

Building Information - Bethel Local SD (48611) - Bethel High

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Rural
Assessment Name	Bethel High (2576) FINAL - TPA Assessment with 2014 Costs
Assessment Date	2013-01-18
Cost Set:	2014
Building Name	Bethel High
Building IRN	2576
Building Address	7490 S St Rt 201
Building City	Tipp City
Building Zipcode	45371
Building Phone	937.845.9487
Acreage	152.30
Current Grades:	9-12
Teaching Stations	25
Number of Floors	1
Student Capacity	154
Current Enrollment	271
Enrollment Date	2014-05-02

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms	23
Historical Register	NO
Building's Principal	Mr. Timothy Zigler
Building Type	High

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

27,768 Total Existing Square Footage

1959,1964,1999 Building Dates

9-12 Grades

271 Current Enrollment

25 Teaching Stations

152.30 Site Acreage

Bethel High School, which is not on the National Register of Historic Buildings, and originally constructed in 1959, is a 1 story, 27,768 square foot brick school building located in a rural agricultural setting. The existing facility features a conventionally partitioned design, and does utilize 3 modular buildings. The structure of the 1959 Original Construction and 1964 Addition contains brick veneer on load bearing masonry wall system with painted block and glazed block type wall construction in the interior. The structure of the 1999 Addition contains concrete masonry units and steel siding on steel purlins. The floor system of the 1959 Original Construction and 1964 Addition consists of concrete slab on steel joist. The floor system of the 1999 Gymnasium Addition consists of slab on grade. The roof structure of the overall facility is tectum decking on steel joist type construction. The roofing system over the 1959 Original Construction is galvanized standing seam metal that was installed in 1999. The roofing system over the 1964 Addition is coated sheet steel that was installed in 1999. The roofing system over the 1999 Addition is standing seam metal roof that was installed in 1999. 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 located in the Junior High. 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 Elementary School and Junior High School and is adjacent to agricultural properties. The property and athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is a curbside bus loading and unloading zone in front of the school, which is not separated from other vehicular traffic. Parking for staff, visitors and community events is adequate. The site contains the District Bus Garage. 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.

No significant findings.

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Building Construction Information - Bethel Local SD (48611) - Bethel High (2576)

Name	Year	Handicapped Access	Floors	Square Feet
Original Construction	1959	no	1	790
Classroom Addition	1964	no	1	13,844
Gymnasium Addition	1999	yes	1	13,134

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Building Component Information - Bethel Local SD (48611) - Bethel High (2576)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1959)														
Classroom Addition (1964)		2313												
Gymnasium Addition (1999)				12699	1992									
Total	0	2,313	0	12,699	1,992	0	0	0	0	0	0	0	0	0
Master Planning Considerations		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 High (2576)

District: Bethel Local SD				County: Miami		Area: West Central Ohio (2)			
Name: Bethel High				Contact: Mr. Timothy Zigler					
Address: 7490 S St Rt 201 Tipp City, OH 45371				Phone: 937.845.9487					
Bldg. IRN: 2576				Date Prepared: 2013-01-18		By: Julie Apt			
				Date Revised: 2014-05-15		By: Paul Brown			
Current Grades	9-12	Acreage:	152.30	CEFPI Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	25						
Current Enrollment	271	Classrooms:	23						
Projected Enrollment	N/A								
Addition				Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Construction</u>	1959	no	1	790	1.0 <u>The School Site</u>	100	82	82%	Satisfactory
<u>Classroom Addition</u>	1964	no	1	13,844	2.0 <u>Structural and Mechanical Features</u>	200	87	44%	Poor
<u>Gymnasium Addition</u>	1999	yes	1	13,134	3.0 <u>Plant Maintainability</u>	100	57	57%	Borderline
Total			27,768		4.0 <u>Building Safety and Security</u>	200	113	57%	Borderline
*HA	=	Handicapped Access			5.0 <u>Educational Adequacy</u>	200	112	56%	Borderline
*Rating	=	1 Satisfactory			6.0 <u>Environment for Education</u>	200	88	44%	Poor
	=	2 Needs Repair			<u>LEED Observations</u>	—	—	—	—
	=	3 Needs Replacement			<u>Commentary</u>	—	—	—	—
*Const P/S	=	Present/Scheduled Construction			Total	1000	539	54%	Borderline
FACILITY ASSESSMENT				Enhanced Environmental Hazards Assessment Cost Estimates					
Cost Set: 2014				Rating	Dollar	C=Under Contract			
A.	<u>Heating System</u>	3	\$947,444.16	C					
B.	<u>Roofing</u>	3	\$183,199.00	C	Renovation Cost Factor				
C.	<u>Ventilation / Air Conditioning</u>	2	\$18,884.00	-	Cost to Renovate (Cost Factor applied)				
D.	<u>Electrical Systems</u>	3	\$450,674.64	-	100.12%				
E.	<u>Plumbing and Fixtures</u>	3	\$299,876.00	-	\$4,570,800.41				
F.	<u>Windows</u>	3	\$83,100.00	-	<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>				
G.	<u>Structure: Foundation</u>	2	\$560.00	-					
H.	<u>Structure: Walls and Chimneys</u>	2	\$79,348.00	-					
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-					
J.	<u>General Finishes</u>	2	\$384,582.60	-					
K.	<u>Interior Lighting</u>	3	\$138,840.00	-					
L.	<u>Security Systems</u>	3	\$79,138.80	-					
M.	<u>Emergency/Egress Lighting</u>	3	\$27,768.00	-					
N.	<u>Fire Alarm</u>	3	\$41,652.00	-					
O.	<u>Handicapped Access</u>	3	\$131,778.60	-					
P.	<u>Site Condition</u>	2	\$263,784.50	-					
Q.	<u>Sewage System</u>	1	\$0.00	-					
R.	<u>Water Supply</u>	1	\$0.00	-					
S.	<u>Exterior Doors</u>	3	\$23,025.00	-					
T.	<u>Hazardous Material</u>	2	\$70,127.90	-					
U.	<u>Life Safety</u>	3	\$88,857.60	-					
V.	<u>Loose Furnishings</u>	3	\$111,072.00	-					
W.	<u>Technology</u>	3	\$245,266.56	-					
- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$896,342.66	-					
Total				\$4,565,322.02					

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Original Construction (1959) Summary

District: Bethel Local SD				County: Miami		Area: West Central Ohio (2)				
Name: Bethel High				Contact: Mr. Timothy Zigler						
Address: 7490 S St Rt 201 Tipp City, OH 45371				Phone: 937.845.9487						
Bldg. IRN: 2576				Date Prepared: 2013-01-18		By: Julie Apt				
				Date Revised: 2014-05-15		By: Paul Brown				
Current Grades	9-12	Acreage:	152.30	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	25							
Current Enrollment	271	Classrooms:	23							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
Original Construction	1959	no	1	790	1.0 The School Site	100	82	82%	Satisfactory	
Classroom Addition	1964	no	1	13,844	2.0 Structural and Mechanical Features	200	87	44%	Poor	
Gymnasium Addition	1999	yes	1	13,134	3.0 Plant Maintainability	100	57	57%	Borderline	
Total				27,768	4.0 Building Safety and Security	200	113	57%	Borderline	
					5.0 Educational Adequacy	200	112	56%	Borderline	
					6.0 Environment for Education	200	88	44%	Poor	
					LEED Observations	—	—	—	—	
					Commentary	—	—	—	—	
					Total	1000	539	54%	Borderline	
					Enhanced Environmental Hazards Assessment Cost Estimates					
					C=Under Contract					
FACILITY ASSESSMENT				Rating	Dollar Assessment					
Cost Set: 2014										
A.	Heating System		3	\$26,954.80						
B.	Roofing		3	\$0.00						
C.	Ventilation / Air Conditioning		2	\$395.00						
D.	Electrical Systems		3	\$12,821.70						
E.	Plumbing and Fixtures		3	\$5,530.00						
F.	Windows		3	\$0.00						
G.	Structure: Foundation		2	\$0.00						
H.	Structure: Walls and Chimneys		2	\$0.00						
I.	Structure: Floors and Roofs		1	\$0.00						
J.	General Finishes		2	\$17,883.00						
K.	Interior Lighting		3	\$3,950.00						
L.	Security Systems		3	\$2,251.50						
M.	Emergency/Egress Lighting		3	\$790.00						
N.	Fire Alarm		3	\$1,185.00						
O.	Handicapped Access		3	\$20,158.00						
P.	Site Condition		2	\$6,399.85						
Q.	Sewage System		1	\$0.00						
R.	Water Supply		1	\$0.00						
S.	Exterior Doors		3	\$0.00						
T.	Hazardous Material		2	\$0.00						
U.	Life Safety		3	\$2,528.00						
V.	Loose Furnishings		3	\$3,160.00						
W.	Technology		3	\$6,967.80						
X.	Construction Contingency / Non-Construction Cost		-	\$27,111.44						
Total					\$138,086.09					
						Renovation Cost Factor				100.12%
						Cost to Renovate (Cost Factor applied)				\$138,251.79
<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 (1964) Summary

District: Bethel Local SD				County: Miami		Area: West Central Ohio (2)				
Name: Bethel High				Contact: Mr. Timothy Zigler						
Address: 7490 S St Rt 201 Tipp City, OH 45371				Phone: 937.845.9487						
Bldg. IRN: 2576				Date Prepared: 2013-01-18		By: Julie Apt				
				Date Revised: 2014-05-15		By: Paul Brown				
Current Grades	9-12	Acreage:	152.30	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	25							
Current Enrollment	271	Classrooms:	23							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Construction</u>	1959	no	1	790	1.0 <u>The School Site</u>	100	82	82%	Satisfactory	
Classroom Addition	1964	no	1	13,844	2.0 <u>Structural and Mechanical Features</u>	200	87	44%	Poor	
<u>Gymnasium Addition</u>	1999	yes	1	13,134	3.0 <u>Plant Maintainability</u>	100	57	57%	Borderline	
Total				27,768	4.0 <u>Building Safety and Security</u>	200	113	57%	Borderline	
	*HA	=	Handicapped Access		5.0 <u>Educational Adequacy</u>	200	112	56%	Borderline	
	*Rating	=	1 Satisfactory		6.0 <u>Environment for Education</u>	200	88	44%	Poor	
		=	2 Needs Repair		<u>LEED Observations</u>	—	—	—	—	
		=	3 Needs Replacement		<u>Commentary</u>	—	—	—	—	
	*Const P/S	=	Present/Scheduled Construction		Total	1000	539	54%	Borderline	
Enhanced Environmental Hazards Assessment Cost Estimates										
FACILITY ASSESSMENT				Dollar						
Cost Set: 2014				Assessment						
			Rating	C						
A.	<u>Heating System</u>		3	\$472,357.28						
B.	<u>Roofing</u>		3	\$183,199.00						
C.	<u>Ventilation / Air Conditioning</u>		2	\$6,922.00						
D.	<u>Electrical Systems</u>		3	\$224,688.12						
E.	<u>Plumbing and Fixtures</u>		3	\$98,308.00						
F.	<u>Windows</u>		3	\$83,100.00						
G.	<u>Structure: Foundation</u>		2	\$560.00						
H.	<u>Structure: Walls and Chimneys</u>		2	\$72,643.00						
I.	<u>Structure: Floors and Roofs</u>		1	\$0.00						
J.	<u>General Finishes</u>		2	\$339,345.60						
K.	<u>Interior Lighting</u>		3	\$69,220.00						
L.	<u>Security Systems</u>		3	\$39,455.40						
M.	<u>Emergency/Egress Lighting</u>		3	\$13,844.00						
N.	<u>Fire Alarm</u>		3	\$20,766.00						
O.	<u>Handicapped Access</u>		3	\$108,993.80						
P.	<u>Site Condition</u>		2	\$156,763.50						
Q.	<u>Sewage System</u>		1	\$0.00						
R.	<u>Water Supply</u>		1	\$0.00						
S.	<u>Exterior Doors</u>		3	\$23,025.00						
T.	<u>Hazardous Material</u>		2	\$70,127.90						
U.	<u>Life Safety</u>		3	\$44,300.80						
V.	<u>Loose Furnishings</u>		3	\$55,376.00						
W.	<u>Technology</u>		3	\$122,456.88						
-	<u>Construction Contingency / Non-Construction Cost</u>		-	\$538,798.61						
Total				\$2,744,250.89						
					C=Under Contract					
					Renovation Cost Factor		100.12%			
					Cost to Renovate (Cost Factor applied)		\$2,747,543.99			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>										

Gymnasium Addition (1999) Summary

District: Bethel Local SD				County: Miami		Area: West Central Ohio (2)	
Name: Bethel High				Contact: Mr. Timothy Zigler			
Address: 7490 S St Rt 201 Tipp City, OH 45371				Phone: 937.845.9487			
Bldg. IRN: 2576				Date Prepared: 2013-01-18		By: Julie Apt	
				Date Revised: 2014-05-15		By: Paul Brown	
Current Grades		9-12	Acreage:		152.30		
Proposed Grades		N/A	Teaching Stations:		25		
Current Enrollment		271	Classrooms:		23		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Construction</u>		1959	no	1	790		
<u>Classroom Addition</u>		1964	no	1	13,844		
Gymnasium Addition 1999		yes		1	13,134		
Total					27,768		
*HA		=	Handicapped Access				
*Rating		=	1 Satisfactory				
		=	2 Needs Repair				
		=	3 Needs Replacement				
*Const P/S		=	Present/Scheduled Construction				
CEFPPI Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100	82	82%	Satisfactory		
2.0 <u>Structural and Mechanical Features</u>		200	87	44%	Poor		
3.0 <u>Plant Maintainability</u>		100	57	57%	Borderline		
4.0 <u>Building Safety and Security</u>		200	113	57%	Borderline		
5.0 <u>Educational Adequacy</u>		200	112	56%	Borderline		
6.0 <u>Environment for Education</u>		200	88	44%	Poor		
<u>LEED Observations</u>							
<u>Commentary</u>							
Total		1000	539	54%	Borderline		
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor							
Cost to Renovate (Cost Factor applied)							
100.12%							
\$1,685,004.63							
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2014							
A. <u>Heating System</u>		3		\$448,132.08 -			
B. <u>Roofing</u>		3		\$0.00 -			
C. <u>Ventilation / Air Conditioning</u>		2		\$11,567.00 -			
D. <u>Electrical Systems</u>		3		\$213,164.82 -			
E. <u>Plumbing and Fixtures</u>		3		\$196,038.00 -			
F. <u>Windows</u>		3		\$0.00 -			
G. <u>Structure: Foundation</u>		2		\$0.00 -			
H. <u>Structure: Walls and Chimneys</u>		2		\$6,705.00 -			
I. <u>Structure: Floors and Roofs</u>		1		\$0.00 -			
J. <u>General Finishes</u>		2		\$27,354.00 -			
K. <u>Interior Lighting</u>		3		\$65,670.00 -			
L. <u>Security Systems</u>		3		\$37,431.90 -			
M. <u>Emergency/Egress Lighting</u>		3		\$13,134.00 -			
N. <u>Fire Alarm</u>		3		\$19,701.00 -			
O. <u>Handicapped Access</u>		3		\$2,626.80 -			
P. <u>Site Condition</u>		2		\$100,621.15 -			
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		\$42,028.80 -			
V. <u>Loose Furnishings</u>		3		\$52,536.00 -			
W. <u>Technology</u>		3		\$115,841.88 -			
- X. <u>Construction Contingency / Non-Construction Cost</u>		-		\$330,432.62 -			
Total				\$1,682,985.05			

A. Heating System

Description: The existing system for the overall facility is an electric fired ducted VRF heat pump type system, installed in 2004, and is in good to fair condition. The heating system is an electric fired ducted VFR heat pump type system, with DX cooling. This system is not 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 VRF heat pumps, 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 appear to comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic and 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 overall facility is equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. See Item J for replacement of doors. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system ductwork in the 1964 Addition is run on the exterior and roof of the addition as existing 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 to facilitate efficient exchange of conditioned air with pricing included in conversion to ducted system replacement. Provide conversion of the 1964 Addition exterior and roof mounted ductwork type system to an interior ducted type system to facilitate efficient exchange of conditioned air. Provide architectural soffits in the 1964 Addition to accommodate the installation of ductwork, with funding provided in conversion to ducted system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1959) 790 ft²	Classroom Addition (1964) 13,844 ft²	Gymnasium Addition (1999) 13,134 ft²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft.		Required	Required	Required	\$725,300.16	(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	\$222,144.00	(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:			\$947,444.16	\$26,954.80	\$472,357.28	\$448,132.08		



Mitsubishi Heat Pump Condensing Units



Mitsubishi Concealed Ceiling Unit

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B. Roofing

Description: The roof over the 1959 Original Construction is a galvanized standing seam metal roof system that was installed in 1999, that is in fair condition. The roof over the 1964 Addition is a coated sheet steel system that was installed in 1999, and is in poor condition. The roof over the 1999 Addition is a standing seam metal roof system that was installed in 1999, and is in good condition. There are no District reports of current leaking. Minor signs of past leaking were observed during the physical assessment. Access to the roof was gained by a portable ladder. Provide roof access hatches / ladders as appropriate to facilitate access to all levels of low slope roof surfaces. Fall safety protection cages are not required. There were no observations of standing water on the roof. Metal cap flashings and copings are in fair condition. Roof storm drainage is addressed through a system of gutters and downspouts, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are not required on this building. No problems requiring attention were encountered with any roof penetrations. There are covered walkways attached to this structure that connect to modular Classrooms. The steel frame and standing seam metal roof structure is in fair condition but is not addressed within the scope of this assessment.

Rating: 3 Needs Replacement

Recommendations: The roof over the 1964 Addition requires replacement to meet Ohio School Design Manual guidelines due to condition. The 1959 Original Construction and 1999 Addition require no renovation or replacement at the present time. The flashing and coping on the 1964 Addition require replacement with the roof replacement. Due to the scope of the roof replacement, gutters and downspouts require replacement. Overflow roof drains are not required for the overall facility. Provide roof access hatches / ladders as appropriate to facilitate access to all levels of low slope roof surfaces.

Item	Cost	Unit	Whole Building	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
Membrane (all types):	\$8.70	sq.ft. (Qty)		790 ft ²	13,844 ft ²	13,134 ft ²		
Repair/replace cap flashing and coping:	\$18.40	in.ft.			184 Required		\$3,385.60	(unless under 10,000 sq.ft.)
Gutters/Downspouts	\$13.10	in.ft.			384 Required		\$5,030.40	
Roof Insulation:	\$3.20	sq.ft. (Qty)			14,570 Required		\$46,624.00	(non-tapered insulation for use in areas without drainage problems)
Roof Access Ladder with Fall Protection Cage:	\$100.00	in.ft.			14 Required		\$1,400.00	(remove and replace)
Sum:			\$183,199.00	\$0.00	\$183,199.00	\$0.00		



Typical Steel Panel Roofing



Typical Gutter and Down Pipe Condition

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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 1959 and 1964 Additions. 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 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 appear to meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. Exhaust systems for Restrooms, Storage Rooms, Custodial Closets, Maintenance Workrooms, P.E. Workroom & Storage, Art Material Storage, and Art Rooms 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	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
Kiln Exhaust System:	\$5,000.00	each		790 ft ²	13,844 ft ²	13,134 ft ²		
Other: General Building Exhaust System	\$0.50	sq.ft.		Required	Required	Required	\$13,884.00	Replace the existing general building exhaust system.
Sum:			\$18,884.00	\$395.00	\$6,922.00	\$11,567.00		



Mitsubishi Heat Pump Condensing Units



Trane HVAC Unit

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D. Electrical Systems

Description: The electrical system provided to the overall facility is an extension of the 208Y/120vac volts, 2,000 amp, 3 phase and 4 wire system provided in the 1918 Original Construction of the Elementary School. The system was installed in 1968, with upgrades in 1993, and is in fair to poor condition. Power is provided to the school by a single utility-owned, pad-mounted transformer located outside the Mechanical Room of the 1918 Original Construction of the Elementary School 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. The Stage is located in the 1918 Auditorium Fixed Seating Addition of the Elementary School. 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.

Item	Cost	Unit	Whole Building	Original Construction (1959) 790 ft ²	Classroom Addition (1964) 13,844 ft ²	Gymnasium Addition (1999) 13,134 ft ²	Sum	Comments
System Replacement:	\$16.23	sq.ft.		Required	Required	Required	\$450,674.64	(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:			\$450,674.64	\$12,821.70	\$224,688.12	\$213,164.82		



Main Electrical Distribution Panel



Pad Mounted Transformer

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E. Plumbing and Fixtures

Description: The service entrance, located in the 1918 Original Construction of the Elementary School, is equipped with 2 reduced pressure backflow preventers in good condition. The facility is equipped with a water treatment system located in the 1918 Original Construction of the Elementary School, 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 water heater and storage tank is located in the 1918 Original Construction of the Elementary School and is 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 1 Large Group Restroom for boys, 1 Large Group Restroom for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 0 Locker Room Restrooms for staff, 0 Kitchen Restrooms, 0 Health Clinic Restrooms, 0 Restrooms associated with Special Education Classrooms, and 0 Restrooms for staff. Boys' Large Group Restrooms contain 2 non-ADA floor mounted infra-red toilets, 2 ADA and 4 non-ADA floor mounted infra-red urinals, as well as 3 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 4 non-ADA floor mounted infra-red toilets, as well as 3 non-ADA wall mounted lavatories. There are no Staff Restrooms. Condition of fixtures is fair to poor. The facility is equipped with 3 non-ADA electric water coolers, in fair condition. Due to existing grade configuration, no Elementary Classrooms are present. The Special Education Classroom is not equipped with the required Restroom. The Kitchen is located in the 1918 Original Construction of the Elementary School. The Health Clinic is located in the 1959 Original Construction of the Middle School. Due to existing grade configuration, there are no Kindergarten / Pre-K Classrooms. The Kitchen is located in the 1918 Original Construction of the Elementary School. The school does meet the OBC requirements for fixtures and drinking fountains / electric water coolers. Per OBC and OSDM requirements this facility should be equipped with 6 toilets, 4 urinals, 6 lavatories, and 3 electric water coolers, and at present it is equipped with 10 toilets, 5 urinals, 10 lavatories, and 3 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 Classrooms / Labs are equipped with the required utility sinks, gas connections, and safety shower / eyewash stations, but the equipment is inadequate due to age and condition. Science Classrooms / Labs are not equipped with the required compressed air connections. Biology or Chemistry Classrooms are equipped with the required acid waste systems, which are inadequate due to age and condition. Adequate exterior wall hydrants are not provided.

Rating: 3 Needs Replacement

Recommendations: Replace water supply piping in the overall facility with copper piping due to age and condition. Replace sanitary waste piping in the overall facility due to age and condition. To facilitate the school's compliance with OBC and OSFC requirements, provide 2 lavatories, 4 toilets, and 1 urinal. Due to age, condition, and OSFC standards, replace 6 lavatories, 6 toilets, 4 urinals, and 3 electric water coolers. See Item O for replacement of fixtures related to ADA requirements. Provide two (2) additional exterior wall hydrants. Replace the Science Classroom / Lab utility sinks due to age and condition. Replace Science Classroom / Lab gas connections due to age and condition. Provide Science Classroom / Lab with the required compressed air connections. Replace Science Classroom / Lab safety / eyewash stations due to age and condition. Replace Biology / Chemistry Classroom acid waste systems due to age and condition.

Item	Cost	Unit	Whole Building	Original Construction (1959) 790 ft ²	Classroom Addition (1964) 13,844 ft ²	Gymnasium Addition (1999) 13,134 ft ²	Sum	Comments
Domestic Supply Piping:	\$3.50	sq.ft.		Required	Required	Required	\$97,188.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft.		Required	Required	Required	\$97,188.00	(remove / replace)
Toilet:	\$3,800.00	unit				4 Required	\$15,200.00	(new)
Toilet:	\$1,500.00	unit				6 Required	\$9,000.00	(remove / replace) See Item O
Urinal:	\$3,800.00	unit				1 Required	\$3,800.00	(new)
Urinal:	\$1,500.00	unit				4 Required	\$6,000.00	(remove / replace)
Sink:	\$2,500.00	unit				2 Required	\$5,000.00	(new)
Sink:	\$1,500.00	unit				6 Required	\$9,000.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit				3 Required	\$9,000.00	(double ADA)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - Remove and replace existing	\$450.00	each				2 Required	\$900.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Utility Sink	\$2,400.00	unit				10 Required	\$24,000.00	
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	
Other: Acid Waste System and Neutralization Tank	\$5,000.00	per unit				1 Required	\$5,000.00	Replace Biology / Chemistry Classroom acid waste systems due to age and condition.
Other: Exterior Wall Hydrants	\$1,400.00	per unit			1 Required	1 Required	\$2,800.00	Provide two (2) additional exterior wall hydrants.
Sum:			\$299,876.00	\$5,530.00	\$98,308.00	\$196,038.00		



Non-ADA Compliant Wall Hung Infra-red Urinals



ADA Compliant Wall Hung Toilet

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F. Windows

Description: The 1964 Addition is equipped with thermally broken aluminum frame windows with insulated glazing type window system, which was installed in 1987, and is in fair 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 fair to poor condition, with moderate air, but minimal water infiltration being experienced. Window system hardware is in fair condition. The window system features no blinds. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The 1999 Addition is not equipped with any windows. The 1959 Original Construction is addressed in the Junior High Assessment. The exterior doors in the 1964 Addition are equipped with thermally broken aluminum frame sidelights single pane glazing, in fair to poor condition. Exterior door vision panels are single pane glazing. The school does not contain any skylights. The school does not contain any clerestories. Interior glass is OSDM-compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements, and due to condition. Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope. Window replacement for the 1959 Original Construction is included in the Junior High Assessment.

Item	Cost	Unit	Whole Building	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
				790 ft ²	13,844 ft ²	13,134 ft ²		
Insulated Glass/Panels	\$60.00	sq.ft. (Qty)			1,385 Required		\$83,100.00	(includes blinds)
Sum:			\$83,100.00	\$0.00	\$83,100.00	\$0.00		



Typical Classroom Window of 1964 Addition



Typical Prep Room Window of 1964 Addition

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G. Structure: Foundation

Description: The 1959 Original Construction and 1964 Addition are equipped with concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, minimal cracking, no leaking, and is in good to fair condition. The 1959 Original Construction and 1964 Addition are on a crawl space, which are in good to fair condition. The 1999 Addition is equipped with concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, minimal cracking, no leaking, and is in good to fair condition, and is slab on grade. Areas of minor cracking 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 through the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1959) 790 ft ²	Classroom Addition (1964) 13,844 ft ²	Gymnasium Addition (1999) 13,134 ft ²	Sum	Comments
Other: Repair Cracks in Foundation Base	\$28.00	sq.ft. (Qty)			20 Required		\$560.00	Repair cracks in foundation base as required.
Sum:			\$560.00	\$0.00	\$560.00	\$0.00		



Cracks in the Concrete Foundation Base



Crawl Space of the 1964 Addition

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H. Structure: Walls and Chimneys

Description: The 1959 Original Construction and 1964 Addition have a brick veneer on load bearing masonry wall system, which displayed selective locations of deterioration, and is in fair condition. The 1999 Addition has concrete masonry units and steel siding on steel purlins in good condition. The 1959 Original Construction and 1964 Addition do not contain control or expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation. The 1999 Addition appears to have appropriately spaced and inadequately caulked control joints in fair to poor condition. Exterior walls in the overall facility are inadequately insulated. Brick veneer masonry walls are cavity walls. Concrete masonry unit walls of the 1999 Addition are single-wythe construction. Weep holes are provided in the 1959 Original Construction and the 1964 Addition, but not in sufficient quantity at lintels, below sills, and the base of masonry cavity walls, and are in poor condition. Weep holes are rope type weeps and are plugged and ineffective. Vents are not provided. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration in selective locations. Architectural exterior accent materials consist of metal siding and painted concrete masonry units, which are in good condition. Unit ventilators have been replaced. The grilles have been covered with solid sheet metal and should be replaced with masonry. Interior walls are concrete masonry units and glazed block and are in good to 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 are in good to fair condition. There are no chimneys. Canopies over entrances are integral to the building construction, and are in good to fair condition. Exterior soffits are of plaster type and metal panel construction, and in good to fair condition. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, and caulking as required through the overall facility. Sawcut and install new weeps at the base of wall, below window sills, and above doors and windows, and install new vents at the top of walls in the 1964 Addition. Repoint stone window sills in the 1964 Addition. Exterior wall insulation deficiencies are addressed in Item J. Infill existing unit ventilator openings in the 1964 Addition as required. Paint the exterior soffits and fascia of the 1964 Addition. All exterior work for the 1959 Original Construction is included in the Junior High Assessment.

Item	Cost	Unit	Whole Building	Original Construction (1959) 790 ft ²	Classroom Addition (1964) 13,844 ft ²	Gymnasium Addition (1999) 13,134 ft ²	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)			1,200 Required		\$6,300.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)			6,843 Required	3,810 Required	\$15,979.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)			6,843 Required		\$6,843.00	(wall surface)
Exterior Caulking:	\$5.50	in.ft.			30 Required	180 Required	\$1,155.00	(removing and replacing)
Other: New Masonry Infill	\$24.00	sq.ft. (Qty)			47 Required		\$1,128.00	Provide masonry infill for existing unit ventilator openings in existing walls.
Other: Paint Metal Fascia and Soffit	\$2.25	sq.ft. (Qty)			1,194 Required		\$2,686.50	Paint exterior soffit and fascia.
Other: Provide Weep Holes and Vents	\$28.00	per leaf			1,552 Required		\$43,456.00	Provide weep holes and vents in existing masonry cavity walls.
Other: Repoint Stone Window Sills	\$7.50	sq.ft. (Qty)			240 Required		\$1,800.00	Repoint stone window sills as required.
Sum:			\$79,348.00	\$0.00	\$72,643.00	\$6,705.00		



Brick Masonry of the 1964 Addition



CMU and Metal Siding of the 1999 Addition

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I. Structure: Floors and Roofs

Description: The floor system of the 1959 Original Construction and 1964 Addition consists of concrete slab on steel joists and are in good condition. The floor construction of the 1999 Gymnasium Addition is slab on grade type construction and is in good condition. The 1959 Original Construction and 1964 Addition are on a crawl space, which are in good to fair condition. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. There is insufficient space available to provide a dropped ceiling to allow for additional HVAC and plumbing alterations. The roof construction of the overall facility is tectum decking on steel joist type construction, and is in good condition

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
				790 ft ²	13,844 ft ²	13,134 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Typical 1964 Addition Steel Roof Framing and Tectum Panel Roof Construction



Typical 1999 Addition Steel Frame and Tectum Deck Construction

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J. General Finishes

Description:

The overall facility features conventionally partitioned Classrooms with VAT, VCT, and carpet type flooring, tectum type ceilings, as well as painted block type wall finishes, and they are in fair to poor condition. The overall facility has Corridors with VCT type flooring, acoustical panel type ceilings, as well as painted block type wall finishes, and they are in fair condition. The overall facility has Restrooms with terrazzo type flooring, plaster type ceilings, as well as glazed block type wall finishes, and they are in fair condition. Toilet partitions are plastic and glazed block, and are in fair condition. Classroom casework in the overall facility is metal type construction with plastic laminate tops, is inadequately provided, and in fair condition. The typical Classroom contains 16 lineal feet of casework, and Classroom casework provided ranges from 0 to 16 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in good condition. The lockers located in the Corridors, are adequately provided, and in good condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is inadequate. The facility is equipped with metal louvered and non-louvered interior doors that are flush mounted without proper ADA hardware, but do have proper clearances, and in fair condition. The Gymnasium space has wood type flooring, exposed vinyl faced insulation type ceilings, as well as painted block type wall finishes, and they are in good to fair condition. Wood Gymnasium flooring has been well maintained, will accommodate multiple future sandings and refinishings, and is rated at a median stage of its product lifecycle. Gymnasium telescoping stands are plastic type construction in good condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. The Media Center, located in the 1964 Addition, has carpet type flooring, acoustical panel type ceilings, as well as painted block type wall finishes, and they are in fair to poor condition. Student Dining is located in the Junior High. Existing Gymnasium and Media Center spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The Kitchen is located in the 1951 and 1968 Additions of the Elementary School.

Rating:

2 Needs Repair

Recommendations:

Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, and T. Provide for the replacement of toilet partitions in fair condition. Provide for the replacement of toilet accessories due to condition. Provide for the replacement of doors due to condition and work in Item O. Provide additional wall insulation per work in Item H. Provide for the replacement of cement board soffits due to work in Item T. Provide sound attenuation due to being inadequately provided.

Item	Cost	Unit	Whole Building	Original Construction (1959) 790 ft ²	Classroom Addition (1964) 13,844 ft ²	Gymnasium Addition (1999) 13,134 ft ²	Sum	Comments
Complete Replacement of Finishes and Casework (High):	\$17.70	sq.ft.		Required	Required		\$259,021.80	(high school, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall			6 Required		\$6,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft.			Required		\$2,768.80	(per building area)
Door, Frame, and Hardware:	\$1,300.00	each		3 Required	16 Required		\$24,700.00	(non-ADA)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)			6,843 Required	3,809 Required	\$63,912.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Laboratory Table / Countertop Replacement	\$150.00	ln.ft.			10 Required		\$1,500.00	(Hazardous Material Replacement Cost - See T.)
Other: Cement Board Replacement	\$14.60	sq.ft. (Qty)			800 Required		\$11,680.00	Provide for the replacement of cement board soffits due to work in Item T.
Other: Provide Acoustical Wall Treatment	\$3.00	sq.ft. (Qty)			3,500 Required	1,500 Required	\$15,000.00	Provide sound attenuation due to being inadequately provided.
Sum:			\$384,582.60	\$17,883.00	\$339,345.60	\$27,354.00		



Classroom Casework



Typical Classroom Finishes

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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 located in the 1968 Addition of the Junior High. The Kitchen spaces are located in the 1951 Addition of the Elementary School. 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	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft.		790 ft ²	13,844 ft ²	13,134 ft ²	\$138,840.00	Includes demo of existing fixtures
Sum:			\$138,840.00	\$3,950.00	\$69,220.00	\$65,670.00		



Gymnasium T-8 2x4 Suspended Fluorescent Light Fixtures



Corridor T-8 2x4 Lay-in 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. There are no existing playground fencing issues. 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.

Item	Cost	Unit	Whole Building	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
				790 ft ²	13,844 ft ²	13,134 ft ²		
Security System:	\$1.85	sq.ft.		Required	Required	Required	\$51,370.80	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft.		Required	Required	Required	\$27,768.00	building
Sum:			\$79,138.80	\$2,251.50	\$39,455.40	\$37,431.90		



Security System CCTV Camera



Surface Mounted HID High Pressure Sodium 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	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
				790 ft ²	13,844 ft ²	13,134 ft ²		
Emergency/Egress Lighting:	\$1.00	sq.ft.		Required	Required	Required	\$27,768.00	(complete, area of building)
Sum:			\$27,768.00	\$790.00	\$13,844.00	\$13,134.00		



Non-Compliant Emergency Egress Light Fixture



Non-Compliant Emergency Egress Light Fixture and 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 is 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	Original Construction (1959) 790 ft ²	Classroom Addition (1964) 13,844 ft ²	Gymnasium Addition (1999) 13,134 ft ²	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft.		Required	Required	Required	\$41,652.00	(complete new system, including removal of existing)
Sum:			\$41,652.00	\$1,185.00	\$20,766.00	\$19,701.00		



Fire Alarm System 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. Adequate handicap parking is provided. Exterior doors are not equipped with ADA hardware. Building entrances should be equipped with (1) ADA power assist door, and none are provided. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are not compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Special provisions for floor level changes in this single story structure are not required. No Stage is provided. Interior doors are not recessed, do provide adequate clearances, and are not provided with ADA-compliant hardware throughout the overall facility. (3) ADA-compliant toilets are required, and (0) are currently provided. (3) ADA-compliant Restroom lavatories are required, and (0) are currently provided. (10) ADA-compliant Science Classroom lab sinks are required, and (0) are currently provided. (2) ADA-compliant urinals are required, and (2) are currently provided. (4) ADA-compliant showers are required, and (0) are currently provided. (2) ADA-compliant electric water coolers are required, and (0) are currently provided. Toilet partitions are plastic, and glazed block, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Science Classrooms are not compliant with ADA requirements due to non-compliant reach ranges and non-compliant sinks and lab table work heights. This facility does not have Physical Education Locker Rooms/Showers included with it. This facility does not have Health Clinic and Special Education Restrooms included with it. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, (1) power assist door opener, (2) electric water coolers, (3) toilets, (13) sinks, (0) urinals, (3) toilet accessories, in the overall facility to facilitate the school's meeting of ADA requirements. Provide new ADA accessible ramp at building entry. Provide new ADA compliant Individual Toilet Rooms for the Administrative Offices and Staff, including (2) toilets, (2) sinks, and (2) sets of ADA accessories. Remount (3) mirrors at required ADA compliant sinks. Parking conditions are adequate per Item P. 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. Doors and frames, door hardware in the overall facility are to be corrected in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1959) 790 ft²	Classroom Addition (1964) 13,844 ft²	Gymnasium Addition (1999) 13,134 ft²	Sum	Comments
Signage:	\$0.20	sq.ft.		Required	Required	Required	\$5,553.60	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)			98 Required		\$3,920.00	(per ramp/interior-exterior complete)
Electric Water Coolers:	\$3,000.00	unit			2 Required		\$6,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit			16 Required		\$60,800.00	(new ADA)
Toilet/Urinals/Sinks:	\$1,500.00	unit			6 Required		\$9,000.00	(replacement ADA)
ADA Assist Door & Frame:	\$7,500.00	unit			1 Required		\$7,500.00	(openers, electrical, patching, etc)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom			3 Required		\$855.00	
Provide ADA Shower:	\$3,000.00	each			4 Required		\$12,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,000.00	per restroom			6 Required		\$6,000.00	
Other: ADA Pipe Wrap Insulation	\$50.00	each			3 Required		\$150.00	Provide pipe wrap insulation guards at sinks.
Other: Add ADA Unisex Restroom	\$10,000.00	each		2 Required			\$20,000.00	Add ADA compliant unisex toilet room.
Sum:			\$131,778.60	\$20,158.00	\$108,993.80	\$2,626.80		



High School Entry



Sciences Lab Work Station and Sink

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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, and floral type landscaping. The site is shared with the Elementary School and Junior 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 curbside bus loading and unloading zone in front of the school, which is not separated from other vehicular traffic. A bus loop is not provided for student loading and unloading. Staff, visitor, and student parking is facilitated by asphalt parking lots in good condition and a gravel parking lot in fair condition, containing approximately 240 parking places, which provides adequate parking for staff members, visitors, students, 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 in good to fair condition are appropriately placed along walk areas, but are not located as required 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. The High School shares the Trash pick-up and service drive as well as the concrete pad area with the Junior High. Exterior steps are concrete with adequate handrails, and are in good condition. The property and athletic facilities are partially fenced for security. Access onto the site is unrestricted. Due to existing grade configuration, no playground considerations are relevant. Athletic facilities include a Football Stadium, Running Track, Baseball Diamond and a Multi-purpose Field. 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. 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 new asphalt paving for the gravel parking lot including new base to meet OSDM guidelines. Provide concrete curbs due to being inadequately provided. Replace damaged concrete sidewalks due to condition. Provide a bus loop. Provide site allowance for unforeseen circumstances.

Item	Cost	Unit	Whole Building	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
				790 ft ²	13,844 ft ²	13,134 ft ²		
New Asphalt Paving (light duty):	\$25.80	sq. yard		108 Required	1,800 Required	1,692 Required	\$92,880.00	
Bus Drop-Off for High	\$68.75	per student		5 Required	70 Required	67 Required	\$9,762.50	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 50% of high school students riding)
Concrete Curb:	\$18.00	l.n.ft.		108 Required	1,800 Required	1,692 Required	\$64,800.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		30 Required	500 Required	470 Required	\$4,690.00	(5 inch exterior slab)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance			Required		\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft.		Required	Required	Required	\$41,652.00	Include this one or the next. (Each addition should have this item)
Sum:			\$263,784.50	\$6,399.85	\$156,763.50	\$100,621.15		



Football Field and Track



Gravel Parking Lot

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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	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
				790 ft ²	13,844 ft ²	13,134 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Sanitary Waste Lines



Sanitary Waste Lines

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R. Water Supply

Description: The domestic water supply system located in the 1918 Original Construction of the Elementary School 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	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
				790 ft ²	13,844 ft ²	13,134 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Incoming Domestic Water Service Meter



Incoming Domestic Water Service Line and Backflow Preventers

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S. Exterior Doors

Description: Typical exterior doors in the 1964 Addition are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors feature single glazed vision panels, and inappropriate hardware. Typical exterior doors in the 1999 Addition are hollow metal type construction, installed on hollow metal frames, and in good to fair condition. Typical exterior doors feature no vision panels, and appropriate hardware. Entrance doors in the 1964 Addition are aluminum type construction, installed on aluminum frames, and in fair to poor condition. Entrance doors feature single glazed vision panels, sidelights, and appropriate hardware. The facility is not equipped with any roof access doors. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors and sidelights of the 1964 Addition to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines, and due to condition.

Item	Cost	Unit	Whole Building	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		790 ft ²	13,844 ft ²	13,134 ft ²		
Other: Replace Sidelight Framing and Glazing	\$75.00	sq.ft. (Qty)			147 Required		\$12,000.00	(includes removal of existing)
Sum:			\$23,025.00	\$0.00	\$23,025.00	\$0.00		\$11,025.00
								Replace sidelight framing and glazing due to condition.



Entrance Doors of the 1964 Addition



Exterior Doors of the 1999 Addition

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T. Hazardous Material

Description: The School District has been assessed previously, in 01/13/2003, 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. Pipe fitting insulation, pipe fitting insulation in the Crawlspace, asbestos acoustic panels, laboratory table tops, asbestos cement board, resilient flooring, and carpeting over resilient flooring, are located in the 1964 Addition, and in good to fair condition. These materials were described in the report, 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 asbestos-containing materials in the 1964 Addition, 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. Replace asbestos cement board soffits and laboratory tabletops. See Item J for funding

Item	Cost	Unit	Whole Building	Original Construction (1959) 790 ft²	Classroom Addition (1964) 13,844 ft²	Gymnasium Addition (1999) 13,134 ft²	Sum	Comments
<i>Environmental Hazards Form</i>					EEHA Form		—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit			5,000 Required		\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit			5,000 Required		\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)			13,709 Required		\$1,370.90	
Pipe Fitting Insulation Removal	\$20.00	each			10 Required		\$200.00	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	\$30.00	each			25 Required		\$750.00	
Acoustical Panel/Tile Ceiling Removal	\$3.00	sq.ft. (Qty)			2,300 Required		\$6,900.00	See J
Laboratory Table/Counter Top Removal	\$100.00	each			10 Required		\$1,000.00	See J
Cement Board Removal	\$5.00	sq.ft. (Qty)			800 Required		\$4,000.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)			13,465 Required		\$40,395.00	See J
Carpet Removal (over RFC)	\$1.00	sq.ft. (Qty)			5,512 Required		\$5,512.00	See J
Sum:			\$70,127.90	\$0.00	\$70,127.90	\$0.00		



Asbestos Laboratory Tops



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. Stair towers and guardrails are not present in this single story structure. This facility does not have a Kitchen. The adjacent Elementary School Kitchen provides food services. 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.

Item	Cost	Unit	Whole Building	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		790 Required	13,844 Required	13,134 Required	\$88,857.60	(includes increase of service piping, if required)
Sum:			\$88,857.60	\$2,528.00	\$44,300.80	\$42,028.80		



Typical Fire Extinguisher Cabinets



Typical Exit Lighting Signage

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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, 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 4 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
				790 ft ²	13,844 ft ²	13,134 ft ²		
CEFPI Rating 4 to 5	\$4.00	sq.ft.		Required	Required	Required	\$111,072.00	
Sum:			\$111,072.00	\$3,160.00	\$55,376.00	\$52,536.00		



Student Desks and Chairs



Teacher Desk and Chair

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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 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 a compliant centralized clock system.

Item	Cost	Unit	Whole Building	Original Construction (1959)	Classroom Addition (1964)	Gymnasium Addition (1999)	Sum	Comments
HS portion of building with total SF < 100,000	\$8.82	sq.ft. (Qty)		790 Required	13,884 Required	13,134 Required	\$245,266.56	
Sum:			\$245,266.56	\$6,967.80	\$122,456.88	\$115,841.88		



Computer Lab



Typical Smart Board and Student Computer Workstations

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$3,668,979.36
7.00%	Construction Contingency	\$256,828.56
Subtotal		\$3,925,807.92
16.29%	Non-Construction Costs	\$639,514.11
Total Project		\$4,565,322.02

Construction Contingency	\$256,828.56
Non-Construction Costs	\$639,514.11
Total for X.	\$896,342.66

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$1,177.74
Soil Borings / Phase I Envir. Report	0.10%	\$3,925.81
Agency Approval Fees (Bldg. Code)	0.25%	\$9,814.52
Construction Testing	0.40%	\$15,703.23
Printing - Bid Documents	0.15%	\$5,888.71
Advertising for Bids	0.02%	\$785.16
Builder's Risk Insurance	0.12%	\$4,710.97
Design Professional's Compensation	7.50%	\$294,435.59
CM Compensation	6.00%	\$235,548.47
Commissioning	0.60%	\$23,554.85
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$43,969.05
Total Non-Construction Costs	16.29%	\$639,514.11

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School Facility Appraisal

Name of Appraiser Paul Brown **Date of Appraisal** 2013-01-18
Building Name Bethel High
Street Address 7490 S St Rt 201
City/Town, State, Zip Code Tipp City, OH 45371
Telephone Number(s) 937.845.9487
School District Bethel Local SD

Setting: Rural

Site-Acreage	152.30	Building Square Footage	27,768
Grades Housed	9-12	Student Capacity	154
Number of Teaching Stations	25	Number of Floors	1
Student Enrollment	271		
Dates of Construction	1959,1964,1999		

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

Type of Construction

Load bearing masonry
 Steel frame
 Concrete frame
 Wood
 Steel Joists

Exterior Surfacing

Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction

Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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1.0 The School Site

School Facility Appraisal

		Points Allocated	Points
1.1	<p>Site is large enough to meet educational needs as defined by state and local requirements</p> <p><i>The site is 152.30 acres compared to 50 acres required by the OSDM.</i></p>	25	25
1.2	<p>Site is easily accessible and conveniently located for the present and future population</p> <p><i>The School is centrally located within the School District, and is easily accessible.</i></p>	20	18
1.3	<p>Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to agricultural uses, and there are no undesirable features adjacent to the School site.</i></p>	10	10
1.4	<p>Site is well landscaped and developed 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	6
1.5	<p>ES Well equipped playgrounds are separated from streets and parking areas</p> <p>MS Well equipped athletic and intermural areas are separated from streets and parking</p> <p>HS Well equipped athletic areas are adequate with sufficient solid-surface parking</p> <p><i>Athletic facilities include multi-purpose fields, baseball field, and football stadium, including a track, which are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking for events.</i></p>	10	6
1.6	<p>Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The site is gently sloped to provided positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.</i></p>	5	4
1.7	<p>Site has stable, well drained soil free of erosion</p> <p><i>Soils appear to be stable and well drained, and no erosion was observed.</i></p>	5	5
1.8	<p>Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>The site has been developed to accommodate outdoor learning, though no related equipment has been provided to facilitate doing so.</i></p>	5	2
1.9	<p>Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.</i></p>	5	3
1.10	<p>ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided</p> <p>HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community</p> <p><i>Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt and gravel surfaces.</i></p>	5	3
TOTAL - The School Site		100	82

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2.0 Structural and Mechanical Features

School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all barrier-free requirements both externally and internally <i>Entire building is not ADA-compliant.</i>	15	5
2.2	Roofs appear sound, have positive drainage, and are weather tight <i>The roofs over the 1964 Addition requires replacement due to condition.</i>	15	5
2.3	Foundations are strong and stable with no observable cracks <i>Foundations are in good to fair condition with minor observable cracks.</i>	10	9
2.4	Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior walls are in fair condition, with minor areas of deterioration.</i>	10	7
2.5	Entrances and exits 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	Building "envelope" generally provides for energy conservation (see criteria) <i>Building envelope does not meet minimum energy conservation requirements.</i>	10	5
2.7	Structure is free of friable asbestos and toxic materials <i>The building is reported to contain asbestos and other hazardous materials.</i>	10	4
2.8	Interior walls permit sufficient flexibility for a variety of class sizes <i>Interior walls throughout the facility are fixed walls and are not flexible.</i>	10	4
Mechanical/Electrical		Points Allocated	Points
2.9	Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Light sources are improperly placed and provide inadequate lighting in some areas. Fixtures are well maintained in most areas. Light fixtures do not appear to be subject to overheating.</i>	15	6
2.10	Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>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
2.11	Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Classrooms have an inadequate number of outlets and data jacks for technology applications.</i>	15	2

2.12	Electrical controls are safely protected with disconnect switches easily accessible <i>Disconnect switches are not adequately provided to allow for safe servicing of equipment.</i>	10	2
2.13	Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.</i>	10	4
2.14	Number and size of restrooms meet requirements <i>The number and size of Restrooms meet requirements.</i>	10	8
2.15	Drainage systems are properly maintained and meet requirements <i>Drainage systems for the overall facility, consisting of sanitary waste piping, are cast iron, galvanized, and PVC, are original to each addition, exhibit some signs of leaking and are in fair condition.</i>	10	4
2.16	Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements <i>The facility is not sprinkled. Fire alarm systems are not adequately provided with required devices. Smoke detectors are not provided.</i>	10	6
2.17	Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas <i>The central intercommunication system provides only one way communication between the Administration area and all the teaching / learning areas.</i>	10	2
2.18	Exterior water supply is sufficient and available for normal usage <i>Exterior wall hydrants are inadequately provided around the exterior of the facility.</i>	5	2
TOTAL - Structural and Mechanical Features		200	87

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3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Exterior materials for exterior walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance. The concrete masonry unit walls of the 1999 Addition are currently in good condition, but will need to be painted in the future.</i>	15	7
3.2	Floor surfaces throughout the building require minimum care <i>Flooring throughout the facility consists of VCT, VAT, wood, terrazzo, and carpet, which is well maintained throughout the facility.</i>	15	12
3.3	Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Tectum type ceilings are not easily cleaned or resistant to stain. Acoustical panel 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.</i>	10	6
3.4	Built-in equipment is designed and constructed for ease of maintenance <i>Casework is metal type construction with plastic laminate tops, is well constructed and in fair condition.</i>	10	4
3.5	Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware varies throughout the facility, and does not meet ADA requirements.</i>	10	6
3.6	Restroom fixtures are wall mounted and of quality finish <i>Fixtures are floor and wall mounted and are of fair quality.</i>	10	4
3.7	Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial space is adequately located throughout the facility.</i>	10	6
3.8	Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Electrical outlets are adequately provided in Corridors and do allow for convenient routine cleaning.</i>	10	8
3.9	Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are inadequately provided, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.</i>	10	4
TOTAL - Plant Maintainability		100	57

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety	Points Allocated	Points
<p>4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Student loading is not separated from other vehicular traffic. There is curbside student loading in front of the school.</i></p>	15	6
<p>4.2 Walkways, both on and offsite, are available for safety of pedestrians</p> <p><i>Walkways are adequately provided on-site for pedestrian safety. No off-site sidewalks are required for this rural schools site.</i></p>	10	6
<p>4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>School signs and signals are located as required on adjacent access streets.</i></p>	5	5
<p>4.4 Vehicular entrances and exits permit safe traffic flow</p> <p><i>Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.</i></p>	5	2
<p>4.5 ES Playground equipment is free from hazard</p> <p> MS Location and types of intramural equipment are free from hazard</p> <p> HS Athletic field equipment is properly located and is free from hazard</p> <p><i>Athletic facilities include multi-purpose fields, baseball field, and football stadium, including a track, which are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking for events.</i></p>	5	4

Building Safety	Points Allocated	Points
<p>4.6 The heating unit(s) is located away from student occupied areas</p> <p><i>The overall facility is not equipped with any heating boilers. There are no fin tubes or unit ventilators located in the Classrooms and other learning areas.</i></p>	20	18
<p>4.7 Multi-story buildings have at least two stairways for student egress</p> <p><i>The overall facility is one story without stairways.</i></p>	15	15
<p>4.8 Exterior doors open outward and are equipped with panic hardware</p> <p><i>Exterior doors open outward, are equipped with panic hardware and meet current code requirements.</i></p>	10	6
<p>4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>Emergency egress light fixtures and exit signs are not on separate circuits and are inadequately provided.</i></p>	10	2
<p>4.10 Classroom doors are recessed and open outward</p> <p><i>Classroom doors are not recessed from the Corridor and open outward, which impedes traffic flow in the Corridors.</i></p>	10	4
<p>4.11 Building security systems are provided to assure uninterrupted operation of the educational program</p>	10	2

Security systems are inadequately provided and are in fair condition.

4.12	Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Flooring throughout the facility consists of VCT, VAT, wood, terrazzo, and carpet, which is not well maintained throughout the facility.</i>	5	3
4.13	Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>The overall facility is one story without stairways.</i>	5	5
4.14	Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass at door transoms and sidelights is tempered for safety.</i>	5	3
4.15	Fixed Projections 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	2
4.16	Traffic areas terminate at an exit or a stairway leading to an egress <i>Exits are properly located to allow safe egress from the building. There are no dead-end Corridors in the building.</i>	5	5

Emergency Safety	Points Allocated	Points	
4.17	Adequate fire safety equipment is properly located <i>The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.</i>	15	2
4.18	There are at least two independent exits from any point in the building <i>Multiple exits are provided from Corridors throughout the facility.</i>	15	12
4.19	Fire-resistant materials are used throughout the structure <i>The 1964 Addition structure is a masonry load bearing system with steel beams and tectum deck. The 1999 Addition is steel purlins on steel beams and columns. Interior walls are brick, concrete masonry units, masonry, and glazed block.</i>	15	9
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>The fire alarm is not equipped with automatic actuation devices and is not provided with adequate visual indicating devices.</i>	15	2
TOTAL - Building Safety and Security		200	113

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5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space		Points Allocated	Points
5.1	<p>Size of academic learning areas meets desirable standards</p> <p><i>The average Classroom is 722 SF compared to 900 SF required by the OSDM.</i></p>	25	20
5.2	<p>Classroom space permits arrangements for small group activity</p> <p><i>Undersized Classrooms do not allow sufficient space for effective small group activities.</i></p>	15	8
5.3	<p>Location of academic learning areas is near related educational activities and away from disruptive noise</p> <p><i>The Gymnasium is located adjacent to academic learning areas, which can be distracting. The Music Room is located in the Junior High and adjacent to academic learning areas, which can be distracting.</i></p>	10	1
5.4	<p>Personal space in the classroom away from group instruction allows privacy time for individual students</p> <p><i>Undersized Classrooms do not permit privacy time for individual students.</i></p>	10	6
5.5	<p>Storage for student materials is adequate</p> <p><i>Lockers, located in the Corridor, are adequately provided for student storage.</i></p>	10	10
5.6	<p>Storage for teacher materials is adequate</p> <p><i>Miscellaneous wood and metal shelving units are inadequately provided for teacher storage. Casework is inadequately provided for storage of teacher materials.</i></p>	10	6

Special Learning Space		Points Allocated	Points
5.7	<p>Size of special learning area(s) meets standards</p> <p><i>The Special Education Classroom is 460 SF compared to 900 SF recommended in the OSDM. Special Education Classrooms are undersized compared to standards.</i></p>	15	8
5.8	<p>Design of specialized learning area(s) is compatible with instructional need</p> <p><i>Special Education spaces are not adequately provided to meet instructional needs.</i></p>	10	6
5.9	<p>Library/Resource/Media Center provides appropriate and attractive space</p> <p><i>The Media Center is 1,992 SF compared to 500 SF recommended in the OSDM. The Media Center is not visually appealing and does not provide natural light.</i></p>	10	7
5.10	<p>Gymnasium (or covered P.E. area) adequately serves physical education instruction</p> <p><i>The Gymnasium is 12,699 SF compared to 10,000-20,000 SF recommended in the OSDM. The Gymnasium space is adequately sized and equipped for physical education instruction.</i></p>	5	5
5.11	<p>ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction</p> <p>MS/HS Science program is provided sufficient space and equipment</p>	10	9

Science Classrooms are appropriately sized and equipped for effective science instruction.

5.12	Music Program is provided adequate sound treated space <i>The Music Room is located in the Junior High.</i>	5	1
5.13	Space for art is appropriate for special instruction, supplies, and equipment <i>The Art Room is 1,051 SF compared to 1,200 SF recommended in the OSDM. The Art Room is slightly undersized and does not provide sufficient space for storage of supplies and equipment.</i>	5	5

School Facility Appraisal	Points Allocated	Points
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5.14	Space for technology education permits use of state-of-the-art equipment <i>The facility is provided with Computer Labs for student use.</i>	5	5
5.15	Space for small groups and remedial instruction is provided adjacent to classrooms <i>No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.</i>	5	1
5.16	Storage for student and teacher material is adequate <i>Lockers have been adequately provided for storage of student materials. Casework has been inadequately provided for storage of teacher materials.</i>	5	5

Support Space	Points Allocated	Points
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5.17	Teacher's lounge and work areas reflect teachers as professionals <i>Limited work space is provided for preparation of teacher materials. The Teachers Lounge is located in the 1918 Original Construction of the Elementary School.</i>	10	1
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>Student Dining is located in the Junior High. The Student Dining space has limited visual appeal with limited seating capacity.</i>	10	1
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students served <i>Administrative Offices are not adequately provided for High School students.</i>	5	2
5.20	Counselor's office insures privacy and sufficient storage <i>The Counselor's Office is 188 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM. The space provided for the Counselor does not insure privacy, and lacks sufficient storage space.</i>	5	2
5.21	Clinic is near administrative offices and is equipped to meet requirements <i>The Clinic is located within the Administrative Offices of the Junior High and lacks required equipment.</i>	5	1
5.22	Suitable reception space is available for students, teachers, and visitors <i>Reception space consists of approximately 70 SF compared to 200-400 SF recommended by the OSDM.</i>	5	1
5.23	Administrative personnel are provided sufficient work space and privacy <i>The Administrative area consists of approximately 652 SF for the principal, secretary, Conference Room, Storage, and Copy Room, compared to 2,600 SF recommended by the OSDM. The work space is not separated from the reception space.</i>	5	1

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment		Points Allocated	Points
6.1	Overall design is aesthetically pleasing to age of students <i>The building consists of several uncoordinated colors and textures of brick, painted concrete masonry units, and metal panels due to multiple additions, and is not aesthetically pleasing.</i>	15	6
6.2	Site and building are well landscaped <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>	10	8
6.3	Exterior noise and poor environment do not disrupt learning <i>The site is adjacent to agricultural uses, and there are no undesirable features adjacent to the School site.</i>	10	8
6.4	Entrances and walkways are sheltered from sun and inclement weather <i>The entrances to the School are sheltered. Exits from the Gymnasium are not sheltered from sun and inclement weather.</i>	10	4
6.5	Building materials provide attractive color and texture <i>The mixture of materials is not attractive or sensitive to an overall design aesthetic.</i>	5	2
Interior Environment		Points Allocated	Points
6.6	Color schemes, building materials, and decor provide an impetus to learning <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>	20	12
6.7	Year around comfortable temperature and humidity are provided throughout the building <i>The facility is not air conditioned to provide year-round temperature and humidity control.</i>	15	2
6.8	Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.</i>	15	4
6.9	Lighting system provides proper intensity, diffusion, and distribution of illumination <i>The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses in some areas.</i>	15	4
6.10	Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains and Restroom are not conveniently located</i>	15	6
6.11	Communication among students is enhanced by commons area(s) for socialization	10	3

The only area for students to gather is in the Gymnasium.

6.12 **Traffic flow** is aided by appropriate foyers and corridors 10 6

Classroom doorways are not recessed and impede traffic flow.

6.13 **Areas for students to interact** are suitable to the age group 10 3

The only area for students to gather is in the Gymnasium.

6.14 **Large group areas are designed** for effective management of students 10 8

The Gymnasium is adequately designed to manage large groups of students.

6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control 10 4

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

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

The windows in the 1964 Addition have solid panels for the upper portion of the opening, which limits the amount of visual and light transmission. The Gymnasium and Media Center do not have any windows.

6.17 **Furniture and equipment** provide a pleasing atmosphere 10 4

Classroom furniture is mismatched and in fair condition.

TOTAL - Environment for Education

200

88

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LEED Observation Notes

School District:	Bethel Local SD
County:	Miami
School District IRN:	48611
Building:	Bethel High
Building IRN:	2576

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).

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.

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.

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).

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.

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.

Justification for Allocation of Points

Building Name and Level: **Bethel High**

9-12

Building features that clearly exceed criteria:

1. The Media Center is oversized for the High School.
- 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 building does not have a Kitchen, Student Dining, or Locker Rooms.
- 5.
- 6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Bethel Local SD
Facility:	Bethel High
Date of Initial Assessment:	Jan 18, 2013
Date of Assessment Update:	May 15, 2014
Cost Set:	2014

District IRN:	48611
Building IRN:	2576
Firm:	Resource International, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1959 Original Construction	790	\$0.00	\$0.00
1964 Classroom Addition	13,844	\$70,127.90	\$60,127.90
1999 Gymnasium Addition	13,134	\$0.00	\$0.00
Total	27,768	\$70,127.90	\$60,127.90
Total with Regional Cost Factor (100.12%)	—	\$70,212.05	\$60,200.05
Regional Total with Soft Costs & Contingency	—	\$87,365.07	\$74,907.11

Environmental Hazards(Enhanced) - Bethel Local SD (48611) - Bethel High (2576) - Classroom Addition

Owner: Bethel Local SD **Bldg. IRN:** 2576
Facility: Bethel High **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	Reported Asbestos-Containing Material	10	\$20.00	\$200.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Reported Asbestos-Containing Material	25	\$30.00	\$750.00
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	Assumed Asbestos-Containing Material	2300	\$3.00	\$6,900.00
17. Laboratory Table/Counter Top Removal	Reported Asbestos-Containing Material	10	\$100.00	\$1,000.00
18. Cement Board Removal	Reported Asbestos-Containing Material	800	\$5.00	\$4,000.00
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	13465	\$3.00	\$40,395.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Reported Asbestos-Containing Material	5512	\$1.00	\$5,512.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$58,757.00
36. (Sum of Lines 1-12, 14-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$58,757.00

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)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable				
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 13844	13709	\$0.10	\$1,370.90	

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

F. Environmental Hazards Assessment Cost Estimate Summaries			
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation		\$70,127.90
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition		\$60,127.90

* 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.