.</i>	15	12
4.20	Automatic and manual <b>emergency alarm system</b> with a distinctive sound and flashing light is provided <i>The fire alarm is not equipped with automatic actuation devices and is not provided with adequate visual indicating devices.</i>	15	2
<b>TOTAL - Building Safety and Security</b>		<b>200</b>	<b>97</b>

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## 5.0 Educational Adequacy

### School Facility Appraisal

Academic Learning Space		Points Allocated	Points
5.1	<b>Size of academic learning areas</b> meets desirable standards <i>The average Classroom is 650 SF compared to 900 SF required by the OSDM.</i>	25	15
5.2	<b>Classroom space</b> permits arrangements for small group activity <i>Undersized Classrooms do not allow sufficient space for effective small group activities.</i>	15	6
5.3	<b>Location of academic learning areas</b> 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	<b>Personal space</b> in the classroom away from group instruction allows privacy time for individual students <i>Undersized Classrooms do not permit privacy time for individual students.</i>	10	4
5.5	<b>Storage for student materials</b> is adequate <i>There are lockers in the Corridors, adjacent to the Academic Areas. There are areas for student storage in the Classrooms. Storage for student materials is not adequate</i>	10	6
5.6	<b>Storage for teacher materials</b> is adequate <i>Miscellaneous wood and metal shelving units are inadequately provided for teacher storage. A dedicated storage room is not adequately provided.</i>	10	6

Special Learning Space		Points Allocated	Points
5.7	<b>Size of special learning area(s)</b> meets standards <i>The Special Education Classroom is 583 SF compared to 900 SF recommended in the OSDM.</i>	15	12
5.8	<b>Design of specialized learning area(s)</b> is compatible with instructional need <i>Special Education spaces are properly designed to meet instructional needs. Special Education spaces are not adequately provided to meet instructional needs. There are no specific support spaces such as a Resource Center or a Restroom.</i>	10	4
5.9	<b>Library/Resource/Media Center</b> provides appropriate and attractive space <i>The Media Center is 1,395 SF compared to 1,610 SF recommended in the OSDM. The Library is an attractive space, including natural light and sufficient book storage space. The Media Center is not visually appealing and does not provide natural light. Limited book storage and display space is available.</i>	10	8
5.10	<b>Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction <i>The Gymnasium is 2,516 SF compared to 3,500 - 5,000 SF recommended in the OSDM. The Gymnasium space is adequately sized and equipped for physical education instruction. The Gymnasium is undersized for effective physical education instruction.</i>	5	2
5.11	ES <b>Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction	10	6

MS/HS **Science** program is provided sufficient space and equipment

*Pre-K and Kindergarten spaces are undersized, and do not provide adequate instruction space.*

5.12 **Music Program** is provided adequate sound treated space 5 4

*The Music Room is 914 SF compared to 1,800-3,000 recommended in the OSDM. Music instruction is provided in a standard Classroom with acoustical panel ceilings and carpet flooring.*

5.13 **Space for art** is appropriate for special instruction, supplies, and equipment 5 3

*The Art Room is 732 SF compared to 1,200 SF recommended in the OSDM. The Art Room is not appropriately designed for instruction and includes sufficient space for storage of supplies and equipment. The Art Room is undersized and does not provide sufficient space for storage of supplies and equipment.*

**School Facility Appraisal**

Points Allocated Points

5.14 **Space for technology education** permits use of state-of-the-art equipment 5 4

*The facility is provided with Computer Labs for student use.*

5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms 5 2

*No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.*

5.16 **Storage for student and teacher material** is adequate 5 3

*Storage for teachers and students has not been adequately provided throughout the facility.*

**Support Space**

Points Allocated Points

5.17 **Teacher's lounge and work areas** reflect teachers as professionals 10 5

*The Teacher's Lounge is 364 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM. Limited work space is provided for preparation of teacher materials.*

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation 10 6

*The Student Dining space is 1,696 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1,033 SF compared to 1610 SF recommended in the OSDM. The Student Dining space has limited visual appeal with limited seating capacity.*

5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served 5 3

*Administrative Offices are satisfactory for Elementary School Students.*

5.20 **Counselor's office** insures privacy and sufficient storage 5 3

*The Counselor's Office is 112 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM. The space provided for the Counselor does insure privacy, but lacks sufficient storage space.*

5.21 **Clinic** is near administrative offices and is equipped to meet requirements 5 1

*The Clinic is 209 SF compared to 370 SF recommended in the OSDM. The Clinic is located within the Administrative Offices and is provided with required equipment. The Clinic is not located within the Administrative Offices and lacks required equipment.*

5.22 **Suitable reception space** is available for students, teachers, and visitors 5 1

*Reception space consists of approximately 80 SF compared to 200-400 SF recommended by the OSDM.*

5.23 **Administrative personnel** are provided **sufficient work space and privacy** 5 1

*The Administrative area consists of approximately 385 SF for the principal, assistant principal, secretary, Storage, and Copy Room, compared to 2,600 SF recommended by the OSDM.*

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**TOTAL - Educational Adequacy** 200 113

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## 6.0 Environment for Education

### School Facility Appraisal

Exterior Environment	Points Allocated	Points
6.1 Overall <b>design is aesthetically pleasing</b> to age of students	15	6
<i>The building consists of several uncoordinated colors and textures of brick due to multiple additions, and is not aesthetically pleasing. Some exterior masonry repairs do not match the 1918 Original Construction, further reducing its appeal.</i>		
6.2 Site and building are <b>well landscaped</b>	10	8
<i>The site is moderately landscaped with mature shade trees, ornamental trees, shrubs, and floral arrangements, which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i>		
6.3 <b>Exterior noise and poor environment</b> do not disrupt learning	10	8
<i>The site is adjacent to agricultural uses, and there are no undesirable features adjacent to the school site.</i>		
6.4 <b>Entrances and walkways</b> are <b>sheltered</b> from sun and inclement weather	10	7
<i>The main entrance to the School is sheltered. Most exits are sheltered from sun and inclement weather.</i>		
6.5 <b>Building materials</b> provide attractive color and texture	5	2
<i>The mixture of materials is not attractive or sensitive to an overall design aesthetic.</i>		

Interior Environment	Points Allocated	Points
6.6 <b>Color schemes, building materials, and decor</b> provide an impetus to learning	20	12
<i>The color palette is comprised of neutral hues / warm base with accent color of more saturated hues. School colors are reflected in the athletic areas and Corridors. The use of repeated colors give the building some unity and a sense of consistency, which enhances the learning environment.</i>		
6.7 <b>Year around comfortable temperature and humidity</b> are provided throughout the building	15	2
<i>The facility is not air conditioned to provide year-round temperature and humidity control.</i>		
6.8 <b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	5
<i>The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.</i>		
6.9 <b>Lighting system</b> provides proper intensity, diffusion, and distribution of illumination	15	4
<i>The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses in some areas.</i>		
6.10 <b>Drinking fountains and restroom facilities</b> are conveniently located	15	12
<i>Drinking fountains and Restroom facilities are conveniently located.</i>		
6.11 <b>Communication among students</b> is enhanced by commons area(s) for socialization	10	5

There are areas for students to gather in the Student Dining area, Auditorium, and Gymnasium.

6.12 **Traffic flow** is aided by appropriate foyers and corridors 10 4

*Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately provided.*

6.13 **Areas for students to interact** are suitable to the age group 10 5

*There are areas for students to gather in the Student Dining area, Auditorium, and Gymnasium.*

6.14 **Large group areas are designed** for effective management of students 10 6

*The Auditorium is adequately designed to manage large groups of students. The Gymnasium is undersized to allow effective management of large groups of students.*

6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control 10 5

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

6.16 **Window design** contributes to a pleasant environment 10 4

*The windows in the 1918 Original Construction have glass block for over half of the window opening. The windows in the 1951 Addition have solid panels for the upper portion of the opening. Both designs limit the amount of visual and light transmission.*

6.17 **Furniture and equipment** provide a pleasing atmosphere 10 3

*Classroom furniture is mismatched and in fair to poor condition.*

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**TOTAL - Environment for Education**

**200**

**98**

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# LEED Observation Notes

**School District:** Bethel Local SD  
**County:** Miami  
**School District IRN:** 48611  
**Building:** Bethel Elementary  
**Building IRN:** 2543

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## 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 will contribute to a heat island effect for non-roofs (see SS Credit 7.1) and does not effectively maximize open space (see SS Credit 5.2). Roof surfaces have low reflectance and high thermal emittance and will contribute to a heat island effect. Cool Roofs are not currently utilized to reduce heat island effect (see SS Credit 7.2).

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## 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 measures to reduce wastewater or water usage. The landscape features grass, evergreens, deciduous trees, shrubs, and some flora. The overall facility does not contain any water-efficient fixtures or appliances to meet LEED requirements. Roof areas and drains are such that storm water retention / collection will be difficult to achieve.

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## 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. The District does not produce their own energy or buy energy credits to meet LEED requirements.

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## 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 for storage and collection of recyclables (see MR Prerequisite 1).

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## 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 / building layout, coupled with existing window opening sizes, might make achieving some LEED credits difficult and costly.

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## 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)

The overall size of the site can provide future LEED opportunities.

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**Justification for Allocation of Points**

Building Name and Level: **Bethel Elementary**

**K-6**

**Building features that clearly exceed criteria:**

1. The size of the site exceeds the OSDM requirements.
- 2.
- 3.
- 4.
- 5.
- 6.

**Building features that are non-existent or very inadequate:**

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

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# Environmental Hazards Assessment Cost Estimates

<b>Owner:</b>	Bethel Local SD
<b>Facility:</b>	Bethel Elementary
<b>Date of Initial Assessment:</b>	Jan 18, 2013
<b>Date of Assessment Update:</b>	May 15, 2014
<b>Cost Set:</b>	2014

<b>District IRN:</b>	48611
<b>Building IRN:</b>	2543
<b>Firm:</b>	Resource International, Inc.

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1918 Auditorium Fixed Seating	3,058	\$22,560.70	\$22,560.70
1918 Board Offices	1,073	\$0.00	\$0.00
1918 Original Construction	36,147	\$51,470.10	\$41,470.10
1951 Classroom Addition	8,018	\$52,412.00	\$52,412.00
1956 Music Room Addition	1,031	\$90.30	\$90.30
1968 Classroom Addition	4,682	\$2,224.00	\$2,224.00
<b>Total</b>	<b>54,009</b>	<b>\$128,757.10</b>	<b>\$118,757.10</b>
Total with Regional Cost Factor (100.12%)	—	\$128,911.61	\$118,899.61
Regional Total with Soft Costs & Contingency	—	\$160,405.10	\$147,947.14

**Environmental Hazards(Enhanced) - Bethel Local SD (48611) - Bethel Elementary (2543) - Auditorium Fixed Seating**

Owner: Bethel Local SD Bldg. IRN: 2543  
 Facility: Bethel Elementary BuildingAdd: Auditorium Fixed Seating  
 Date: 2005-08-17 Consultant Name: Gandee & Associates, Inc.

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	30	\$10.00	\$300.00
6. Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	65	\$20.00	\$1,300.00
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)	Reported Asbestos-Containing Material	100	\$15.00	\$1,500.00
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	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Reported Asbestos-Containing Material	500	\$6.00	\$3,000.00
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	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
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	Not Present	0	\$300.00	\$0.00
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	3835	\$3.00	\$11,505.00
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	Reported Asbestos-Containing Material	1560	\$3.00	\$4,680.00
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)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$22,285.00
36. (Sum of Lines 1-12, 14-34)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$22,285.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)					<b>Total Cost For Removal Of Underground Storage Tanks</b> \$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)	<b>Total Cost for Lead-Based Paint Mock-Ups</b> \$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. 3058	2757	\$0.10	\$275.70

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$22,560.70
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$22,560.70

\* 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(Enhanced) - Bethel Local SD (48611) - Bethel Elementary (2543) - Classroom Addition**

Owner: Bethel Local SD Bldg. IRN: 2543  
 Facility: Bethel Elementary BuildingAdd: Classroom Addition  
 Date: 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	Not Present	0	\$10.00	\$0.00
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	Not Present	0	\$7.00	\$0.00
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	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
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	Not Present	0	\$300.00	\$0.00
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	600	\$3.00	\$1,800.00
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)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$1,800.00
36. (Sum of Lines 1-12, 14-34)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$1,800.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	<b>Total Cost For Removal Of Underground Storage Tanks</b>				\$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)	<b>Total Cost for Lead-Based Paint Mock-Ups</b> \$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. 4682	4240	\$0.10	\$424.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$2,224.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$2,224.00

\* 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.