

DISTRICT ASSESSMENT SUMMARY

The Tipp City Exempted Village School, located in a small city on the Miami River, north of Dayton, is comprised of two Elementary Schools, an Intermediate School, a Junior High School and a High School. The schools are grouped in two clusters, Broadway Elementary and Central Intermediate joined as one building on a small site just south of Main Street and Nevin Coppock Elementary, L.T. Ball Jr. High and Tippecanoe High on a 43 acre site north of Main Street.

The district has a current total enrollment of 2692 students. The Intermediate School has the highest average number of students per grade (218), and the average size per grade for the Elementary Schools is (210) and the High School is (205). The current enrollment has dropped slightly from a high in the previous ten years of 2714 last year to the current enrollment. A slight increase is expected in the ten years period to 3108 students in 2010-11.

These enrollment numbers are based on the attached report prepared by DeJong Associates, Inc., dated November 2000.

BUILDING ASSESSMENT SUMMARY PAGE

Nevin Coppock Elementary School

1959 Original Building
40,632 Square Feet
Grade Configuration
K-4
Building ADM
461 Students
Number of Teaching Stations
24
Building Site Size
5.7 Acres

Nevin Coppock Elementary School is a one story, 40,632 square foot brick building built in 1959. It shares a 43 acre site with L.T. Ball Junior High , the bus garage and the High School. The existing facility uses modular buildings (not included in the overall building square footage) which are used for kindergarten.

The structure is wall bearing masonry with a brick façade. The floor system is slab on grade construction and structural concrete deck. The roof is a foamed system installed recently. The ventilation system of the building is inadequate to meet the needs of the users.

The classrooms are slightly undersized of meeting with the current standards established by the State of Ohio. A limited security system does exist in the school but has no visual component. The building does not have an automatic fire alarm system or sprinkler system. The overall building is not compliant with ADA accessibility requirements.

The 43 acre site for three schools and a bus garage is in a residential neighborhood and has adequate amenities. Access on to the site is limited. The property and playgrounds are fenced for security. Site circulation is congested as 5.7 acres of the site is allotted for Nevin Coppick. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate.

2/3rds calculation

Assessment Renovation Costs	\$4,700,788
Building Replacement Costs	\$5,233,402
2/3rd Rebuild Costs	\$3,488,935
2/3rd Percentage	90%

District: Tipp City Ex VIII SD				County: Miami		Area: Dayton (2)	
Name: Nevin Coppock Elem				Contact: Andy Hartley			
Address: 525 N Hyatt St Tipp City, OH 45371				Phone: 937-667-2275			
Bldg. IRN: 26591				Date Prepared: 2000-11-07			
				Date Revised: 2000-11-07 09:16:22			
Current Grades:		K-4		Acreage:		5.7	
Proposed Grades:		N/A		Teaching Stations:		24	
Current Enrollment:		461		Classrooms:		24	
Projected Enrollment:		N/A					
Addition		Date		HA		Number of Floors	
		1959		no		1	
						Current Square Feet	
						40,632	
Total						40,632	
				CEFPI Appraisal Summary			
				Cover Sheet			
				Section			
				Points Possible			
				Points Earned			
				Percentage			
				Rating			
				Category			
				1.0 <u>The School Site</u>			
				100			
				54			
				54%			
				Borderline			
				2.0 <u>Structural and Mechanical Features</u>			
				200			
				114			
				57%			
				Borderline			
				3.0 <u>Plant Maintainability</u>			
				100			
				60			
				60%			
				Borderline			
				4.0 <u>Building Safety and Security</u>			
				200			
				123			
				62%			
				Borderline			
				5.0 <u>Educational Adequacy</u>			
				200			
				88			
				44%			
				Poor			
				6.0 <u>Environment for Education</u>			
				200			
				102			
				51%			
				Borderline			
				Commentary			
				Total			
				1000			
				541			
				54%			
				Borderline			
FACILITY ASSESSMENT				Rating			
Dollar Assessment				C			
A. Heating System				3			
\$731,376.00				-			
B. Roofing				3			
\$243,792.00				-			
C. Ventilation / Air Conditioning				1			
\$0.00				-			
D. Electrical Systems				3			
\$386,004.00				-			
E. Plumbing and Fixtures				3			
\$208,912.00				-			
F. Windows				3			
\$323,700.00				-			
G. Structure: Foundation				1			
\$0.00				-			
H. Structure: Walls and Chimneys				2			
\$500.00				-			
I. Structure: Floors and Roofs				1			
\$0.00				-			
J. General Finishes				3			
\$498,739.20				-			
K. Interior Lighting				3			
\$187,840.00				-			
L. Security Systems				3			
\$60,948.00				-			
M. Emergency/Egress Lighting				3			
\$40,632.00				-			
N. Fire Alarm				3			
\$54,853.20				-			
O. Handicapped Access				3			
\$60,963.20				-			
P. Site Condition				2			
\$46,315.36				-			
Q. Sewage System				1			
\$0.00				-			
R. Water Supply				1			
\$0.00				-			
S. Exterior Doors				3			
\$20,000.00				-			
T. Hazardous Material				3			
\$524,920.00				-			
U. Life Safety				3			
\$138,554.00				-			
V. Loose Furnishings				2			
\$121,896.00				-			
W. Technology				3			
\$203,160.00				-			
X. Non-Construction Cost				-			
\$847,683.09				-			
Total				\$4,700,788.05			
				C = Under Contract			
				Existing Square Feet			
				40,632			
				Cost per Sq. Ft.			
				\$128.80			
				Cost to Replace			
				\$5,233,401.60			
				Renovate/Replace			
				89.82%			

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BUILDING ASSESSMENT SUMMARY PAGE

Broadway Elementary School

1952 Original Building
52,621 Square Feet
Grade Configuration
K-4
Building ADM
569 Students
Number of Teaching Stations
33
Building Site Size
3.5 Acres

Broadway Elementary School is a two story, 52,621 square foot brick building with a ground floor on two levels. The existing facility does not use modular buildings.

The structure is wall bearing masonry with a brick façade. The floor system is slab on grade construction and structural concrete deck. The roof is a foamed system. The ventilation system of the building is inadequate to meet the needs of the users.

The classrooms are slightly undersized of meeting with the current standards established by the State of Ohio. A limited security system does exist in the school but has no visual component. The building does not have an automatic fire alarm system or sprinkler system. The overall building is not compliant with ADA accessibility requirements.

The school shares cafeteria and gym/auditorium facilities, overlaps and is directly connected to Central Intermediate school.

The seven acre site for both schools is in a residential neighborhood and has adequate amenities although it is about half the OSFC recommended size for schools of this type and size. Bus and pedestrian access is from the street.

2/3rds calculation

Assessment Renovation Costs	\$5,035,786
Building Replacement Costs	\$6,733,383
2/3rd Rebuild Costs	\$4,488,922
2/3rd Percentage	75%

Main Assessment Menu - Tipp City Ex VIII SD (45617) - Broadway Elementary (3707)

District: Tipp City Ex VIII SD Name: Broadway Elementary Address: 223 West Broadway Tipp City, OH 45371 Bldg. IRN: 3707				County: Miami Contact: Mr. Galen E. Gingerich Phone: 937-667-6216 Date Prepared: 2000-11-07 Date Revised: 2000-11-07 14:56:02		Area: Dayton (2)													
Current Grades: K-4 Proposed Grades: N/A Current Enrollment: 569 Projected Enrollment: N/A		Acreage: 3.5 Teaching Stations: 33 Classrooms: 24		CEFPI Appraisal Summary															
				Section		Points Possible		Points Earned		Percentage		Rating		Category					
				Cover Sheet															
Addition		Date		HA		Number of Floors		Current Square Feet		1.0 The School Site		100		65		65%		Borderline	
		1952		no		2		52,621		2.0 Structural and Mechanical Features		200		112		56%		Borderline	
								52,621		3.0 Plant Maintainability		100		54		54%		Borderline	
										4.0 Building Safety and Security		200		101		51%		Borderline	
										5.0 Educational Adequacy		200		87		44%		Poor	
										6.0 Environment for Education		200		101		51%		Borderline	
				*HA = Handicapped Access =1 Satisfactory =2 Needs Repair =3 Needs Replacement						Commentary									
				*Const P/S = Present/Scheduled Construction						Total		1000		520		52%		Borderline	
FACILITY ASSESSMENT				Rating		Dollar Assessment		C = Under Contract											
<input type="checkbox"/> A. Heating System		3		\$947,178.00															
<input type="checkbox"/> B. Roofing		3		\$167,238.00				Existing Square Feet										52,621	
<input type="checkbox"/> C. Ventilation / Air Conditioning		1		\$0.00				Cost per Sq. Ft.										\$127.96	
<input type="checkbox"/> D. Electrical Systems		3		\$514,899.50				Cost to Replace										\$6,733,383.16	
<input type="checkbox"/> E. Plumbing and Fixtures		3		\$32,500.00				Renovate/Replace										74.79%	
<input type="checkbox"/> F. Windows		3		\$243,350.00															
<input type="checkbox"/> G. Structure: Foundation		1		\$0.00															
<input type="checkbox"/> H. Structure: Walls and Chimneys		2		\$125.00															
<input type="checkbox"/> I. Structure: Floors and Roofs		1		\$0.00															
<input type="checkbox"/> J. General Finishes		3		\$638,558.85															
<input type="checkbox"/> K. Interior Lighting		3		\$260,494.00															
<input type="checkbox"/> L. Security Systems		3		\$105,242.00															
<input type="checkbox"/> M. Emergency/Egress Lighting		3		\$52,621.00															
<input type="checkbox"/> N. Fire Alarm		3		\$71,038.35															
<input type="checkbox"/> O. Handicapped Access		3		\$264,462.10															
<input type="checkbox"/> P. Site Condition		1		\$0.00															
<input type="checkbox"/> Q. Sewage System		1		\$0.00															
<input type="checkbox"/> R. Water Supply		1		\$0.00															
<input type="checkbox"/> S. Exterior Doors		1		\$0.00															
<input type="checkbox"/> T. Hazardous Material		3		\$161,500.00															
<input type="checkbox"/> U. Life Safety		3		\$247,518.25															
<input type="checkbox"/> V. Loose Furnishings		2		\$157,863.00															
<input type="checkbox"/> W. Technology		3		\$263,105.00															
<input type="checkbox"/> X. Non-Construction Cost				\$908,092.47															
Total				\$5,035,785.52															

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BUILDING ASSESSMENT SUMMARY PAGE

Tipp Central Intermediate School

1916 Original Building
29,288 Square Feet
1952 Addition
22,944 Square Feet
Grade Configuration
5-6
Building ADM
431 Students
Number of Teaching Stations
26
Building Site Size
3.5 Acres

Tippecanoe Central is a 3 story flat roof brick building. The original brick building was built in 1916, and a brick addition was constructed in 1952 when Broadway Elementary was built on the same site. The floors of each part are on different levels. The school shares cafeteria and gym/auditorium facilities, extends under, and is directly connected to Broadway Elementary school. The existing facility does not use modular buildings.

The 1916 structure is a load-bearing masonry wall comprised of a brick façade. The floor system is slab on grade construction and structural concrete slab with wood decking. The roof is a foamed system installed recently. The ventilation system of the building is inadequate to meet the needs of the users.

The 1952 addition is a load-bearing masonry wall comprised of a brick façade. The floor system is slab on grade construction and structural concrete slab. The roof is a foamed system installed recently. The ventilation system of the building is inadequate to meet the needs of the users.

The classrooms are undersized to meet with the current standards established by the State of Ohio. A limited security system does not exist in the school but has no visual component. The building does not have an automatic fire alarm system or sprinkler system. The overall building is not compliant with ADA accessibility requirements. The seven acre site for both schools is in a residential neighborhood and has adequate amenities although it is about half the OSFC recommended size for schools of this type and size. Bus and pedestrian access is from the street.

2/3rds calculation

Assessment Renovation Costs	\$7,424,812
Building Replacement Costs	\$6,683,607
2/3rd Rebuild Costs	\$4,455,740
2/3rd Percentage	111%

District: Tipp City Ex VIII SD				County: Miami		Area: Dayton (2)	
Name: Tippecanoe Central				Contact: Mr. David F. Hill			
Address: 223 West Broadway Tipp City, OH 45371				Phone: 937-667-3719			
Bldg. IRN: 37283				Date Prepared: 2000-11-12		Date Revised: 2000-11-12 11:48:29	
Current Grades: 5-6		Acreage: 3.5		CEFPI Appraisal Summary			
Proposed Grades: N/A		Teaching Stations: 26					
Current Enrollment: 431		Classrooms: 20					
Projected Enrollment: N/A							
				Section			
				Points Possible			
				Points Earned			
				Percentage			
				Rating			
				Category			
Cover Sheet							
Addition		Date		HA		Number of Floors	
Original		1916		no		3	
Addition1		1952		no		2	
Total						52,232	
						29,288	
						22,944	
						52,232	
						29,288	
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						52,232	
						29,288	
						22,944	
						52,232	
						29,28	

BUILDING ASSESSMENT SUMMARY PAGE

L. T. Ball Junior High School

1974 Original Building
86,806 Square Feet
Grade Configuration
7-8
Building ADM
395 Students
Number of Teaching Stations
26
Building Site Size
20.8 Acres

L.T. Ball Junior High is a flat roof, one story, 86,806 square foot brick building built in 1974 with very few windows. It shares a 43 acre site with Nevin Coppick Elementary, the bus garage and the High School. The existing facility does not use modular buildings. The building houses grades 7 and 8. The school is surrounded on three sides by playing fields and on one side by parking.

The structure is wall bearing masonry with a brick façade. The floor system is slab on grade construction. The roof is a foamed system installed recently on the existing metal structure. The ventilation system of the building is inadequate to meet the needs of the users.

The classrooms are slightly undersized of meeting with the current standards established by the State of Ohio. A limited security system does exist in the school but has no visual component. The building does not have an automatic fire alarm system or sprinkler system. The overall building is not compliant with ADA accessibility requirements.

The 43 acre site for three schools and a bus garage is in a residential neighborhood and has adequate amenities. Access on to the site is limited. There is no dedicated space for school buses to load and unload on the site. Pedestrian access to the school is not provided and pedestrians must walk through a parking lot in order to get to the school. The bus dropoff is in the parking lot in front of the school

2/3rds calculation

Assessment	Renovation Costs	\$4,774,906
Building Replacement	Costs	\$9,041,473
2/3rd Rebuild Costs		\$6,027,652
2/3rd Percentage		53%

District: Tipp City Ex VIII SD				County: Miami		Area: Dayton (2)	
Name: L T Ball Jr High				Contact: Michael Moore			
Address: 575 N Hyatt St Tipp City, OH 45371				Phone: 937-667-8454		Date Prepared: 2000-11-08	
Bldg. IRN: 66464				Date Revised: 2000-11-08 13:25:28			
Current Grades: 7-8		Acreage: 20.8		CEFPI Appraisal Summary			
Proposed Grades: N/A		Teaching Stations: 26					
Current Enrollment: 395		Classrooms: 20					
Projected Enrollment: N/A							
				Section Points Possible Points Earned Percentage Rating Category			
Cover Sheet							
Addition		Date	HA	Number of Floors	Current Square Feet		
		1974	yes	1	67,767		
Total				67,767			
*HA = Handicapped Access						1.0 The School Site 100 65 65% Borderline	
*Rating =1 Satisfactory						2.0 Structural and Mechanical Features 200 146 73% Satisfactory	
=2 Needs Repair						3.0 Plant Maintainability 100 71 71% Satisfactory	
=3 Needs Replacement						4.0 Building Safety and Security 200 124 62% Borderline	
*Const P/S = Present/Scheduled Construction						5.0 Educational Adequacy 200 116 58% Borderline	
						6.0 Environment for Education 200 118 59% Borderline	
						Commentary	
						Total 1000 640 64% Borderline	
FACILITY ASSESSMENT				Rating	Dollar Assessment	C = Under Contract	
<input checked="" type="checkbox"/>	A. Heating System	2	✓	\$1,219,806.00	-		
<input checked="" type="checkbox"/>	B. Roofing	3	✓	\$406,602.00	-	Existing Square Feet	67,767
<input checked="" type="checkbox"/>	C. Ventilation / Air Conditioning	1	✓	\$0.00	-	Cost per Sq. Ft.	\$133.42
<input checked="" type="checkbox"/>	D. Electrical Systems	1	✓	\$0.00	-	Cost to Replace	\$9,041,473.14
<input checked="" type="checkbox"/>	E. Plumbing and Fixtures	3	✓	\$2,500.00	-	Renovate/Replace	52.81%
<input checked="" type="checkbox"/>	F. Windows	3	✓	\$13,600.00	-		
<input checked="" type="checkbox"/>	G. Structure: Foundation	2	✓	\$9,000.00	-		
<input checked="" type="checkbox"/>	H. Structure: Walls and Chimneys	2	✓	\$700.00	-		
<input checked="" type="checkbox"/>	I. Structure: Floors and Roofs	1	✓	\$0.00	-		
<input checked="" type="checkbox"/>	J. General Finishes	3	✓	\$819,980.70	-		
<input checked="" type="checkbox"/>	K. Interior Lighting	3	✓	\$336,435.00	-		
<input checked="" type="checkbox"/>	L. Security Systems	3	✓	\$101,850.50	-		
<input checked="" type="checkbox"/>	M. Emergency/Egress Lighting	2	✓	\$25,000.00	-		
<input checked="" type="checkbox"/>	N. Fire Alarm	3	✓	\$91,485.45	-		
<input checked="" type="checkbox"/>	O. Handicapped Access	3	✓	\$52,376.70	-		
<input checked="" type="checkbox"/>	P. Site Condition	2	✓	\$20,160.00	-		
<input checked="" type="checkbox"/>	Q. Sewage System	1	✓	\$0.00	-		
<input checked="" type="checkbox"/>	R. Water Supply	1	✓	\$0.00	-		
<input checked="" type="checkbox"/>	S. Exterior Doors	1	✓	\$0.00	-		
<input checked="" type="checkbox"/>	T. Hazardous Material	3	✓	\$221,600.00	-		
<input checked="" type="checkbox"/>	U. Life Safety	3	✓	\$220,242.75	-		
<input checked="" type="checkbox"/>	V. Loose Furnishings	2	✓	\$203,301.00	-		
<input checked="" type="checkbox"/>	W. Technology	2	✓	\$169,417.50	-		
<input checked="" type="checkbox"/>	X. Non-Construction Cost	-	✓	\$861,048.67	-		
Total					\$4,774,906.27		

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BUILDING ASSESSMENT SUMMARY PAGE

Tippecanoe High School

1964 Original Building
85,327 Square Feet
1972 Addition
14,192 Square Feet
Grade Configuration
9-12
Building ADM
884 Students
Number of Teaching Stations
39
Building Site Size
16.5 Acres

The High School is a flat roof, two story, 99,519 square foot brick building built in 1964 with an addition in 1972. It shares a 43 acre site with Nevin Coppick Elementary, the bus garage and the Jr. High School. The existing facility does not use modular buildings. The building houses grades 9-12. The school is surrounded on three sides by parking and driveways and on one side by lawn facing a city street.

The 1964 structure is wall bearing masonry with a brick façade. The floor system is slab on grade construction with concrete on metal joist 2nd floor. The roof is a foamed system installed recently on the existing metal structure. The ventilation system of the building is inadequate to meet the needs of the users.

The classrooms are slightly undersized of meeting with the current standards established by the State of Ohio. A limited security system does exist in the school but has no visual component. The building does not have an automatic fire alarm system or sprinkler system. The overall building is not compliant with ADA accessibility requirements.

The 43 acre site for three schools and a bus garage is in a residential neighborhood and has adequate amenities. Access on to the site is limited. Pedestrian access to the school is provided from sidewalks at the street. There is no dedicated space for school buses to load and unload on the site. The bus dropoff is in the parking lot behind the school

2/3rds calculation

Assessment Renovation Costs	\$10,208,003
Building Replacement Costs	\$13,778,406
2/3rd Rebuild Costs	\$ 9,185,604
2/3rd Percentage	74%

District: Tipp City Ex VIII SD				County: Miami		Area: Dayton (2)													
Name: Tippecanoe High				Contact: Chuck Wray															
Address: 555 N Hyatt St Tipp City, OH 45371				Phone: 937-687-8448		Date Prepared: 2000-11-13													
Bldg. IRN: 37291				Date Revised: 2000-11-13 09:22:53															
Current Grades: 9-12		Acreage: 16.5		CEFPI Appraisal Summary															
Proposed Grades: N/A		Teaching Stations: 39																	
Current Enrollment: 884		Classrooms: 37																	
Projected Enrollment: N/A																			
				Section															
				Points Possible															
				Points Earned															
				Percentage															
				Rating															
				Category															
				Cover Sheet															
Addition		Date		HA		Number of Floors		Current Square Feet		1.0 The School Site		100		60		60%		Borderline	
-		1964		no		2		85,327		2.0 Structural and Mechanical Features		200		133		67%		Borderline	
-		1972		no		1		14,192		3.0 Plant Maintainability		100		67		67%		Borderline	
Total								99,519		4.0 Building Safety and Security		200		113		57%		Borderline	
		*HA		=		Handicapped Access				5.0 Educational Adequacy		200		125		63%		Borderline	
		*Rating		=		1 Satisfactory				6.0 Environment for Education		200		116		58%		Borderline	
				=		2 Needs Repair				Commentary									
				=		3 Needs Replacement				Total		1000		614		61%		Borderline	
		*Const P/S		=		Present/Scheduled Construction													
FACILITY ASSESSMENT				Rating		Dollar Assessment		Comments											
<input type="checkbox"/> A. Heating System				3		\$1,791,342.00		- Under Contract											
<input type="checkbox"/> B. Roofing				3		\$446,814.00		Existing Square Feet 99,519											
<input type="checkbox"/> C. Ventilation / Air Conditioning				1		\$0.00		Cost per Sq. Ft. \$138.45											
<input type="checkbox"/> D. Electrical Systems				3		\$960,430.50		Cost to Replace \$13,778,405.55											
<input type="checkbox"/> E. Plumbing and Fixtures				3		\$65,500.00		Renovate/Replace 74.09%											
<input type="checkbox"/> F. Windows				3		\$322,600.00													
<input type="checkbox"/> G. Structure: Foundation				1		\$0.00													
<input type="checkbox"/> H. Structure: Walls and Chimneys				1		\$0.00													
<input type="checkbox"/> I. Structure: Floors and Roofs				1		\$0.00													
<input type="checkbox"/> J. General Finishes				3		\$1,513,036.40													
<input type="checkbox"/> K. Interior Lighting				3		\$467,879.00													
<input type="checkbox"/> L. Security Systems				3		\$199,038.00													
<input type="checkbox"/> M. Emergency/Egress Lighting				2		\$17,000.00													
<input type="checkbox"/> N. Fire Alarm				3		\$134,350.65													
<input type="checkbox"/> O. Handicapped Access				3		\$202,051.90													
<input type="checkbox"/> P. Site Condition				2		\$90,692.00													
<input type="checkbox"/> Q. Sewage System				1		\$0.00													
<input type="checkbox"/> R. Water Supply				1		\$0.00													
<input type="checkbox"/> S. Exterior Doors				1		\$0.00													
<input type="checkbox"/> T. Hazardous Material				3		\$1,239,190.00													
<input type="checkbox"/> U. Life Safety				3		\$369,936.75													
<input type="checkbox"/> V. Loose Furnishings				2		\$296,557.00													
<input type="checkbox"/> W. Technology				2		\$248,797.50													
<input type="checkbox"/> X. Non-Construction Cost						\$1,840,787.45													
Total						\$10,208,003.15													

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