

**Building Information - Tipp City Exempted Village SD (45617) - Tippecanoe Middle**

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Small City
Assessment Name	Tippecanoe Middle with EEA, 2019 Costs & 2018 Reno Scope Update
Assessment Date (on-site; non-EEA)	2015-03-31
Kitchen Type	Full Kitchen
Cost Set:	2019
Building Name	Tippecanoe Middle
Building IRN	66464
Building Address	555 North Hyatt Street
Building City	Tipp City
Building Zipcode	45371
Building Phone	937-667-8454
Acreage	43.00
Current Grades:	6-8
Teaching Stations	39
Number of Floors	2
Student Capacity	596
Current Enrollment	607
Enrollment Date	2015-02-04
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	37
Historical Register	<b>NO</b>
Building's Principal	Greg Southers
Building Type	Middle

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



#### GENERAL DESCRIPTION

**100,139** Total Existing Square Footage  
**1964,1972,2004** Building Dates  
**6-8** Grades  
**607** Current Enrollment  
**39** Teaching Stations  
**43.00** Site Acreage

Tippecanoe Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1964, is two-story, 100,139 square foot brick school building located in a small town, predominantly residential setting, with adjacencies to medium-sized commercial facilities. Two additions have been added to the building since its Original Construction. The first, beginning in 1972, comprises approximately 17,410 SF of the total square footage. In 2004, a small addition of approximately 620 SF was built, consisting of an Elevator and Elevator Equipment Room. The existing facility features both conventionally partitioned spaces and learning spaces divided by operable partitions. The facility does not utilize modular buildings. The structure of the overall facility contains multi-wythe masonry type exterior wall construction. Interior wall construction consists of load-bearing masonry systems and drywall partitions on steel stud type construction. The ground level floor system consists of poured-in-place slab on grade, and the second level consists of a cast-in-place concrete type construction. Roof structure consists of Tectum deck or metal deck on open web steel joist type construction. The roofing system of the 1964 Original Construction and 1972 Addition is a membrane roofing system that is in need of replacement due to ongoing water infiltration. The roofing of the 2004 Addition is a standing seam metal roofing system. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are generally undersized in terms of the current standards established by the State of Ohio. Many of these rooms are compliant with the minimum square footage allowance by the Ohio School Design Manual, but several Classrooms of the Original 1964 Construction are undersized below this allowance. Physical Education and Student Dining spaces consist of 10,075 SF Primary Gymnasium and separate 2634 SF Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 43 acre site shared with Nevin Coppock Elementary School and L.T. Ball Intermediate School, adjacent to shared athletic facility areas and residential and commercial properties. The direct property is not fenced for security, but the shared athletic facility areas to the north of the building are individually fenced. Access onto the site is unrestricted. Site circulation is fair. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors, and community events is adequate.

The facility was previously the District's High School Building, but it is now being utilized for Middle School operations. In regards to significant findings, the Classrooms of the 1972 Addition do not feature windows and are non-compliant with Ohio School Design Manual requirements for vision glazing and daylighting.

**Building Construction Information - Tipp City Exempted Village SD (45617) - Tippecanoe Middle (66464)**

<b>Name</b>	<b>Year</b>	<b>Handicapped Access</b>	<b>Floors</b>	<b>Square Feet</b>	<b>Non OSDM Addition</b>	<b>Built Under ELPP</b>
Original Construction	1964	no	2	82,109	no	no
Addition	1972	no	1	17,410	no	no
Elevator and Mechanical Room	2004	yes	2	620	no	no

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Building Component Information - Tipp City Exempted Village SD (45617) - Tippecanoe Middle (66464)

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 (1964)		8430		10075			2634	1237						
Addition (1972)		4819			4716									
Elevator and Mechanical Room (2004)		100												
Total	0	13,349	0	10,075	4,716	0	2,634	1,237	0	0	0	0	0	0
<b>Master Planning Considerations</b>	The facility is bounded to the east by a state route and to the south and west by asphalt parking areas. Therefore, potential expansion is only possible to the north. There is an area of approximately 11,250 sf available to the north of the existing facility for a single-story expansion and 22,500 sf for a two-story expansion.													

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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 - Tippecanoe Middle (66464)

<b>District:</b> Tipp City Exempted Village SD <b>Name:</b> Tippecanoe Middle <b>Address:</b> 555 North Hyatt Street Tipp City, OH 45371 <b>Bldg. IRN:</b> 66464				<b>County:</b> Miami <b>Area:</b> West Central Ohio (2) <b>Contact:</b> Greg Southers <b>Phone:</b> 937-667-8454 <b>Date Prepared:</b> 2015-03-31 <b>By:</b> Paul W. Garland <b>Date Revised:</b> 2019-08-02 <b>By:</b> Paul Brown																																																																																																																												
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<p><i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i></p>																																																																																																																																

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Original Construction (1964) Summary

<b>District:</b> Tipp City Exempted Village SD				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)				
<b>Name:</b> Tippecanoe Middle				<b>Contact:</b> Greg Southers						
<b>Address:</b> 555 North Hyatt Street Tipp City, OH 45371				<b>Phone:</b> 937-667-8454						
<b>Bldg. IRN:</b> 66464				<b>Date Prepared:</b> 2015-03-31		<b>By:</b> Paul W. Garland				
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						<b>Cost to Renovate (Cost Factor applied)</b>				
						\$14,138,924.38				
						<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>				
A.	<u>Heating System</u>		3	\$1,656,353.00	-					
B.	<u>Roofing</u>		3	\$1,111,893.30	-					
C.	<u>Ventilation / Air Conditioning</u>		3	\$50,000.00	-					
D.	<u>Electrical Systems</u>		3	\$961,029.07	-					
E.	<u>Plumbing and Fixtures</u>		3	\$908,248.00	-					
F.	<u>Windows</u>		3	\$16,714.22	-					
G.	<u>Structure: Foundation</u>		2	\$1,456.25	-					
H.	<u>Structure: Walls and Chimneys</u>		2	\$138,725.00	-					
I.	<u>Structure: Floors and Roofs</u>		2	\$4,125.00	-					
J.	<u>General Finishes</u>		3	\$2,754,643.52	-					
K.	<u>Interior Lighting</u>		3	\$533,708.50	-					
L.	<u>Security Systems</u>		3	\$284,010.65	-					
M.	<u>Emergency/Egress Lighting</u>		3	\$82,109.00	-					
N.	<u>Fire Alarm</u>		3	\$89,900.25	-					
O.	<u>Handicapped Access</u>		3	\$551,705.00	-					
P.	<u>Site Condition</u>		3	\$561,216.80	-					
Q.	<u>Sewage System</u>		1	\$0.00	-					
R.	<u>Water Supply</u>		1	\$0.00	-					
S.	<u>Exterior Doors</u>		2	\$7,000.00	-					
T.	<u>Hazardous Material</u>		3	\$366,615.90	-					
U.	<u>Life Safety</u>		3	\$298,818.80	-					
V.	<u>Loose Furnishings</u>		3	\$451,599.50	-					
W.	<u>Technology</u>		3	\$738,981.00	-					
X.	<u>Construction Contingency / Non-Construction Cost</u>		1	\$2,826,305.44	-					
<b>Total</b>					\$14,395,158.20					

Addition (1972) Summary

<b>District:</b> Tipp City Exempted Village SD <b>Name:</b> Tippecanoe Middle <b>Address:</b> 555 North Hyatt Street Tipp City, OH 45371 <b>Bldg. IRN:</b> 66464				<b>County:</b> Miami <b>Area:</b> West Central Ohio (2) <b>Contact:</b> Greg Southers <b>Phone:</b> 937-667-8454 <b>Date Prepared:</b> 2015-03-31 <b>By:</b> Paul W. Garland <b>Date Revised:</b> 2019-08-02 <b>By:</b> Paul Brown			
Current Grades	6-8	Acreage:	43.00	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	39				
Current Enrollment	607	Classrooms:	37				
Projected Enrollment	N/A						
<b>Addition</b>	<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>			
<u>Original Construction</u>	1964	no	2	82,109			
<b>Addition</b>	<b>1972</b>	<b>no</b>	<b>1</b>	<b>17,410</b>			
<u>Elevator and Mechanical Room</u>	2004	yes	2	620			
<b>Total</b>				<b>100,139</b>			
*HA	=	Handicapped Access					
*Rating	=	1 Satisfactory					
	=	2 Needs Repair					
	=	3 Needs Replacement					
*Const P/S	=	Present/Scheduled Construction					
<b>FACILITY ASSESSMENT</b>				Rating	Dollar Assessment		
Cost Set: 2019							
A.	<u>Heating System</u>		3	\$609,350.00	-		
B.	<u>Roofing</u>		3	\$34,308.00	-		
C.	<u>Ventilation / Air Conditioning</u>		3	<b>\$0.00</b>	-		
D.	<u>Electrical Systems</u>		3	\$282,564.30	-		
E.	<u>Plumbing and Fixtures</u>		3	\$213,220.00	-		
F.	<u>Windows</u>		3	\$97,750.00	-		
G.	<u>Structure: Foundation</u>		2	\$131.25	-		
H.	<u>Structure: Walls and Chimneys</u>		2	\$35,372.50	-		
I.	<u>Structure: Floors and Roofs</u>		2	<b>\$0.00</b>	-		
J.	<u>General Finishes</u>		3	\$367,554.80	-		
K.	<u>Interior Lighting</u>		3	\$113,165.00	-		
L.	<u>Security Systems</u>		3	\$49,618.50	-		
M.	<u>Emergency/Egress Lighting</u>		3	\$17,410.00	-		
N.	<u>Fire Alarm</u>		3	\$39,172.50	-		
O.	<u>Handicapped Access</u>		3	\$78,570.00	-		
P.	<u>Site Condition</u>		3	\$73,688.20	-		
Q.	<u>Sewage System</u>		1	\$0.00	-		
R.	<u>Water Supply</u>		1	\$0.00	-		
S.	<u>Exterior Doors</u>		2	<b>\$0.00</b>	-		
T.	<u>Hazardous Material</u>		3	\$24,591.00	-		
U.	<u>Life Safety</u>		3	\$56,297.00	-		
V.	<u>Loose Furnishings</u>		3	\$95,755.00	-		
W.	<u>Technology</u>		3	\$156,690.00	-		
X.	<u>Construction Contingency / Non-Construction Cost</u>		1	\$572,941.36	-		
<b>Total</b>				<b>\$2,918,149.41</b>			

Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>	—	—	—	—	—
<u>1.0 The School Site</u>	100	74	74%	Satisfactory	
<u>2.0 Structural and Mechanical Features</u>	200	84	42%	Poor	
<u>3.0 Plant Maintainability</u>	100	64	64%	Borderline	
<u>4.0 Building Safety and Security</u>	200	125	63%	Borderline	
<u>5.0 Educational Adequacy</u>	200	108	54%	Borderline	
<u>6.0 Environment for Education</u>	200	137	69%	Borderline	
<u>LEED Observations</u>	—	—	—	—	—
<u>Commentary</u>	—	—	—	—	—
<b>Total</b>	<b>1000</b>	<b>592</b>	<b>59%</b>	<b>Borderline</b>	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>					
<b>C=Under Contract</b>					
Renovation Cost Factor					98.22%
Cost to Renovate (Cost Factor applied)					\$2,866,206.35

*The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.*



Elevator and Mechanical Room (2004) Summary

<b>District:</b> Tipp City Exempted Village SD <b>Name:</b> Tippecanoe Middle <b>Address:</b> 555 North Hyatt Street Tipp City, OH 45371 <b>Bldg. IRN:</b> 66464				<b>County:</b> Miami <b>Area:</b> West Central Ohio (2) <b>Contact:</b> Greg Southers <b>Phone:</b> 937-667-8454 <b>Date Prepared:</b> 2015-03-31 <b>By:</b> Paul W. Garland <b>Date Revised:</b> 2019-08-02 <b>By:</b> Paul Brown																																																																					
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W.	<u>Technology</u>		3	\$0.00																																																																					
X.	<u>Construction Contingency / Non-Construction Cost</u>		1	\$3,575.18																																																																					
<b>Total</b>					\$18,209.38																																																																				

A. Heating System

**Description:** The existing system for the 1964 Original Construction and 1972 Addition is a gas fired boiler with heating water pumps located in a separate building to the south of the school (which also serves Nevin Coppock Elementary School), installed in 1959, and is in fair condition. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The two gas fired boilers, manufactured by Atlas, were installed in 1959 and are in fair condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and air handlers. The terminal equipment was installed in 1964 and is in fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic type system temperature controls were installed in 1964 and 1972 and are in fair condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with widespread louvered interior doors to facilitate Corridor utilization as return air plenums. (Louvered doors are replaced in Items J and O.) The existing system, 1972 Addition, is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system, 1964 Original Construction, is not ducted, and 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 being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The 1972 Addition is equipped with central air conditioning. The site does not contain underground fuel tanks.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Provide new DDC type temperature controls only meet Ohio Building Code and Ohio School Design Manual standards. Provide architectural soffits to accommodate the installation of ductwork. POST-ASSESSMENT NOTE: Rii 6-5-19 Applied a Deduct Add Other below to reflect dollars spent in 2018 for an HVAC upgrade.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
				82,109 ft <sup>2</sup>	17,410 ft <sup>2</sup>	620 ft <sup>2</sup>		
HVAC System Replacement:	\$27.00	sq.ft. (of entire building addition)		Required	Required		\$2,687,013.00	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	Required		\$796,152.00	(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)
<b>Other: 2018 Renovation Deduct</b>	-\$1,217,462.00	allowance		Required			-\$1,217,462.00	Deduct for 2018 Reno Scope
<b>Sum:</b>			\$2,265,703.00	\$1,656,353.00	\$609,350.00	\$0.00		



Existing Ceiling Mounted Unit Ventilator



Existing Air Handler

[Back to Assessment Summary](#)

B. Roofing

**Description:** The roofing over the 1964 Original Construction and 1972 Addition is a membrane roofing system that was installed between 2007 and 2009. It is in poor condition. The roofing over the 2004 Addition is a standing seam metal roofing system, which is in fair condition. There are District reports of current leaking. Leaking was witnessed in the Student Dining area during the physical assessment, which was documented in the photograph provided below. Access to the Roof was gained by a ship ladder in fair condition from the Gymnasium Mezzanine level to the Upper Mechanical Room, and two compliant steps, in fair condition, from the Mechanical Room to a roof access door in poor condition. Roof ladders are provided to all roof levels, and are in poor condition. Fall safety protection cages are not provided, and are not required. There were no observations of standing water on the roof. Metal cap flashings are in poor condition. Roof storm drainage is addressed through a system of roof drains, which are improperly located, and in fair to poor condition. The roof is not equipped with overflow roof drains, though they will be required in areas of roof replacement. Drainage from the membrane roof over the Art Room is facilitated by a system of gutters and downspouts in poor condition. The Main Entry canopy and north elevation canopy feature downspouts to facilitate drainage, which are in fair condition. The 2004 Addition standing seam roof drainage is addressed through a system of gutters and downspouts in fair condition. All roof penetrations are in poor condition and should be replaced. There are not any covered walkways attached to this structure.

**Rating:** 3 Needs Replacement

**Recommendations:** The roofing over the 1964 Original Construction and 1972 Addition requires replacement to meet Ohio School Design Manual guidelines for age of system and due to poor condition. Remove all existing roof insulation. Provide a minimum of 4" new polyiso rigid roof insulation across the roof system of the 1964 Original Construction and 1972 Addition. Metal flashing on the overall facility requires replacement due to both their current condition and the replacement of the existing roofing system. Roof drains require replacement due to poor condition. Each roof drain will require an associated overflow drain. Replace the existing gutter and downspout system associated with the Art Room roof, due to poor condition. Supplement the new system with an additional downspout to promote proper drainage. Replace the existing roof ladders due to poor condition. Replace existing roof access door. Cost associated with this replacement is discussed in Item S - Exterior Doors. Provide a guardrail for the ship ladder to the Mechanical Room. Costs associated with this item are discussed in Item U - Life Safety. POST-ASSESSMENT NOTE: Rii 6-4-19 8,000 SF of roofing replacement and roof insulation scope removed from Original Construction, per renovations carried out in 2018. All roofing replacement and roof insulation scope removed from 1972 Addition, per renovations carried out in 2018.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
Membrane (all types / fully adhered):	\$10.00	sq.ft. (Qty)		82,109 Required	17,410 ft <sup>2</sup>	620 ft <sup>2</sup>	\$741,090.00	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	in.ft.		2,080 Required	495 Required	58 Required	\$48,447.20	
Gutters/Downspouts	\$13.10	in.ft.		65 Required			\$851.50	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		22 Required	6 Required		\$33,600.00	
Overflow Roof Drains and Piping:	\$3,000.00	each		22 Required	6 Required		\$84,000.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)		74,109 Required			\$237,148.80	(non-tapered insulation for use in areas without drainage problems)
<b>Other:</b> Remove Roof Ladder	\$64.50	each		2 Required			\$129.00	Removal of roof ladder (121-500 lbs).
<b>Other:</b> Roof Ladder	\$77.00	in.ft.		26 Required			\$2,002.00	Install a new roof ladder in place of the removed unit.
<b>Sum:</b>			\$1,147,268.50	\$1,111,893.30	\$34,308.00	\$1,067.20		



Student Dining Water Infiltration



Typical Roof Termination

[Back to Assessment Summary](#)

C. Ventilation / Air Conditioning

**Description:** The 1964 Original Construction is not equipped with a central air conditioning system. The 1972 Addition is equipped with a split system air handling unit type central air conditioning system, which is in fair condition. Window units are provided in the office locations of the Original Construction. Ductless split system is provided in the coach's office of the Original Construction. The ventilation system in the Original Construction consists of unit ventilators, installed in 1964 and in fair condition, providing fresh air to Classrooms, and air handlers, installed in 1964 and in fair condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining. The ventilation system in the 1972 Addition consists of air handlers, installed in 1972 and in fair condition, providing fresh air to Classrooms, and air handlers, installed in 1972 and in fair condition, providing fresh air to other miscellaneous spaces such as the Media Center. Relief air venting is provided by central relief fans. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are required in this facility to support Industrial Welding Program, and existing equipment is adequate. The Art program is equipped with a kiln, and existing kiln ventilation is adequate, and in fair condition. General building exhaust systems for Restrooms, Storage Rooms, Art Rooms and Custodial Closets are adequately placed, and in fair condition.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Replace general building exhaust systems located in Restrooms, Storage Rooms, and Custodial Closets. Pricing for these items is included in the scopes of work provided in Item A - Heating System. Replace the existing dust collection system due to age and condition.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Welding Exhaust System	\$50,000.00	per system		82,109 ft <sup>2</sup> 1 Required	17,410 ft <sup>2</sup>	620 ft <sup>2</sup>	\$50,000.00	
<b>Sum:</b>			\$50,000.00	\$50,000.00	\$0.00	\$0.00		



Existing Air Cooled Condensing Unit



Existing Ductless Split System

[Back to Assessment Summary](#)

D. Electrical Systems

**Description:** The electrical system provided to the 1964 Original Construction is a 120/208 volts, 2000 amp, 3 phase and 4 wire system installed in 1964, and is in poor condition. The electrical system provided to the 1972 Addition is a 120/208 volts, 1200 amp, 3 phase and 4 wire system installed in 1972, and is in good condition. The system in the 1972 Addition is a separate electrical service fed from the single district owned transformer. Original Construction electrical main gear has severe smoke damage from previous fire in mechanical room. Power is provided to the school by a single district owned transformer located outside, and in good condition. The panel system, installed in 1964 and 1972, is in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 4 general purpose outlets, 0 dedicated outlets for each Classroom computer, and 0 dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as 6 general purpose outlets, while others are equipped with as few as 2 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. The existing facility is not equipped with a Stage. The overall electrical system does 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 requires replacement to meet Ohio School Design Manual guidelines for overall capacity, Classroom capacity, due to condition and age and lack of OSDM-required features. POST-ASSESSMENT NOTE: Rii 6-5-19 Applied a Deduct Add Other below to reflect dollars spent in 2018 for an Electrical upgrade.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	Required		\$1,615,193.37	(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)
<b>Other:</b> Deduct for 2018 Reno Scope	-\$371,600.00	allowance		Required			-\$371,600.00	Deduct for 2018 Reno Scope
<b>Sum:</b>			\$1,243,593.37	\$961,029.07	\$282,564.30	\$0.00		



Electrical Distribution Equipment



Main Electric Gear Smoke/Fire damage

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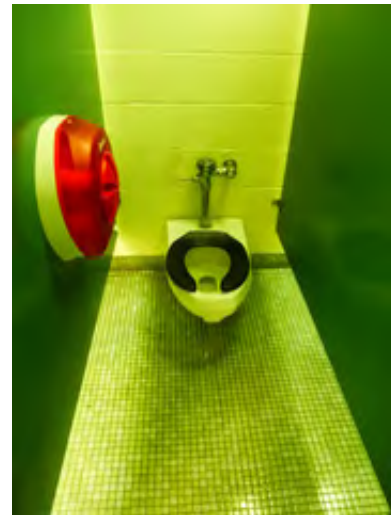
## E. Plumbing and Fixtures

Description:	<p>The service entrance is not equipped with a reduced pressure back flow preventer. A water treatment system is not provided. A water treatment system is provided and is in fair condition. The domestic water supply piping in the overall facility is copper, was installed in 1964 and 1972, is original to each addition, and is in fair condition. The waste piping in the overall facility is cast iron, was installed in 1964 and 1972, is original to each addition, and is in fair condition. The facility is equipped with 1 gas water heater in good condition, with 1 separate 250 gallon storage tank in fair condition. The school contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 1 Locker Room Restroom for boys, 1 Locker Room Restroom for girls, 1 Restroom associated with specialty Classrooms, and 5 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 4 non-ADA floor mounted flush valve toilets, 0 ADA and 5 non-ADA wall mounted flush valve toilets, 0 ADA and 26 non-ADA wall mounted flush valve urinals, as well as 0 ADA and 15 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 8 non-ADA floor mounted flush valve toilets, 0 ADA and 11 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 16 non-ADA wall mounted lavatories. The Boys' Locker Room Restroom contains 0 ADA and 3 non-ADA floor mounted flush valve toilets, 0 ADA and 3 non-ADA wall mounted flush valve urinals, 0 ADA and 3 non-ADA wall mounted lavatories, as well as 0 ADA and 11 non-ADA showers. The Girls' Locker Room Restroom contains 0 ADA and 4 non-ADA floor mounted flush valve toilets, as well as 0 ADA and 3 non-ADA wall mounted lavatories, as well as 0 ADA and 9 non-ADA showers. Staff Restrooms contain 0 ADA and 3 non-ADA floor mounted flush valve toilets, 0 ADA and 3 non-ADA wall mounted flush valve toilets, 0 ADA and 1 non-ADA wall mounted urinals, as well as 0 ADA and 5 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 10 non-ADA electric water coolers, in fair condition. Middle School Special Education Classrooms are not equipped with sink mounted type drinking fountains. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom, and fixtures are in fair condition. Heath Clinic is equipped with the required Restroom, and fixtures are in fair condition. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. The Performing Arts is equipped with 2 Restrooms, and the fixtures are in good condition. Home Economics is equipped with 4 sinks, and the fixtures are in good condition. Kitchen fixtures consist of 1 double compartment sink, 1 triple compartment sink, 1 dishwasher and 1 disposal, which are in fair condition. The Kitchen is not equipped with a grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a 90 gallon gas fired type water heater, which is in fair condition. The school meets the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with 31 toilets, 5 urinals, 22 lavatories, and 10 electric water coolers. Observations revealed that the school is currently equipped with 43 toilets, 31 urinals, 44 lavatories, and 10 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, Project Laboratories and Career Tech Laboratories are equipped with required utility sinks, which are in fair condition, but no gas / compressed air connections, and safety shower / eyewash are provided. Biology and Chemistry Classrooms are not equipped with acid waste systems and neutralization tanks. Adequate exterior wall hydrants are provided.</p>
Rating:	3 Needs Replacement
Recommendations:	<p>Due to age, condition, LEED, and OSFC requirements, provide a total of 43 toilets, 31 urinals, 44 lavatories, 1 Classroom sink mounted drinking fountain, and 10 electric water coolers. Fixture totals are coordinated between Item E - Plumbing and Fixtures and Item O - Handicapped Access. Within Item E - Plumbing and Fixtures, provide 29 new toilets, 30 new lavatories, 26 new urinals, 5 new electric water coolers, and 1 new lavatory mounted type drinking fountain. See Item O - Handicapped Access for the remainder of fixture replacements and additions related to ADA requirements. 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. Provide Kitchen with grease interceptor. Provide reduced pressure back flow preventer. Provide new mop sinks. Provide the Science Classrooms with the required gas connections, compressed air connections, and safety shower / eyewash stations.</p>

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		82,109 ft²	17,410 ft²	620 ft²		
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	\$350,486.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	\$350,486.50	(remove / replace)
Toilet:	\$3,800.00	unit		20 Required	9 Required	0 Required	\$110,200.00	(new)
Urinal:	\$3,800.00	unit		20 Required	6 Required	0 Required	\$98,800.00	(new)
Sink:	\$2,500.00	unit		20 Required	10 Required	0 Required	\$75,000.00	(new)
Electric water cooler:	\$3,000.00	unit		5 Required			\$15,000.00	(double ADA)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	\$2,500.00	each		1 Required			\$2,500.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Natural Gas Connections	\$800.00	each		5 Required	0 Required		\$4,000.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	\$15,000.00	per system		5 Required			\$75,000.00	
Other: Classroom Sink with Bubbler	\$1,500.00	each		1 Required			\$1,500.00	Provide sink with bubbler.
Other: Kitchen Grease Interceptor	\$6,000.00	each		1 Required			\$6,000.00	Provide Kitchen with grease interceptor.
Other: Mop Sinks	\$4,350.00	each		2 Required	1 Required		\$13,050.00	Provide new mop sinks.
Other: Storage Tank	\$7,670.00	each		1 Required			\$7,670.00	Provide a new 250 gallon capacity storage tank.
Other: Water Heater	\$11,115.00	each		1 Required			\$11,115.00	Provide new water heater in the Kitchen.
Sum:			\$1,125,808.00	\$908,248.00	\$213,220.00	\$4,340.00		



Existing Floor Mounted Toilet and Wall Mounted Lavatory



Existing Wall Mounted Toilet

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F. Windows

Description:

The 1964 Original Construction is equipped with aluminum frame windows with single glazed type window systems, which are generally in poor condition. The window systems feature both fixed and operable windows in the 1964 Original Construction, and operable windows are equipped with opening limiters in poor condition. Window systems do not feature insect screens. Window system seals are in fair to poor condition, with moderate air and water infiltration being experienced. Window system hardware is in poor condition. The window systems feature pull-down shades, which are in fair condition. Aluminum frame curtain wall systems are found in the 1964 Original Construction, in fair to poor condition. Curtain walls are located on the two-story, east-facing Classrooms, as well as the east-facing façade of the Art Room and the south-facing façade of the Student Dining area. Top, bottom, and intermediate sections feature black spandrel panels in fair condition. One aluminum storefront assembly is located on the north elevation of the facility, which appears to feature double glazed, insulated type systems. This facility does not feature any glass block windows. The Special Education Classroom is an interior space that receives no daylighting. In order to introduce light and achieve OSDM-compliance for daylighting, installation of a roof monitor will be required. Classrooms of the 1972 Addition do not feature windows. These spaces do not meet the minimum requirements set in place by the Ohio School Design Manual for vision glazing, which will require extensive work including, but not limited to, demolition and installation of lintels and window systems. Interior Classrooms are Computer Lab spaces, therefore these spaces do not require daylighting or vision glazing per the Ohio School Design Manual. One interior Classroom, Classroom 133, will require the installation of a roof monitor. Due to the proximity to the two-story Gymnasium space, a roof monitor facing east or west is the most feasible daylighting strategy. The second level of the 2004 Addition is equipped with one aluminum frame window with double glazed insulated glazing. The window features both fixed and operable segments. The operable segments appear to feature tempered glazing. The system is in fair condition. The exterior doors in the 1964 Original Construction are aluminum and steel type construction, with sidelights and transoms with single pane glazing, in poor condition. Wire mesh is only utilized in two glazing systems in the Original Construction, one of which is a sidelight of the main entry door system. The other is a window system adjacent to the Loading Dock area. The exterior doors in the 1972 Addition are aluminum type construction, with sidelights and transoms with double glazed insulated glazing, in fair condition. Exterior door vision panels are double glazed insulated glazing. The 2004 Addition does not feature exterior doors due to its adjacency to existing exterior doors. The school does not contain skylights. The school does not contain any clerestories. Interior glass is not OSDM-compliant due to not being safety glass. The interior features one hollow metal storefront window system to the Main Office. This system has surface-mounted blinds, is in fair condition, and does not feature safety glass. Additional metal storefronts are featured in the Media Center, in the form of modular wall systems. These walls appear to utilize safety glass and are in fair condition. 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. Replace window transoms and sidelights at exterior doors of the 1964 Original Construction and 1972 Addition. Replace Main Office storefront glazing with tempered glazing. Replace the two handicap-access storefront systems on the west elevation of the facility due to condition. Replace the interior system with a new aluminum system featuring tempered glazing. Each storefront features a power-assist door, and each new assembly will require a power-assist mechanism. Funding for the power assist mechanism is provided in Item O - Handicapped Access. Replace curtain wall systems in the 1964 Original Construction. Provide roof monitors to the Special Education Classroom of the 1964 Original Construction in order to provide daylighting. In the 1972 Addition, provide one roof monitor to Classroom 133 in order to provide daylighting. Provide windows to the Classrooms of the 1972 Addition in order to achieve OSDM-compliance for vision glazing and daylighting. Square footages used below for funding will achieve the minimum 5% vision glazing to comply with the Ohio School Design Manual. Although door and window panels are removed in Item T - Hazardous Material, the replacement of these panels is included in the curtain wall/storefront system square footages below.  
 POST-ASSESSMENT NOTE: Rii 6-4-19 All exterior windows replaced in 2018. Scope removed from assessment.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
<b>Other:</b> Addition of Windows in Exterior Walls	\$250.00	sq.ft. (Qty)		82,109 ft²	343 Required	620 ft²	\$85,750.00	The cost provided includes square footage costs for cutting through brick and CMU, pinning and shoring, inserting a lintel, and inserting a new OSDM-compliant insulated glass window assembly (w/integrated blinds).
<b>Other:</b> Provide Skylights/Roof Monitors	\$12,000.00	unit		1 Required	1 Required		\$24,000.00	Add a roof monitor to provide natural daylighting to the interior Classroom spaces mentioned above.
<b>Other:</b> Tempered Interior Glass	\$21.14	sq.ft. (Qty)		223 Required			\$4,714.22	Remove glazing and replace with 1/4" thick, clear, tempered glazing.
<b>Sum:</b>			\$114,464.22	\$16,714.22	\$97,750.00	\$0.00		





Typical Original Construction Two-Story Window System



Typical Classroom Window System

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G. Structure: Foundation

**Description:** The 1964 Original Construction is equipped with concrete and concrete block foundation walls on concrete footings, which displayed locations of cracking at transitions and openings, and is generally in fair condition. The 1972 Addition is equipped with concrete masonry unit foundation walls on concrete footings, which displayed minimal locations of cracking, and are in fair condition. The 2004 Addition is equipped with concrete foundation walls on concrete footings, which displayed minimal locations of cracking, and are in fair condition. Areas of minor cracking and spalling were observed throughout the overall facility. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

**Rating:** 2 Needs Repair

**Recommendations:** Repair areas of cracking and spalling as needed throughout the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
				82,109 ft <sup>2</sup>	17,410 ft <sup>2</sup>	620 ft <sup>2</sup>		
<b>Other:</b> Concrete Patching	\$26.50	sq.ft. (Qty)		50 Required			\$1,325.00	Repair cracks in the poured concrete foundation walls.
<b>Other:</b> Tuckpointing	\$5.25	sq.ft. (Qty)		25 Required	25 Required		\$262.50	Tuckpoint masonry where deteriorated at foundation walls.
<b>Sum:</b>			\$1,587.50	\$1,456.25	\$131.25	\$0.00		



Transition between Original Construction and 1972 Addition



Foundation Condition at an Opening

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## H. Structure: Walls and Chimneys

Description:	<p>The overall facility has a brick veneer on load bearing masonry type wall system, which displayed locations of deterioration, and is in fair to poor condition. The exterior masonry appears to have inappropriately spaced and inadequately caulked control joints in poor condition. In the 1964 Original Construction, Classroom spaces of the two-story portion of the facility feature curtain walls for east-facing Classrooms and windows for west-facing Classrooms. Curtain walls are treated with control joints, and windows have adequate control joints due to the offset masonry detailing at each window bay. These control joints are in fair to poor condition, but will be replaced, due to the replacement of curtain wall and storefront systems. Curtain wall and storefront assemblies throughout the facility feature control joints in fair to poor condition. Otherwise, control joints are not provided at lintel locations, doors and other windows, or sufficiently at building corners. Large areas of masonry, such as the Gymnasium exterior walls, feature an inadequate number of control joints to properly mediate masonry movement over the existing wall assembly lengths. Several additional control joints must be added throughout the Original Construction. In the 1972 Addition, control joints are provided at adequate intervals, but cracking was observed at masonry corners during the physical assessment. Control joints are not located close enough to these high-stress areas, resulting in cracking. Additional control joints should be added to remediate issues of this nature, and the cracked masonry requires replacement. The 2004 Addition features adequately spaced control joints in fair condition. The school does not contain expansion joints. Although masonry cracking was observed, an increased application of control joints and appropriate re-caulking of existing control joints (as needed) should be able to properly address many issues attributed to masonry movement. Exterior walls in the overall facility are inadequately insulated. Brick veneer masonry walls are not cavity walls. Weep holes and vents are not provided or required. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration throughout the façade of the overall facility. Masonry walls do not feature additional architectural exterior accent materials. The facility features unit ventilators throughout the 1964 Original Construction, many of which are located within curtain wall assemblies, requiring no masonry infill. The west-facing Classrooms of the 1964 Original Construction feature unit ventilators that will require masonry refill upon replacement. Interior walls consist of three primary construction types; concrete masonry units and glazed block walls in fair condition, drywall partitions on steel stud type construction in fair condition, and operable partition systems in fair condition. Other construction types include interior brick facades in fair condition and prefabricated/modular wall assemblies of the Media Center Computer Labs in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. Interior ceiling height transitions are mediated by drywall assemblies in fair condition. The window sills are concrete, and are in fair to poor condition. The exterior lintels are precast steel, and are rusting in poor condition. The existing chimney is in fair condition. The canopy over the Main Entry consists of exposed steel columns, beams, and metal deck, and is in fair condition. The canopy over the 1964 Original Construction Entrance, adjacent to the 2004 Addition, features similar steel construction but is in poor condition. Exterior soffits are of plaster type construction, and in fair condition. The school is not provided with a conventional loading dock. Currently, products, supplies, and foodstuffs are received through a recessed area on the south elevation of the facility, adjacent to both the Kitchen and Mechanical Room of the 1964 Original Construction. The area consists of asphalt pavement that runs flush to the sidewalk level, featuring one concrete stair adjacent to the Kitchen exterior wall. Concrete sidewalk and step are in fair condition, with some patching required on the step face. The asphalt pavement will require replacement due to condition. Since this area is not a conventional loading dock, it is not equipped with dock levelers, bumper pads, wheel chocks, fixed trailer interior lighting, etc. Access into the building is facilitated by several hollow metal doors in fair condition, leading to Music Classrooms, a Receiving Corridor, or to the Kitchen. The recessed exterior area measures approximately 270 SF.</p>
Rating:	2 Needs Repair
Recommendations:	<p>Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning and sealing as required through the overall facility. Install control joints in existing masonry in the 1964 Original Construction and 1972 Addition to alleviate building stresses at corners, openings, and long expanses of wall assemblies. Replace damaged brick throughout the facility. Recaulk existing control joints as needed through the overall facility. Provide infill masonry due to the replacement of unit ventilators. Prep and paint exposed steel lintels throughout the 1964 Original Construction and 1972 Addition. Prep and paint the exposed steel canopy adjacent to the 2004 Addition (part of the 1964 Original Construction). Replace concrete sills throughout the 1964 Original Construction due to condition. Exterior wall insulation deficiencies are addressed in Item J. Funding for the replacement of the Loading Dock asphalt is discussed in Item P - Site Condition. Concrete patching and repairs are also discussed in Item P - Site Condition. Interior and exterior soffits need to be repainted. The associated cost of repainting exterior soffits can be found below. The associated cost of repainting interior soffits is included in Item J - General Finishes, under the full replacement of finishes and casework.</p>

Item	Cost	Unit	Whole Building	Original Construction (1964) 82,109 ft <sup>2</sup>	Addition (1972) 17,410 ft <sup>2</sup>	Elevator and Mechanical Room (2004) 620 ft <sup>2</sup>	Sum	Comments
Tuckpointing:	\$7.50	sq.ft. (Qty)		5,125 Required	1,800 Required	50 Required	\$52,312.50	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		20,500 Required	7,200 Required	850 Required	\$42,825.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		20,500 Required	7,200 Required	850 Required	\$28,550.00	(wall surface)
Exterior Caulking:	\$7.50	ln.ft.		200 Required	75 Required		\$2,062.50	(removing and replacing)
Sill Replacement:	\$45.00	ln.ft.		250 Required			\$11,250.00	(remove and replace)
Install Control Joints	\$60.00	ln.ft.		200 Required	35 Required		\$14,100.00	
<b>Other: Brick Repairs</b>	\$25.00	sq.ft. (Qty)		20 Required	20 Required		\$1,000.00	Repair brick and provide tuckpointing to all areas of deterioration in the overall facility.
<b>Other: Interior Tuckpointing</b>	\$5.25	sq.ft. (Qty)		1,750 Required			\$9,187.50	(interior glazed block and brick surfaces)
<b>Other: Masonry Infill</b>	\$32.00	sq.ft. (Qty)		250 Required			\$8,000.00	Infill exterior masonry wall openings where unit ventilators were removed.
<b>Other: Prep and Paint Canopy</b>	\$2.00	sq.ft. (Qty)		350 Required			\$700.00	Prep and re-paint the Main Entry canopy.
<b>Other: Prep and Paint Exterior Soffits</b>	\$6.00	sq.ft. (Qty)		150 Required	65 Required		\$1,290.00	Sand and prep any damaged paint surfaces on exterior soffits and repaint.
<b>Other: Scrape and Paint Canopy</b>	\$8.00	sq.ft. (Qty)		125 Required			\$1,000.00	Prep and paint existing north elevation entry to the 1964 Original Construction.
<b>Other: Scrape and Paint Lintels</b>	\$8.00	sq.ft. (Qty)		500 Required	40 Required		\$4,320.00	Prep and paint existing steel lintels as required in the overall facility.
<b>Sum:</b>			\$176,597.50	\$138,725.00	\$35,372.50	\$2,500.00		



Damage Caused by a Lack of Control Joints



Corner Exterior Masonry Cracking

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I. Structure: Floors and Roofs

**Description:** The floor construction of the base floor of the overall facility is poured-in-place concrete slab on grade type construction, and is in fair condition. There is no crawl space. The floor construction of the second floor of the 1964 Original Construction is cast-in-place concrete type construction, and is in fair condition. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations from Item A - Heating System. Sufficient space can be provided by lowering the ceiling height. The roof construction of the 1964 Original Construction consists primarily of steel decking on open web steel joist type construction in fair condition. Select areas that house mechanical equipment above drop ceiling levels, such as in the Kitchen and the Band Storage Room, feature tectum on open web steel joist type construction in fair condition. The Gymnasium and Wood Shop roof constructions consist of tectum decking on open web steel joist type construction in fair condition. The roof construction of the 1972 and 2004 Additions consists of steel decking on open web steel joist type construction in fair condition.

**Rating:** 2 Needs Repair

**Recommendations:** In the Locker Room areas, and other areas that feature an exposed concrete slab flooring system, repair visible cracking. Due to the proposed replacement of acoustical ceiling tiles, which is discussed in Item J - General Finishes, it will be possible to lower the height of the ceilings to properly accommodate the proposed ductwork.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
<b>Other: Concrete Slab Repairs</b>	\$13.75	sq.ft. (Qty)		82,109 ft <sup>2</sup>	17,410 ft <sup>2</sup>	620 ft <sup>2</sup>		
				300 Required			\$4,125.00	(patch cracks in exposed concrete slab with epoxy grout)
<b>Sum:</b>			\$4,125.00	\$4,125.00	\$0.00	\$0.00		



Locker Room Exposed Concrete Flooring Cracking



Typical Gymnasium Roof Structure

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## J. General Finishes

**Description:** The overall facility features both conventionally partitioned Classroom spaces and learning spaces divided by operable partitions. In the 1964 Original Construction, Classrooms feature VAT type flooring in fair to poor condition, acoustical drop panel type ceilings in fair to poor condition, as well as painted CMU and glazed CMU type wall finishes in fair condition. Stairwell flooring has been refinished with a large vinyl tile product, which appears to be in fair condition. Operable partitions in fair condition separate the two-story Classroom spaces of the 1964 Original Construction. Classrooms of the 1972 Addition feature carpet flooring in fair condition, acoustical drop panel type ceilings, painted drywall, and CMU walls in fair condition. The 1964 Original Construction has Corridors with VAT type flooring and acoustical drop panel type ceilings in fair to poor condition. Corridor walls vary in finishes between brick and glazed CMU finishes and painted drywall finishes, both of which are in fair condition. The 1972 Addition has Corridors with VCT type flooring and acoustical drop panel type ceilings in fair condition. Corridor walls vary in finishes between brick in fair condition with ceramic tile in fair to poor condition and painted drywall finishes in fair condition. The overall facility has Restrooms with ceramic tile type flooring or VCT type flooring in fair condition, acoustical drop panel type ceilings in fair to poor condition, as well as glazed and painted CMU type wall finishes in fair condition. The upper level Restroom in the 1964 Original Construction features the same large vinyl tile finish as the stairwells, and it is accented with ceramic tile. Both the vinyl and ceramic tiles appear to be in fair condition. Toilet partitions throughout the facility are metal, and are in fair to poor condition. Built-in Classroom casework is not provided throughout the facility. The only rooms that feature casework are the Consumer Science Lab and General Science Lab of the 1964 Original Construction's first level. Casework in the wood type construction. The Consumer Science Lab casework has plastic laminate countertops, and the Science Lab casework has epoxy countertops. Casework is provided adequately in these spaces but is in poor condition. Classrooms are provided adequate, chalkboards, markerboards, and tackboards, which are in fair condition. The lockers, located in the Corridors, are adequately provided, and in good to fair condition. Lockers are also provided in the Locker Room and Team Locker Room areas, many of which are in poor condition and require replacement. The Art program is equipped with a kiln in fair condition, and existing kiln ventilation is adequate. The 1964 Original Construction is equipped with wood non-louvered interior doors that are partially recessed, without proper ADA hardware or clearances, and in fair to poor condition. Locker Rooms feature louvered hollow metal doors that are flush mounted with proper ADA hardware or clearances, and in poor condition. The 1972 Addition is equipped with wood non-louvered interior doors that are flush-mounted, without proper ADA hardware. ADA clearances are generally provided. The 2004 Addition is equipped with one hollow metal interior door that is flush-mounted, with proper ADA hardware and clearance, in good condition. The Gymnasium has wood type flooring, exposed type ceilings, as well as painted CMU type wall finishes, and they are in fair condition. Wood Gymnasium flooring has been well maintained but is rated at advanced stage of its product lifecycle. Gymnasium telescoping stands are plastic type construction in fair condition. Gymnasium basketball backboards are electrically operated type, and are in fair condition. The Media Center, located in the 1964 Original Construction, has carpet type flooring, acoustical drop panel type ceilings, as well as painted CMU and drywall type wall finishes, and they are in fair condition. The Media Center Computer Labs feature prefabricated/modular wall assemblies, which divide these spaces from the primary Media Center space. Student Dining, located in the 1964 Original Construction, has VAT type flooring in fair to poor condition, acoustical drop panel type ceilings in fair to poor condition, and glazed CMU and painted CMU type wall finishes in fair condition. The facility does not feature a Stage. Existing Gymnasium, Student Dining, Media Center, and Music spaces are adequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, which has been replaced over time as needed, is generally in fair condition. The Kitchen features two hoods, one of which is equipped with the required UL 300 compliant wet chemical fire suppression system. The other hood does not feature any open-flame cooking equipment and does not require suppression unless an open-flame piece of equipment is added under this hood in the future. Due to the fair to poor condition of both the hoods and the suppression system, each should be replaced. The required 6" overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, insulation, or installed as required by the OSDM and OBCMC. Walk-in cooler and freezer are located within the Kitchen spaces, and are in fair to poor condition. The Kitchen Ware Wash area features a sectional aluminum door, in fair condition, for dish return.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of finishes and casework in the 1964 Original Construction and 1972 Addition due to age, condition, and installation of systems outlined in Items (A / C / D / E / I / K / L / M / N / T / U / W). Provide for the complete replacement of toilet accessories due to condition. Refer to Item O - Handicapped Access, for costs associated with the replacement of ADA-compliant toilet accessories. Provide paint throughout the 2004 Addition in order to coordinate with the new finishes in the 1964 Original Construction and 1972 Addition. Provide additional wall insulation in the 1964 Original Construction and 1972 Addition due to the lack of cavity wall assemblies. Due to the high replacement cost per square footage of select Kitchen Equipment, it has been recommended that all Kitchen Equipment be replaced. In the Kitchen, replace the walk-in cooler and freezer due to condition, and replace the two Kitchen suppression hoods. Interior repairs of glazed CMU and brick have been addressed in Item H - Structure (Walls and Chimneys) throughout the 1964 Original Construction due to poor condition. Funding for replacement of interior doors is provided in Item O, including doors that are in poor condition. Replace toilet partitions throughout the overall facility due to condition. Replace wood flooring, basketball backboards, and bleachers in the Gymnasium due to age and condition. Replace the Art Room kiln due to condition. Provide for the replacement of sound attenuation in the Music Room due to condition. Replacement costs have also been provided in the table below in coordination with the abatement of materials in Item T - Hazardous Material. POST-ASSESSMENT NOTE: Rii 8-2-19 Coordinated scope with Item T.

Item	Cost	Unit	Whole Building	Original Construction (1964) 82,109 ft²	Addition (1972) 17,410 ft²	Elevator and Mechanical Room (2004) 620 ft²	Sum	Comments
Paint:	\$2.00	sq.ft. (of entire building addition)				Required	\$1,240.00	(partial finish - floor area/prep and installation)
Complete Replacement of Finishes and Casework (Middle):	\$18.08	sq.ft. (of entire building addition)		Required	Required		\$1,799,303.52	(middle, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		24 Required	4 Required		\$28,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required		\$19,903.80	(per building area)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)		8,200 Required			\$105,370.00	(tear-out and replace per area)
Basketball Backboard Replacement	\$6,500.00	each		6 Required			\$39,000.00	(electric)
Bleacher Replacement	\$110.00	per seat		583 Required			\$64,130.00	(based on current enrollment)
Art Program Kiln:	\$2,750.00	each		1 Required			\$2,750.00	
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		20,500 Required	7,200 Required		\$166,200.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Non-ACM Acoustical Panel Ceiling Replacement	\$1.50	sq.ft. (Qty)		6,800 Required	1,400 Required		\$12,300.00	(Hazardous Material Replacement Cost - See T.)
Walk-in Coolers/Freezers:	\$29,818.00	per unit		2 Required			\$59,636.00	
Kitchen Exhaust Hood:	\$56,000.00	per unit		2 Required			\$112,000.00	(includes fans, exhaust & ductwork)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		1,237 Required			\$235,030.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
<b>Other:</b> Acoustic Wall Panels	\$3.00	sq.ft. (Qty)		1,275 Required			\$3,825.00	Replace wall-mounted sound attenuation acoustical surface treatments in the Music Spaces due to condition.
<b>Other:</b> Fume Hood	\$1,350.00	ln.ft.		5 Required			\$6,750.00	Provide a replacement fume hood due to the removal of the fume hood in Item T - Hazardous Material.
<b>Other:</b> Operable Partitions	\$100.00	sq.ft. (Qty)		4,680 Required			\$468,000.00	Provide operable partition square footage to replace the retractable wall material removed in Item T - Hazardous Material.
<b>Sum:</b>			\$3,123,438.32	\$2,754,643.52	\$367,554.80	\$1,240.00		



Consumer Science Lab Typical Finishes



1972 Addition Corridor Finishes

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K. Interior Lighting

**Description:** The typical Classrooms in the overall facility are equipped with T-8 2x4 lay-in acrylic lensed fluorescent fixtures with dual level switching. Classroom fixtures are in poor condition, providing an average illumination of 45 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in acrylic lensed fluorescent fixtures with single level switching. Corridor fixtures are in poor condition, providing an average illumination of 30 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with pendant T-8 fluorescent fixtures type lighting, in good condition, providing an average illumination of 55 FC, thus complying with the 50 (ES / MS) FC recommended by the OSDM. The Media Center is equipped with 2x4 lay-in acrylic lensed T-8 fluorescent fixture type lighting in poor condition, providing an average illumination of 50 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with 2x4 lay-in acrylic lensed T-8 fluorescent fixture type lighting with single level switching. Student Dining fixtures are in poor condition, providing an average illumination of 50 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 2x4 surface mount acrylic lensed T-8 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in poor condition, providing an average illumination of 80 FC, thus complying with the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with incandescent fixture type lighting in poor condition. The typical Administrative spaces in the overall facility are equipped with 2x4 lay-in acrylic lensed T-8 fluorescent fixture type lighting in poor 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 and condition, the lack of multi-level switching, inadequate lighting levels and the utilization of incandescent fixtures.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of lighting system due to condition, the lack of multilevel switching, inadequate lighting levels and the utilization of incandescent fixtures.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
Complete Building Lighting Replacement	\$6.50	sq.ft. (of entire building addition)		82,109 ft <sup>2</sup> Required	17,410 ft <sup>2</sup> Required	620 ft <sup>2</sup> Required	\$650,903.50	Includes demo of existing fixtures
<b>Sum:</b>			\$650,903.50	\$533,708.50	\$113,165.00	\$4,030.00		



Classroom Lighting Fixture



Service Area Incandescent Lighting Fixture

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L. Security Systems

**Description:** The overall facility contains a CCTV type security system in poor condition. Motion detectors are not provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are provided at main entry areas but not parking lots, central gathering areas, and main Corridors. CCTV is not monitored in Administrative Area with an LCD monitor. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not compliant with Ohio School Design Manual guidelines. There are no fencing issues currently requiring attention. The exterior site lighting system is equipped with recessed incandescent entry lights in poor condition. Pedestrian walkways are not illuminated. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID fixtures in good condition. The exterior site lighting system provides inadequate illumination due to sparse placement of fixtures.

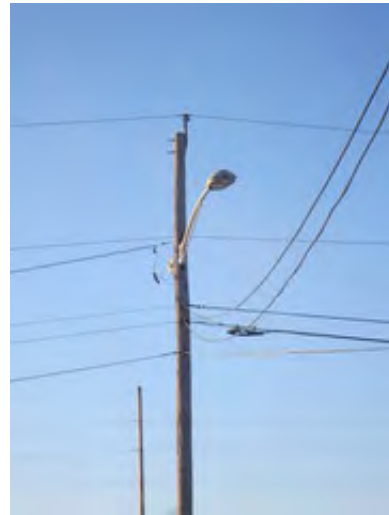
**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. POST-ASSESSMENT NOTE: Rii 6-4-19 Exterior Site Lighting replaced and supplemented in 2018. Scope removed from assessment. POST-ASSESSMENT NOTE: Rii 6-4-19 Added funding to provide Secure Main Entrance Vestibule.

Item	Cost	Unit	Whole Building	Original Construction (1964) 82,109 ft²	Addition (1972) 17,410 ft²	Elevator and Mechanical Room (2004) 620 ft²	Sum	Comments
Security System:	\$2.85	sq.ft. (of entire building addition)		Required	Required		\$283,629.15	(complete, area of building)
<b>Other:</b> Secure Main Entrance Vestibule	\$50,000.00	allowance		Required			\$50,000.00	Provide Secure Main Entry Vestibule.
<b>Sum:</b>			\$333,629.15	\$284,010.65	\$49,618.50	\$0.00		



Inoperable Security Camera



Site Lighting Fixture

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M. Emergency/Egress Lighting

**Description:** The overall facility is equipped with an emergency egress lighting system consisting of OSDM compliant red lettered, cast aluminum construction, LED illuminated exit signs and the system is in good condition. The facility is equipped with emergency egress floodlighting, and the system is in poor condition. The system is provided with appropriate battery backup. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 82,109 ft <sup>2</sup>	Addition (1972) 17,410 ft <sup>2</sup>	Elevator and Mechanical Room (2004) 620 ft <sup>2</sup>	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required		\$99,519.00	(complete, area of building)
<b>Sum:</b>			\$99,519.00	\$82,109.00	\$17,410.00	\$0.00		



Exit Sign



Emergency Egress Lighting Fixture

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N. Fire Alarm

**Description:** The overall facility is equipped with a Honeywell Fire-Lite MS-5UB type fire alarm system, installed in 2010, and in good condition, consisting of manual pull stations, and horn and strobe indicating devices. The system is not automatic and is monitored by a third party. The system is not equipped with sufficient audible horns / 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 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 to meet OBC, NFPA, and Ohio School Design Manual guidelines. POST-ASSESSMENT NOTE: Rii 6-5-19 Applying a Deduct Add Other to remove scope spent during a 2018 partial renovation of the building.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
Fire Alarm System:	\$2.25	sq.ft. (of entire building addition)		82,109 ft <sup>2</sup>	17,410 ft <sup>2</sup>	620 ft <sup>2</sup>	\$225,312.75	(complete new system, including removal of existing)
<b>Other:</b> Deduct for 2018 Reno Scope	-\$94,845.00	allowance		Required			-\$94,845.00	Deduct for 2018 Reno Scope
<b>Sum:</b>			\$130,467.75	\$89,900.25	\$39,172.50	\$1,395.00		



Fire Alarm Device



Fire Alarm Annunciator Panel

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O. Handicapped Access

Description:

At the site, there is not an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school due to the absence of a ramp at the Main Entry. An accessible route has been provided at the west elevation of the facility, from the handicapped parking spaces to a set of power assist doors. There is not an accessible route connecting most areas of Tippecanoe Middle School's direct site due to a lack of connected sidewalk paths around the perimeter of the building. The exterior entrances are not all ADA accessible due to steps and/or inappropriate hardware. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps at the west-facing entrance to the facility. Adequate handicap parking is not provided. Exterior doors are not equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors, and 1 is provided, which is in fair condition. No playground issues were considered due to existing grade configuration. Refer to Item P - Site Condition for further discussion of the OSDM and playground standards for Middle School design. 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. Ramps do not meet all ADA requirements, due to a lack of handrails. Stairs are ADA-compliant, but further inadequacies are discussed in Item U - Life Safety. Elevation changes within the 1964 Original Construction are facilitated by two primary ADA-compliant stairwells in fair condition, and two ADA-compliant stairwells that access the Gymnasium Mezzanine level and Upper Mechanical Room. The Main Entry features one compliant ramp that connects the Main Entry to the Student Dining area. Two additional, smaller compliant ramps are located along the same axis. On the north side the 1972 Addition, a ramp acts as the connection to the Original Construction and 2004 Addition. This multistory building has a compliant elevator that accesses every floor and is in good condition. No Stage is provided. Interior doors of the 1964 Original Construction are partially recessed, are not all provided adequate clearances, and are not provided with ADA-compliant hardware. Interior doors of the 1972 Addition are flush-mounted, are provided adequate clearances, and are not provided with ADA-compliant hardware. The 2004 Addition features one interior door, which is flush-mounted, does provide adequate clearances, and is provided with ADA-compliant clearances. 12 ADA-compliant toilets are required, and none are currently provided. 12 ADA-compliant Restroom lavatories are required, and none are currently provided. 1 ADA-compliant Science Classroom lab sinks are required, and none are currently provided. 6 ADA-compliant urinals are required, and none are currently provided. 3 ADA-compliant showers are required, and none are currently provided. 5 ADA-compliant electric water coolers are required, and none are currently provided. Toilet partitions are metal, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately mounted. Mirrors do not meet ADA requirements for mounting heights. Science Classrooms are not compliant with ADA requirements due to a lack of ADA-compliant lab sinks. The facility features one primary Science Lab, located in the 1964 Original Construction. Health Clinic Restroom is not compliant with ADA requirements due to its undersized footprint and lack of ADAAG-compliant clearances. The Special Education Classroom does not feature its own Restroom. ADA signage is provided on both the interior and exterior of the building.

Rating:

3 Needs Replacement

Recommendations:

Provide ADA-compliant electric water coolers, toilets, sinks, urinals, showers, toilet partitions, and toilet accessories in the overall facility to facilitate the school's meeting of ADA requirements. Due to the recommendation in Item F - Windows, to replace the two storefront systems at the handicapped-access entrance on the west elevation of the facility, a power assist door will have to be replaced. This will result in one new power assist door at the Main Entry and two replacement power assist systems at the west elevation Entry. Provide an ADA-compliant ramp for the Main Entry. Based on the current number of parking lot spaces, six spaces must be designated for handicapped parking. Designate two additional spaces for handicapped parking, which should be placed at the Main Entry once a ramp and power assist door are installed for proper ADA-compliant entry. Otherwise, place these two spaces at the west elevation entry, adjacent to the four existing handicap-designated spaces. Replace interior doors due to age, condition, and lack of handicap-accessible hardware. In order to comply with ADAAG standards for ramp design, handrails must be installed for interior ramps. Handrail funding is provided in Item U - Life Safety. Provide an ADA-compliant lab sink for the Science Lab in the 1964 Original Construction. Enlarge the Health Clinic Restroom to accommodate proper ADA clearances. Provide a Restroom with direct access to the Special Education Classroom. Provide an additional sidewalk path to connect the walkways on the north elevation so that access is provided from the primary parking area to the north entry of the 1964 Original Construction. Refer to Item P - Site Condition for associated costs. In coordination with Item T - Hazardous Material, interior doors have been replaced due to the removal of fire door and solid core doors.

Item	Cost	Unit	Whole Building	Original Construction (1964) 82,109 ft <sup>2</sup>	Addition (1972) 17,410 ft <sup>2</sup>	Elevator and Mechanical Room (2004) 620 ft <sup>2</sup>	Sum	Comments
Ramps:	\$40.00	sq.ft. (Qty)		100 Required			\$4,000.00	(per ramp/interior-exterior complete)
Electric Water Coolers:	\$3,000.00	unit		4 Required	1 Required		\$15,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		28 Required	5 Required		\$125,400.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall		12 Required	2 Required		\$14,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		3 Required			\$22,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		215 Required	40 Required		\$331,500.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		10 Required			\$50,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		13 Required	2 Required		\$4,275.00	
Provide ADA Shower:	\$3,000.00	each		3 Required			\$9,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,000.00	per restroom		10 Required	2 Required		\$12,000.00	
<b>Other:</b> Enlarge Restrooms to Accommodate ADA	\$15,000.00	each		2 Required			\$30,000.00	Enlarge Health Clinic Restroom and Kitchen Restroom to accommodate ADA.
<b>Other:</b> Provide Restroom	\$10,500.00	each		1 Required			\$10,500.00	Provide a Restroom for the Special Education Classroom.
<b>Other:</b> Science ADA Lab Sink	\$2,100.00	each		1 Required			\$2,100.00	Provide ADA sink at Science Lab.
<b>Sum:</b>			\$630,275.00	\$551,705.00	\$78,570.00	\$0.00		



Second Level Elevator Landing



Inaccessible Main Entry

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P. Site Condition

Description:

The 43 acre gently sloped site is located in a small town, predominantly residential setting, with adjacencies to medium-sized commercial facilities. The site features moderate tree, shrub, and floral type landscaping. The site is shared with Nevin Coppock Elementary School and L.T. Ball Intermediate School, and the athletic fields on the site are utilized by Tippecanoe High School. A bus garage and corresponding bus parking lot are located to the west of Nevin Coppock Elementary School, and several smaller outbuildings are dedicated to the surrounding playing fields. None of these outbuildings belong directly to Tippecanoe Middle School. There are no apparent problems with erosion or ponding. The site is bordered by a heavily traveled state route to the west and a moderately traveled state route to the east. Multiple entrances onto the site do not properly separate bus and other vehicular traffic. One-way bus traffic is provided. There is a centrally located bus loading and unloading zone between L.T. Ball Intermediate School and Tippecanoe Middle School, which can only be accessed by driving through staff and visitor parking lots throughout the site. Curbside loading and unloading is not provided. Staff and visitor parking is facilitated by multiple asphalt parking lots in poor condition, containing approximately 371 parking places throughout the 43 acre site. The direct parking lot for L.T. Ball Intermediate School is shared with Tippecanoe Middle School. The entire lot contains 226 parking places. Tippecanoe Middle School contains an additional 74 parking spaces to the west and south of its facility. The total spaces between the two schools is roughly 300 parking spaces. Based on square footage ratios of each facility, for this assessment, 120 parking spaces will be designated to L.T. Ball Intermediate School, and 180 parking spaces will be designated to Tippecanoe Middle School. Adequate parking for staff members and visitors is provided. Based on ADAAG guidelines for designated handicapped parking, Tippecanoe Middle School should have six designated spaces. Currently, four spaces are provided. The site and parking lot drainage design, consisting of sheet drainage and storm sewers, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair to poor condition. Trash pick-up and service drive pavement is heavy duty and is in poor condition, and is not equipped with a concrete pad area for dumpsters. The facility features exterior steps at the Main Entry and at the Receiving Area. Main Entry steps are in fair condition but feature cracking throughout, especially on the top of the concrete stair level. Compliant guardrails are not provided. The stair at the Receiving Area is in fair condition and requires patching. Adequate fencing is provided on site surrounding the athletic fields to the north and west of the facility. Due to the absence of play areas and infrastructure for outdoor instruction, fencing is not required around the perimeter of the site. In order to comply with the OSDM, the site should incorporate basketball courts and areas for outdoor seating for potential outdoor instruction. Sidewalks generally lead to areas that are well protected against vehicular traffic, and the building is located over one hundred feet from the state route to the east. Due to existing grade configuration, no playground considerations are relevant. The athletic facilities are comprised of a combination running track and football field, two shotgun throwing areas, two discus throwing areas, a baseball field, a softball field, and six tennis courts, and are in fair condition. Site features are suitable for outdoor instruction, though very little related equipment has been provided to facilitate doing so. The facility is bounded to the east by a state route and to the south and west by asphalt parking areas. Therefore, potential expansion is only possible to the north. There is an area of approximately 11,250 sf available to the north of the existing facility for a single-story expansion and 22,500 sf for a two-story expansion.

Rating:

3 Needs Replacement

Recommendations:

As was discussed in Item O - Handicapped Access, designate two additional parking spaces to meet ADAAG guidelines for adequate provisions for the disabled. Repaint crosswalk lines on site to promote pedestrian safety. Provide exterior railings for the proposed Main Entry ramp from Item O - Handicapped Access. Replace the Main Entry stair due to condition, and provide ADA compliant railings. Provide for the replacement of asphalt paving due to condition. Provide for concrete sidewalk repairs as needed throughout the facility, including the repairs from Item H - Structure: Walls and Chimneys, in regard to Loading Dock concrete repairs, and the additional sidewalk discussed in Item O - Handicapped Access. Provide a concrete pad for dumpsters to avoid future damage to asphalt paving.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
New Asphalt Paving (heavy duty):	\$27.80	sq. yard		82,109 ft <sup>2</sup>	1,160 Required	17,410 ft <sup>2</sup>	\$184,314.00	
New Asphalt Paving (light duty):	\$25.80	sq. yard		6,956 Required	1,474 Required		\$217,494.00	
Concrete Sidewalk:	\$5.00	sq.ft. (Qty)		3,115 Required	655 Required		\$18,850.00	(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$43.00	n.ft.		70 Required			\$3,010.00	
Replace Concrete Steps:	\$32.00	sq.ft. (Qty)		250 Required			\$8,000.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required			\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required			\$50,000.00	Include this and one of the next two. (Applies for whole building, so only <b>one</b> addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	\$150,000.00	allowance		Required			\$150,000.00	Include this one <b>or</b> the previous. (Applies for whole building, so only <b>one</b> addition should have this item)
<b>Other:</b> ADA Parking Space Linework	\$27.50	per stall		2 Required			\$55.00	Provide appropriate ADA markings for two additional designated parking spaces.
<b>Other:</b> Exterior Paint Linework	\$1.36	n.ft.		475 Required	100 Required		\$782.00	Repaint crosswalks for increased visibility. Designate two additional parking spaces as handicap-accessible.
<b>Sum:</b>			\$634,905.00	\$561,216.80	\$73,688.20	\$0.00		



Condition of Asphalt Paving



Typical Concrete Damage at the West Elevation Entry

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Q. Sewage System

Description: The sanitary sewer system is tied in to the city system municipal system, and is in fair condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
				82,109 ft <sup>2</sup>	17,410 ft <sup>2</sup>	620 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Kitchen Floor Drain



Repaired Locker Room Floor Drain

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R. Water Supply

**Description:** The domestic water supply system is tied in to the municipal system, features 3" service and 3" water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system provides adequate pressure but inadequate 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 - Life Safety. Due to the limitations of the Assessment Program in listing a Rating as "3 Needs Replacement" and not selecting an item below, the above rating has been listed as "1-Satisfactory" so that the assessment can be submitted. The pricing for the above items is found in Item U - Life Safety, as the Rating is "3 Needs Replacement."

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
				82,109 ft <sup>2</sup>	17,410 ft <sup>2</sup>	620 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Existing Water Service

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S. Exterior Doors

**Description:** Typical exterior doors in the 1964 Original Construction are hollow metal type construction on hollow metal frames in fair condition. Typical exterior doors feature no vision panels, and inappropriate hardware. Exterior doors at the Wood Shop and Wrestling Room, on the south elevation of the facility, feature single-glazed transoms. The 1972 Addition features only two entrance doors, and the 2004 Addition does not feature exterior or entrance doors due to its close proximity to the exterior and entrance doors of the 1964 Original Construction and 1972 Addition. Entrance doors to the 1964 Original Construction are primarily aluminum type construction, installed on aluminum frames, and in fair to poor condition. Entrance doors feature single glazed, unprotected vision panels, transoms, sidelights, and inappropriate hardware. Only the Main Entry storefront assembly features a sidelight that incorporates wire mesh. The facility is equipped with one roof access door, which is in poor condition. The Wood Shop and Wrestling Room feature overhead doors, which are steel sectional type in fair condition.

**Rating:** 2 Needs Repair

**Recommendations:** Replace all exterior doors and overhead doors of the overall facility to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines and due to poor condition. Replace existing roof access door. Replace interior doors at the Gymnasium stairwells, as is identified in Item U - Life Safety. The replacement of doors throughout the facility is addressed in Item O - Handicapped Access, and Item S - Exterior Doors. This replacement of doors is a response to the removal of fire doors and solid core doors in Item T - Hazardous Material. Replacement of single glazed transoms is addressed in Item F - Windows. Replace the existing Main Entry stair railing system. Account for a ramp to be designed with this stair. POST-ASSESSMENT NOTE: Rii 6-4-19 Exterior and Entrance Swinging Doors replaced in 2018. Scope removed from assessment. Overhead doors remain to be replaced.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
Overhead doors and hardware:	\$3,500.00	per leaf		82,109 ft <sup>2</sup>	17,410 ft <sup>2</sup>	620 ft <sup>2</sup>		
			2 Required				\$7,000.00	(8 x 10 sectional, manual operation)
<b>Sum:</b>			\$7,000.00	\$7,000.00	\$0.00	\$0.00		



West Elevation Handicap-Accessible Entry



North Elevation Entry Typical Exterior Doors

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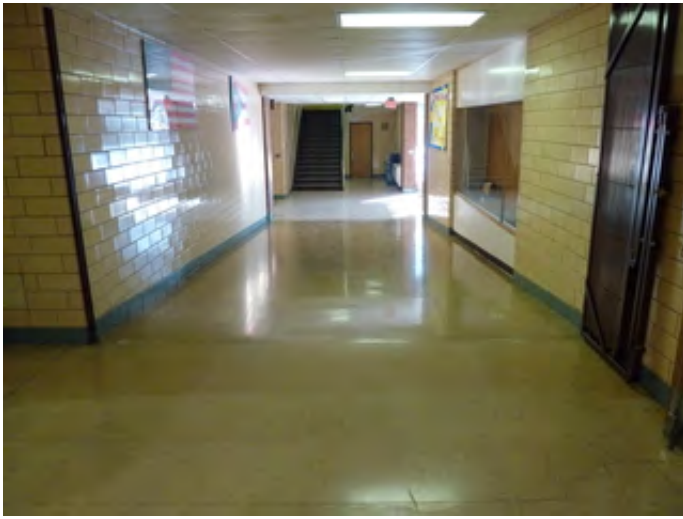
T. Hazardous Material

**Description:** The School District provided the AHERA three year reinspection reports, prepared by WESTECH Environmental Solutions and dated August 1, 2013, documenting known and assumed locations of asbestos and other hazardous materials. Fire doors and solid core doors, water tank insulation, insulated window panels, window glazing compound, window and door caulking, pipe insulation, paneling mastic, carpet mastic, chalkboard, bulletin board, and dry-erase board mastic, ceiling tile, acoustical ceiling tile mastic, 12"x12" floor tile and mastic, cove base mastic, retractable wall partitions, fume hood, laboratory counters, desks, sinks, and troughs, stainless steel undercoating, hard plaster, 9x9 floor tile and mastic, and 2'x4' acoustic ceiling tile are located in the 1964 Original Construction in poor condition. Fire doors and solid core doors, window and door caulking, chalkboard, bulletin board, and dry-erase board mastic, pipe insulation, wall panels, 12"x12" floor tile and mastic, cove base mastic, 2'x4' acoustical ceiling tile, drywall and joint compound, hard plaster, sink undercoating, and carpet mastic are located in the 1972 Addition in poor condition. These materials were described in the report to be in friable and non-friable condition with moderate damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint in the 1964 Original Construction and 1972 Addition. Fluorescent lighting will require special disposal.

**Rating:** 3 Needs Replacement

**Recommendations:** Remove all hazardous materials, inclusive of asbestos-containing materials in the 1964 Original Construction and 1972 Addition, as noted in the attached Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting. POST-ASSESSMENT NOTE: Rii 8-2-19 Fire Door Abatement scope removed, as all exterior and many interior doors were replaced in 2018.

Item	Cost	Unit	Whole Building	Original Construction (1964) 82,109 ft²	Addition (1972) 17,410 ft²	Elevator and Mechanical Room (2004) 620 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				<i>EHA Form</i>	<i>EHA Form</i>	<i>EHA Form</i>	—	
Tank Insulation Removal	\$8.00	sq.ft. (Qty)		125 Required	0 Required	0 Required	\$1,000.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		82,109 Required	17,410 Required	620 Required	\$10,013.90	
Pipe Insulation Removal	\$10.00	ln.ft.		800 Required	0 Required	0 Required	\$8,000.00	
Pipe Fitting Insulation Removal	\$20.00	each		300 Required	0 Required	0 Required	\$6,000.00	
Pipe Insulation Removal (Crawlspace/Tunnel)	\$12.00	ln.ft.		800 Required	0 Required	0 Required	\$9,600.00	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	\$30.00	each		20 Required	0 Required	0 Required	\$600.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	ln.ft.		1,700 Required	350 Required	0 Required	\$30,750.00	
Flexible Duct Connection Removal	\$100.00	each		3 Required	0 Required	0 Required	\$300.00	
Acoustical Panel/Tile Ceiling Removal	\$3.00	sq.ft. (Qty)		30,000 Required	0 Required	0 Required	\$90,000.00	See J
Laboratory Table/Counter Top Removal	\$100.00	each		70 Required	0 Required	0 Required	\$7,000.00	See J
Door and Window Panel Removal	\$100.00	each		280 Required	0 Required	0 Required	\$28,000.00	See J & F
Decontamination of Crawlspace/Chase/Tunnel	\$3.00	sq.ft. (Qty)		9,600 Required	0 Required	0 Required	\$28,800.00	
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		6,800 Required	1,400 Required	0 Required	\$16,400.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$300.00	each		30 Required	8 Required	0 Required	\$11,400.00	
Window Component (Compound, Tape, or Caulk) - Reno Only	\$300.00	each		30 Required	8 Required	0 Required	\$11,400.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		22,000 Required	0 Required	0 Required	\$66,000.00	See J
Sink Undercoating Removal	\$100.00	each		7 Required	1 Required	0 Required	\$800.00	
<b>Other:</b> EHA ACM Other	\$1.00	per unit		13,500 Required			\$13,500.00	1x1 Ceiling Tile
<b>Other:</b> EHA ACM Other	\$1.00	per unit		15,000 Required			\$15,000.00	Chalkboard, Bulletin Board, and Dry-Erase Board Mastic
<b>Other:</b> EHA ACM Other	\$1.00	per unit			7,500 Required		\$7,500.00	Chalkboard, Bulletin Board, and Dry-Erase Board Mastic
<b>Other:</b> EHA ACM Other	\$1.00	per unit		2,250 Required			\$2,250.00	Cove Base Mastic
<b>Other:</b> EHA ACM Other	\$1.00	per unit		2,000 Required			\$2,000.00	Fume Hood
<b>Other:</b> EHA ACM Other	\$1.00	per unit		7,575 Required			\$7,575.00	Laboratory Counters, Desks, Sinks, Troughs
<b>Other:</b> EHA ACM Other	\$1.00	per unit		300 Required			\$300.00	Paneling Mastic
<b>Other:</b> EHA ACM Other	\$1.00	per unit		4,680 Required			\$4,680.00	Retractable Wall Partitions
<b>Other:</b> EHA ACM Other	\$1.00	per unit			2,400 Required		\$2,400.00	Wall Panels
<b>Sum:</b>			\$391,268.90	\$366,615.90	\$24,591.00	\$62.00		



1964 Original Construction VAT Flooring



Typical Classroom Fluorescent Lighting

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U. Life Safety

**Description:** The overall facility is not equipped with an automated fire suppression system. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 4 interior stair towers. Two of these stairwells facilitate movement between the first and second level Classrooms of the 1964 Original Construction. They are open to the Corridors, and therefore are not protected by two-hour fire enclosures. The remaining two stairwells facilitate movement between the Gymnasium and adjacent Corridor space to the Gymnasium Mezzanine level and Upper Mechanical Room. Although these stairwells are enclosed, provide new doors to ensure that a compliant two-hour enclosure is maintained. The facility does not have any exterior stairways from intermediate floors. Guardrails of the primary stairwells in the 1964 Original Construction do not meet the 4" ball test, and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The two Gymnasium stairwells do not require guardrails, as the handrails are attached to solid CMU walls of the stairwell enclosure. The handrails do not extend past the top and bottom stair risers as required by the Ohio Building Code and must be replaced. The Kitchen features two hoods, one of which is equipped with the required UL 300 compliant wet chemical fire suppression system. The other hood does not feature any open-flame cooking equipment and does not require suppression. Due to the fair to poor condition of both the hoods and the suppression system, each should be replaced. The required 6" overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, insulation, or installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are not provided in sufficient quantity. Existing fire extinguishers are inadequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide an emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code throughout the facility. Provide a railing for the ship ladder to the Mechanical Room. Provide two new Kitchen hood with a UL 300 compliant wet chemical fire suppression system. Provide fire-rated enclosures around existing stair towers in the 1964 Original Construction. Provide new fire doors at the Gymnasium stairwells to the Mezzanine level in order to ensure a proper fire enclosure is maintained. Pricing has been provided in Item S - Exterior Doors. Currently, the Wrestling Room is located in an unsafe environment. This area, connected to the Special Education Classroom, contains high voltage electrical housings. The area is not fit for this use in its current state and will require re-designing. Replace the existing Main Entry stair railing system. Account for a ramp to be designed with this stair. Pricing has been provided in Item P - Site Condition. Refer to Item P - Site Condition, for costs associated with exterior guardrails. Provide additional fire extinguishers to comply with OBC. Repaint crosswalk lines on site to enhance the safety of pedestrian traffic. Pricing has been provided in Item P - Site Condition. Provide railings for the interior ramps throughout the 1964 Original Construction. Funding for Kitchen hood UL 300 compliant wet chemical fire suppression systems and interlock systems is included in the replacement of the Kitchen exhaust hoods (2) in Item J - General Finishes.

Item	Cost	Unit	Whole Building	Original Construction (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		82,109 Required	17,410 Required		\$318,460.80	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level		2 Required			\$10,000.00	(includes associated doors, door frames and hardware)
Water Main	\$50.00	in.ft.		400 Required			\$20,000.00	(new)
Provide Fire Extinguisher and Wall Cabinet:	\$585.00	each		2 Required	1 Required		\$1,755.00	(includes preparation of wall to receive recessed cabinet)
<b>Other:</b> Provide Railings	\$49.00	in.ft.		100 Required			\$4,900.00	Provide railings for ramps of the 1964 Original Construction. Provide a railing for the ship's ladder to the Upper Mechanical Room.
<b>Sum:</b>			\$355,115.80	\$298,818.80	\$56,297.00	\$0.00		



Kitchen Fire Suppression Hood



Typical Stairwell Railing System

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## V. Loose Furnishings

**Description:** The typical Classroom furniture is of mismatched design, and is in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading table, computer workstations, bookcases, wastebaskets, etc. 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 5 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 (1964)	Addition (1972)	Elevator and Mechanical Room (2004)	Sum	Comments
				82,109 ft <sup>2</sup>	17,410 ft <sup>2</sup>	620 ft <sup>2</sup>		
CEFPI Rating 4 to 5	\$5.50	sq.ft. (of entire building addition)		Required	Required		\$547,354.50	
<b>Sum:</b>			\$547,354.50	\$451,599.50	\$95,755.00	\$0.00		



Band Room Loose Furnishings



Typical Classroom Loose Furnishings

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W. Technology

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

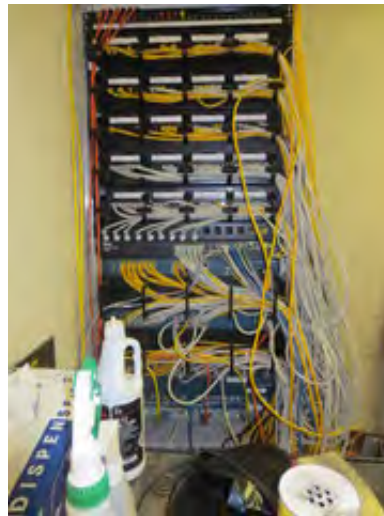
**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 82,109 ft <sup>2</sup>	Addition (1972) 17,410 ft <sup>2</sup>	Elevator and Mechanical Room (2004) 620 ft <sup>2</sup>	Sum	Comments
MS portion of building with total SF > 100,000	\$9.00	sq.ft. (Qty)		82,109 Required	17,410 Required		\$895,671.00	
Sum:			\$895,671.00	\$738,981.00	\$156,690.00	\$0.00		



Main Data Distribution Rack



Main Data Distribution Rack

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X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		\$13,928,695.01
7.00%	Construction Contingency	\$975,008.65
<b>Subtotal</b>		\$14,903,703.66
16.29%	Non-Construction Costs	\$2,427,813.33
<b>Total Project</b>		<b>\$17,331,516.99</b>

Construction Contingency	\$975,008.65
Non-Construction Costs	\$2,427,813.33
<b>Total for X.</b>	<b>\$3,402,821.98</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$4,471.11
Soil Borings / Phase I Envir. Report	0.10%	\$14,903.70
Agency Approval Fees (Bldg. Code)	0.25%	\$37,259.26
Construction Testing	0.40%	\$59,614.81
Printing - Bid Documents	0.15%	\$22,355.56
Advertising for Bids	0.02%	\$2,980.74
Builder's Risk Insurance	0.12%	\$17,884.44
Design Professional's Compensation	7.50%	\$1,117,777.77
CM Compensation	6.00%	\$894,222.22
Commissioning	0.60%	\$89,422.22
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$166,921.48
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$2,427,813.33</b>

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School Facility Appraisal

**Name of Appraiser** Paul Brown **Date of Appraisal** 2015-03-31  
**Building Name** Tippecanoe Middle  
**Street Address** 555 North Hyatt Street  
**City/Town, State, Zip Code** Tipp City, OH 45371  
**Telephone Number(s)** 937-667-8454  
**School District** Tipp City Exempted Village SD

**Setting:** Small City  
 Site-Acreage 43.00 Building Square Footage 100,139  
 Grades Housed 6-8 Student Capacity 596  
 Number of Teaching Stations 39 Number of Floors 2  
 Student Enrollment 607  
 Dates of Construction 1964,1972,2004

**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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Suitability Appraisal of 1.0 The School Site for Tippecanoe Middle with EEA, 2019 Costs & 2018 Reno Scope Update

1.0 The School Site	Points Allocated	Points
<p>1.1 <b>Site is large enough</b> to meet educational needs as defined by state and local requirements</p> <p><i>Based on the Ohio School Design Manual, Tippecanoe Middle School should feature a 26 acre site. Although the facility sits on a 43 acre shared site with Nevin Coppock Elementary School and L.T. Ball Intermediate School, Tippecanoe Middle School's direct property does not amount to 26 acres. Based on both its direct site and shared athletic facilities, Tippecanoe Middle School currently has a little over 19 acres of property. Only approximately 7.2 acres of this 19 can be designated solely to the Middle School.</i></p>	25	10
<p>1.2 <b>Site is easily accessible</b> and conveniently located for the present and future population</p> <p><i>The site is accessible from the moderately-traveled state route to the east of the overall site, hosting two access roads for each of the three school facilities. Directly bordering the overall site on the north, west, and south are residential properties, as well as undeveloped land to the east for potential future development in either residential or commercial applications. The Middle School grounds are directly bounded on the east by the state route, on the south by an access road for staff and buses, on the west by parking lots, and on the north by the other access road and adjacent athletic facilities.</i></p>	20	20
<p>1.3 <b>Location</b> is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The moderately traveled state route to the east of the school poses the only potential for distraction or noise, but the school, at its closest point, is approximately one hundred feet from the road.</i></p>	10	8
<p>1.4 Site is <b>well landscaped and developed</b> to meet educational needs</p> <p><i>The site is well populated by deciduous trees at the perimeter of the site and by sparsely located evergreen trees located at the east and north elevations of the facility.</i></p>	10	8
<p>1.5 ES Well equipped <b>playgrounds are separated</b> from streets and parking areas                      MS Well equipped <b>athletic and intermural areas are separated</b> from streets and parking                      HS Well equipped <b>athletic areas</b> are adequate with sufficient solid-surface parking</p> <p><i>Athletic facilities appear to be well-equipped and are individually fenced. Only the baseball field is adjacent to the moderately traveled state route to the east of the site. The baseball and softball fields are located adjacent to the shared parking lot between Tippecanoe Middle School and L.T. Ball Intermediate School, but this adjacency does not interfere with the activity of the athletic fields.</i></p>	10	8
<p>1.6 <b>Topography</b> is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The site features a sufficient slope to allow for positive drainage toward the east portion of the site. The site is desirable in appearance on the east and north elevations and incorporates sufficient landscaping along the perimeter of the building and throughout the site. Both the south and west elevations feature large lots of asphalt paving, which does not provide a desirable appearance.</i></p>	5	3
<p>1.7 Site has stable, well drained <b>soil free of erosion</b></p> <p><i>No areas of erosion or ponding were documented during the facility assessment.</i></p>	5	5
<p>1.8 Site is suitable for <b>special instructional needs</b>, e.g., outdoor learning</p> <p><i>The site, based on its topography and tree cover, is suitable for instructional needs. Due to the lack of outdoor seating areas, outdoor instruction is not currently viable on the exterior of the facility. Despite this lack of outdoor equipment, the building features a courtyard space suitable for outdoor instruction.</i></p>	5	3
<p>1.9 <b>Pedestrian services</b> include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Sidewalks are provided adequately based on the current configuration of site features. Sidewalks are provided from parking areas to the primary entries of the facility, but the network of sidewalks is not continuous. Sidewalks are not currently required on the left half of the south elevation, due to the presence of asphalt parking areas and the Receiving Area. Sidewalks adequately address pedestrian traffic without introducing pedestrian movement in front of primary Classroom windows.</i></p>	5	4
<p>1.10 ES/MS Sufficient <b>on-site, solid surface parking</b> for faculty and staff is provided                      HS Sufficient <b>on-site, solid surface parking</b> is provided for faculty, students, staff and community</p> <p><i>Based on the current student and staff populations of the facility, adequate, on-site solid surface parking has been provided. Two additional parking spaces must be designated as handicap-accessible, but this designation does not affect the overall number of parking spaces.</i></p>	5	5
<b>TOTAL - 1.0 The School Site</b>	<b>100</b>	<b>74</b>

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Tippecanoe Middle with EEA, 2019 Costs & 2018 Reno Scope Update

<b>2.0 Structural and Mechanical Features</b>	Points Allocated	Points
<b>Structural</b>		
2.1 Structure meets all <b>barrier-free</b> requirements both externally and internally	15	6
<i>From the exterior, the facility is not completely accessible. Only the west elevation features an accessible entry with power-assist doors. The Main Entry does not feature a ramp, and exterior hardware is generally non-compliant with ADA requirements. The provided sidewalks appear to be compliant. On the interior of the facility, reach ranges and door hardware are non-compliant, but the accessible route through the building does not feature protruding objects. An compliant elevator has been provided. The plumbing fixtures throughout the facility do not meet ADA requirements.</i>		
2.2 <b>Roofs</b> appear sound, have positive drainage, and are weather tight	15	3
<i>The roof has been replaced with a membrane system that is experiencing consistent water infiltration. The system is in very poor condition and requires complete replacement.</i>		
2.3 <b>Foundations</b> are strong and stable with no observable cracks	10	8
<i>No significant areas of differential settlement or structural damage were observed during the assessment.</i>		
2.4 <b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration	10	4
<i>Exterior and interior walls exhibited cracking at stress areas such as corners and openings. Although control joints are located throughout the facade, lintels and openings do not feature the necessary control joints to mediate masonry movement. Large areas of masonry, such as the Gymnasium walls, do not feature adequate quantities of control joints.</i>		
2.5 <b>Entrances and exits</b> are located so as to permit efficient student traffic flow	10	6
<i>The Main Entry on the east elevation is adjacent to the Main Office space and is part of the 1964 Original Construction. This entry is not accessible. In order for students and visitors of disability to enter the facility, the entry on the west elevation must be used. This entry is adjacent to handicap parking spaces. The accessible route throughout the facility allows for efficient student traffic flow, and adequate egress has been provided.</i>		
2.6 <b>Building "envelope"</b> generally provides for energy conservation (see criteria)	10	4
<i>The exterior walls and roof are inadequately insulated, and windows are single glazed units with surface mounted shades.</i>		
2.7 Structure is <b>free of friable asbestos</b> and <b>toxic materials</b>	10	4
<i>See asbestos report.</i>		
2.8 Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes	10	6
<i>The 1964 Original Construction features operable partitions between Classrooms, although these partitions appear to be fixed to create more permanent separation between rooms. The 1972 Addition features drywall partitions between primary instructional spaces, which allows for future flexibility in the arrangement and composition of Classroom spaces. In its current state, the 1972 Addition does not feature windows, which allows for even more flexibility in moving walls.</i>		
<b>Mechanical/Electrical</b>		
2.9 <b>Adequate light sources</b> are well maintained, and properly placed and are not subject to overheating	15	6
<i>Classroom lighting levels are not compliant with the Ohio School Design Manual requirements. It has been recommended to replace the lighting system due to condition and the lack of multilevel switching.</i>		
2.10 <b>Internal water supply</b> is adequate with sufficient pressure to meet health and safety requirements	15	3
<i>The system provides adequate pressure. The facility does not feature an automated fire suppression system and requires a new city water supply line to support the existing and future needs of the facility.</i>		
2.11 Each teaching/learning area has adequate convenient <b>wall outlets</b> , phone and computer cabling for technology applications	15	15
<i>Typical Classrooms are not equipped with adequate electrical outlets.</i>		
2.12 <b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible	10	2
<i>The entire electrical system requires replacement to meet Ohio School Design Manual guidelines.</i>		

2.13 <b>Drinking fountains</b> are adequate in number and placement, and are properly maintained including provisions for the disabled	10	4
<i>Drinking fountains are provided in adequate number and placement, but none of the fixtures are ADA-compliant.</i>		
2.14 Number and size of <b>restrooms meet requirements</b>	10	4
<i>Number of restrooms meets requirements, but size requirements are not met in the Health Clinic Restroom and in the Kitchen Restroom. It has been recommended that these spaces be enlarged to properly accommodate ADA clearances. The Special Education Classroom does not feature its own Restroom, which does not comply with OSDM standards.</i>		
2.15 <b>Drainage systems</b> are properly maintained and meet requirements	10	2
<i>Drainage systems of the roof require replacement due to condition and due to the replacement of the roof system. Overflow drains must be installed as well to properly address roof drainage. Select gutter and downspout systems require replacement due to poor condition.</i>		
2.16 <b>Fire alarms, smoke detectors, and sprinkler systems</b> are properly maintained and meet requirements	10	2
<i>The fire alarm system requires complete replacement to meet OBC, NFPA, and Ohio School Design Manual guidelines. The facility does not feature an automatic suppression system.</i>		
2.17 <b>Intercommunication system</b> consists of a central unit that allows dependable <b>two-way communication</b> between the office and instructional areas	10	0
<i>A two-way intercommunication system has not been provided, and it has been recommended that the technology systems be replaced.</i>		
2.18 <b>Exterior water supply</b> is sufficient and available for normal usage	5	5
<i>Adequate wall hydrants are provided.</i>		
<hr/>		
<b>TOTAL - 2.0 Structural and Mechanical Features</b>	<b>200</b>	<b>84</b>

Suitability Appraisal of 3.0 Plant Maintainability for Tippecanoe Middle with EEA, 2019 Costs & 2018 Reno Scope Update

3.0 Plant Maintainability	Points Allocated	Points
<p>3.1 <b>Windows, doors, and walls</b> are of material and finish requiring minimum maintenance</p> <p><i>Windows and doors are either aluminum or hollow metal with single-glazing, and it has been recommended to replace these systems due to age, non-compliance with the Ohio School Design Manual, and non-compliance with ADA requirements. Interior doors are wood on hollow metal frames and have also been recommended to be replaced due to condition. Interior wall finishes are brick, gypsum board, partition panel, or painted or glazed load-bearing masonry. When in good condition, these elements require minimal maintenance, but its has been recommended that many of these finishes be replaced.</i></p>	15	9
<p>3.2 <b>Floor surfaces</b> throughout the building require minimum care</p> <p><i>Corridors and Classrooms of the 1964 Original Construction are primarily composed of VAT flooring, which requires minimal maintenance but has been recommended to be replaced. The Gymnasium flooring is a wood floor that has been recommended to be replaced due to age of the system and its current condition. Corridors of the 1972 Addition are composed of VCT flooring. 1972 Addition Classrooms feature carpet flooring. Bathrooms in the overall facility feature synthetic flooring or ceramic flooring, both of which require minimal care. When in good condition, the flooring systems require minimal care, but is had been recommended that many of these finishes be replaced.</i></p>	15	9
<p>3.3 <b>Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain</p> <p><i>Ceilings are composed of acoustic ceiling tiles, which are not resistant to staining. Walls throughout the building are either painted or glazed CMU, both of which are easy to clean, or drywall partitions, which are maintained with relative ease.</i></p>	10	8
<p>3.4 <b>Built-in equipment</b> is designed and constructed for ease of maintenance</p> <p><i>Built-in casework is featured in the Consumer Science Classroom and Science Lab of the 1964 Original Construction, but otherwise is scarce throughout the facility. Due to poor condition, it has been recommended that these casework items be replaced. Casework configurations are adequately designed for their designated programs but are not currently easily maintained.</i></p>	10	2
<p>3.5 <b>Finishes and hardware</b>, with compatible keying system, are of durable quality</p> <p><i>Door finishes and hardware are of durable quality and have compatible keying systems. Exterior and interior doors are generally non-compliant with ADA requirements.</i></p>	10	4
<p>3.6 <b>Restroom fixtures</b> are wall mounted and of quality finish</p> <p><i>Restroom fixtures are wall and floor mounted, are of quality finish, and are in fair condition.</i></p>	10	8
<p>3.7 Adequate <b>custodial storage space</b> with water and drain is accessible throughout the building</p> <p><i>There are custodial spaces available in all areas with water and drain features.</i></p>	10	10
<p>3.8 Adequate <b>electrical outlets and power</b>, to permit routine cleaning, are available in every area</p> <p><i>Every area of the building features electrical outlets, and Corridors contain adequate outlets for servicing needs.</i></p>	10	10
<p>3.9 <b>Outdoor light fixtures, electrical outlets</b>, equipment, and other fixtures are accessible for repair and replacement</p> <p><i>Entrances feature recessed lights in poor condition, and pedestrian walkways are not illuminated. Pole-mounted lights are located at the bus pick-up and drop-off area. It has been recommended that the entire electrical system be replaced to meet Ohio School Design Manual guidelines. Adequate GFI protected exterior outlets are provided around the perimeter of the building.</i></p>	10	4
<b>TOTAL - 3.0 Plant Maintainability</b>	100	64

Suitability Appraisal of 4.0 Building Safety and Security for Tippecanoe Middle with EEA, 2019 Costs & 2018 Reno Scope Update

4.0 Building Safety and Security	Points Allocated	Points
<b>Site Safety</b>		
4.1 <b>Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways	15	12
<i>A bus lot is located to the west of the facility which is solely designated for buses to load and unload students. Although access to this lot is gained through other vehicular areas and walkways, the loading area is segregated from vehicular traffic. Students must walk across a portion of the bus lot to reach the handicap-accessible entrance to the facility, which features a painted crosswalk path.</i>		
4.2 <b>Walkways</b> , both on and offsite, are available for safety of pedestrians	10	8
<i>Walkways are provided adequately and service all primary entrances to the facility. The provided walkways do not connect to each other but do connect to both the street sidewalks to the east and to the sidewalk infrastructure of L. T. Ball Intermediate School. Crosswalks have been provided to Nevin Coppock Elementary School as well.</i>		
4.3 <b>Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area	5	1
<i>Access streets do not provide signals. Minimal signage is provided to segregate staff and bus access onto the site from visitor vehicular traffic.</i>		
4.4 <b>Vehicular entrances and exits</b> permit safe traffic flow	5	3
<i>A traffic light regulates entry and exit from the primary parking lot, but otherwise, paths through the parking lots converge with minimal signage. The primary entrance regulates visitor traffic, while the secondary access road regulates staff and bus traffic. Bus traffic is not separated from visitor and staff traffic.</i>		
4.5 <b>ES Playground equipment</b> is free from hazard MS Location and types of <b>intramural equipment</b> are free from hazard HS <b>Athletic field equipment</b> is properly located and is free from hazard	5	5
<i>Athletic facilities are individually fenced and free from hazard.</i>		
<b>Building Safety</b>		
4.6 <b>The heating unit(s)</b> is located away from student occupied areas	20	12
<i>Mechanical equipment is located in the Upper Mechanical Room, adjacent to the Gymnasium Mezzanine level. This area is one level removed from surrounding Classroom spaces of the 1972 Addition but is in rather close proximity regardless.</i>		
4.7 Multi-story buildings have at least <b>two stairways</b> for student egress	15	15
<i>The only portion of the facility that is two-stories in height is the Classroom Wing of the 1964 Original Construction. Two stairs have been provided for proper egress.</i>		
4.8 <b>Exterior doors</b> open outward and are equipped with panic hardware	10	6
<i>Exterior doors open outward and are equipped with door contacts. An automatic visitor control system is not provided.</i>		
4.9 <b>Emergency lighting</b> is provided throughout the entire building with exit signs on separate electrical circuits	10	4
<i>Emergency lighting is not provided adequately throughout the facility, and it has been recommended that the entire emergency lighting system be replaced.</i>		
4.10 <b>Classroom doors</b> are recessed and open outward	10	4
<i>Classroom doors of the 1964 Original Construction are recessed and open outward, but these doors do not all provide ADA-compliant clearances and reach ranges. Classroom doors of the 1972 Addition are flush mounted and open outward. Reach ranges and clearances are generally provided.</i>		
4.11 <b>Building security systems</b> are provided to assure uninterrupted operation of the educational program	10	4
<i>The building is equipped with a CCTV system, but it is non-compliant with OSDM requirements and requires replacement.</i>		
4.12 <b>Flooring</b> (including ramps and stairways) is maintained in a non-slip condition	5	4
<i>See 3.2 for flooring finishes. Flooring is mostly maintained in a non-slip condition.</i>		
4.13 <b>Stair risers</b> (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	5
<i>Stairs are compliant with the Ohio Building Code.</i>		
4.14 <b>Glass</b> is properly located and protected with wire or safety material to prevent accidental student injury	5	2

*Glass is properly located but is not properly protected throughout the facility.*

4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall 5 2

*Water coolers protrude more than eight inches from the Corridor wall, but are currently compliant with ADAAG standards for protruding objects. Door opening outwardly protrude into the Corridor space into pedestrian traffic.*

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress 5 5

*All traffic areas terminate at an exit or a stairway adjacent to a means of egress.*

**Emergency Safety** Points Allocated Points

4.17 Adequate **fire safety equipment** is properly located 15 3

*Fire safety equipment is not adequately provided and does not comply with Ohio Building Code. The facility does not feature an automatic fire suppression system. The Kitchen contains a fire suppression system in one of the hood exhaust units.*

4.18 There are at least **two independent exits** from any point in the building 15 15

*There are two exits from any point in the building that comply with the Ohio Building Code regulations.*

4.19 **Fire-resistant materials** are used throughout the structure 15 12

*The primary structure is CMU with brick veneer, concrete slab construction, as well as painted steel members. Interior partitions are finished with gypsum, painted or glazed CMU, or prefabricated partition panels. Building materials are mostly fire-resistant.*

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided 15 3

*A manual fire alarm system is installed and is not equipped with sufficient audible horns, strobe indicating devices, or smoke detectors.*

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**TOTAL - 4.0 Building Safety and Security** 200 125



Suitability Appraisal of 5.0 Educational Adequacy for Tippecanoe Middle with EEA, 2019 Costs & 2018 Reno Scope Update

5.0 Educational Adequacy	Points Allocated	Points
<b>Academic Learning Space</b>		
5.1 <b>Size of academic learning areas</b> meets desirable standards	25	10
<i>Classrooms of the 1964 Original Construction do not meet the OSDM recommendation of 900 SF and minimum allowance of 810 SF. Classrooms of the 1972 Addition do fall within this range, many of which measure at approximately 850 SF.</i>		
5.2 <b>Classroom space</b> permits arrangements for small group activity	15	9
<i>Within typical Classroom spaces, desks have space to be rearranged/clustered, but there is not adequate space for group activity outside of the allotted area for desks.</i>		
5.3 <b>Location of academic learning areas</b> is near related educational activities and away from disruptive noise	10	8
<i>Academic learning areas of the 1972 Addition are located closely to resources such as the Media Center and Computer Labs. Classrooms of the 1964 Original Construction are situated closely to the Main Office, Media Center, and Art Classroom. Areas of disruptive noise, such as the Music Rooms, and Student Dining, are isolated on the south elevation of the facility. The Gymnasium is the only disruptive space adjacent to the Classrooms of the 1972 Addition.</i>		
5.4 <b>Personal space</b> in the classroom away from group instruction allows privacy time for individual students	10	4
<i>Personal space is not offered within Classroom spaces. Computer areas are located against walls in Classroom spaces, but these areas are not primarily intended for private instruction.</i>		
5.5 <b>Storage for student materials</b> is adequate	10	10
<i>An adequate number of lockers has been provided for the current student population.</i>		
5.6 <b>Storage for teacher materials</b> is adequate	10	2
<i>Several Classrooms of the lower level of the 1964 Original Construction feature intermediate prep rooms. Second level Classrooms also feature these prep rooms. The 1972 Addition does not provide prep areas or appropriate storage. Overall, the facility does not feature built-in casework, loose furnishings are lacking, and the building is generally under-equipped with storage for teacher materials.</i>		
<b>Special Learning Space</b>		
5.7 <b>Size of special learning area(s)</b> meets standards	15	3
<i>The OSDM requires that Special Education Spaces include a Self-Contained Classroom, Restroom, two Workrooms/Conference Rooms, Resource Room, and a small self-contained Classroom. Tippecanoe Middle School features one Classroom for Special Education at approximately 760 SF, and additional room infrastructure is not provided. The OSDM recommends a minimum of 900 SF.</i>		
5.8 <b>Design of specialized learning area(s)</b> is compatible with instructional need	10	2
<i>See 5.7</i>		
5.9 <b>Library/Resource/Media Center</b> provides appropriate and attractive space	10	6
<i>The Media Center is approximately 4716 SF. The OSDM recommends a minimum of 3,256 SF based on student capacity. Overall, the space is appropriate in scale and in function, but the colors and finishes within the Media Center are not engaging and do not enhance the visual experience of the spaces.</i>		
5.10 <b>Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction	5	5
<i>The Gymnasium is 10,075 SF. The OSDM recommends a minimum of 7,000-12,000 SF.</i>		
5.11 <b>ES Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction MS/HS <b>Science</b> program is provided sufficient space and equipment	10	6
<i>The primary Science Lab is 1,560 SF. The OSDM recommends a minimum of 1,000 SF. Sufficient equipment has been provided, but casework is in very poor condition. Also, sinks in the Science Lab are not ADA-compliant.</i>		
5.12 <b>Music Program</b> is provided adequate sound treated space	5	5
<i>Adequate acoustic wall and ceiling treatments have been provided in Music-related spaces.</i>		
5.13 <b>Space for art</b> is appropriate for special instruction, supplies, and equipment	5	5

The Art Classroom is approximately 1,650 SF. The OSDM recommends a minimum of 1,400 SF, including Storage Rooms.

<b>School Facility Appraisal</b>	Points Allocated	Points
5.14 <b>Space for technology education</b> permits use of state-of-the-art equipment	5	5
<i>Inner Classrooms of the 1972 Addition and areas within the Media Center have been designated for technology education. The OSDM recommends a minimum total of 2900 SF between two Labs, including Storage. Tippecanoe Middle School contains well over 3,000 SF of designated space for technology education.</i>		
5.15 Space for <b>small groups and remedial instruction</b> is provided adjacent to classrooms	5	0
<i>Space for small group or remedial instruction has not been provided adjacent to Classroom spaces.</i>		
5.16 <b>Storage for student and teacher material</b> is adequate	5	1
<i>Storage for students is adequate in the form of Corridor lockers. Teachers are generally provided inadequate storage for materials. Very few Classrooms contain adjacent Storage Rooms.</i>		
<b>Support Space</b>	Points Allocated	Points
5.17 <b>Teacher's lounge and work areas</b> reflect teachers as professionals	10	10
<i>The OSDM recommends a minimum of 200 SF for the Teacher's lounge. The existing Teacher's Lounge exceeds this square footage. The Teacher Workroom is approximately 600 SF, and the OSDM recommends a minimum of 300 SF.</i>		
5.18 <b>Cafeteria/Kitchen</b> is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	4
<i>The Student Dining area is approximately 2,634 SF. The OSDM recommends a minimum of 3,000 SF. The Kitchen area is approximately 1,237 SF. The OSDM recommends a minimum of 2,086 SF based on the facility's student capacity.</i>		
5.19 <b>Administrative offices</b> provided are consistent in appearance and function with the maturity of the students served	5	3
<i>Administrative offices are consistent in design and correspond aesthetically to the remainder of the school. Offices do not provide appropriate space, but appropriate privacy has been provided to effectively aid in student development.</i>		
5.20 <b>Counselor's office</b> insures privacy and sufficient storage	5	2
<i>The Counselor's office provides privacy, but sufficient space and storage has not been provided.</i>		
5.21 <b>Clinic</b> is near administrative offices and is equipped to meet requirements	5	2
<i>The Clinic is undersized to meet the needs of the school, as is its associated Restroom. It has been recommended to enlarge this Restroom in order to meet ADA requirements for clearances.</i>		
5.22 <b>Suitable reception space</b> is available for students, teachers, and visitors	5	1
<i>The Reception Area is undersized based on the minimum OSDM requirement of 200 SF.</i>		
5.23 <b>Administrative personnel</b> are provided <b>sufficient work space and privacy</b>	5	5
<i>The Main Office spaces total approximately 1,440 SF. The OSDM recommends a minimum of 2,300 SF. Overall, administrative personnel are not provided sufficient work space, although privacy is provided.</i>		
<hr/>		
<b>TOTAL - 5.0 Educational Adequacy</b>	<b>200</b>	<b>108</b>

Suitability Appraisal of 6.0 Environment for Education for Tippecanoe Middle with EEA, 2019 Costs & 2018 Reno Scope Update

6.0 Environment for Education	Points Allocated	Points
<b>Exterior Environment</b>		
6.1 Overall <b>design is aesthetically pleasing</b> to age of students	15	6
<i>The building is a traditional design, with non-classical detailing. The building is constructed with brick, featuring large repetitive curtain wall systems. The design is not aesthetically pleasing due to its muted building material palette and condition of exterior finishes.</i>		
6.2 Site and building are <b>well landscaped</b>	10	8
<i>See Item 1.4</i>		
6.3 <b>Exterior noise and poor environment</b> do not disrupt learning	10	8
<i>External noise is a minimal disruption to the facility. See Item 1.3 for surrounding site usage.</i>		
6.4 <b>Entrances and walkways</b> are <b>sheltered</b> from sun and inclement weather	10	6
<i>Primary entrances to the 1964 Original Construction feature canopies of an exposed metal type construction, and the Receiving Area and west elevation entries are located under exterior soffits. Entrances to the 1972 Addition are not provided with shelter.</i>		
6.5 <b>Building materials</b> provide attractive color and texture	5	2
<i>The exterior surface of the building is composed of red brick, concrete sills, dark painted canopies, and dark-colored exterior doors. The overall color scheme of the exterior is highly monochromatic and is composed of primarily red, brown, and black tones.</i>		
<b>Interior Environment</b>		
6.6 <b>Color schemes, building materials, and decor</b> provide an impetus to learning	20	8
<i>Color schemes of the 1964 Original Construction Corridors consist of light colors, such as beige (glazed block, VAT flooring), teal (glazed block), and white (painted CMU, drywall, acoustical ceiling panels, etc.). Classrooms feature a range of colored chairs (from dark tones to the school color red). The 1974 Addition features dark colored carpet with light wall and ceiling finishes. Overall the facility color schemes and decor do not provide an impetus to learning.</i>		
6.7 <b>Year around comfortable temperature and humidity</b> are provided throughout the building	15	9
<i>The 1964 Original Construction features unit ventilators. The 1972 Addition features a split system air handling unit type central air conditioning system in fair condition. The ventilation system does not meet the 15cfm VBC requirement. The heating system of the Original Construction and 1972 Addition is a gas fired boiler with heating water pumps. This system does not meet the 15cfm VBC requirement. Also, due to features such as single glazed windows and due to the general lack of insulation throughout the facility, maintaining consistent temperatures and humidities becomes more challenging.</i>		
6.8 <b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	15
<i>The ventilation system does not meet the 15cfm VBC requirement.</i>		
6.9 <b>Lighting system</b> provides proper intensity, diffusion, and distribution of illumination	15	6
<i>See Item 2.9</i>		
6.10 <b>Drinking fountains and restroom facilities</b> are conveniently located	15	12
<i>See Items 2.13 and 2.14 Drinking fountains and restrooms facilities are conveniently located.</i>		
6.11 <b>Communication among students</b> is enhanced by commons area(s) for socialization	10	10
<i>There are areas for students to gather in the Media Center, Student Dining Area, and Gymnasium.</i>		
6.12 <b>Traffic flow</b> is aided by appropriate foyers and corridors	10	10
<i>Foyers and Corridors are adequately wide to accommodate a large range of pedestrian traffic flow.</i>		
6.13 <b>Areas for students to interact</b> are suitable to the age group	10	10
<i>Areas for students are suitable for the age group in regards to furnishings and color schemes.</i>		
6.14 <b>Large group areas are designed</b> for effective management of students	10	10

*Large group areas are effectively designed for management of students.*

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

*Acoustical drop panel ceilings are used throughout the facility, and acoustical wall panels are utilized in the Music Rooms. Tectum decking has been utilized in the Gymnasium for sound absorption.*

6.16 **Window design** contributes to a pleasant environment 10 2

*Windows are outdated and do not incorporate insulated glazing systems with integral blinds. Surface mounted pull-down shades are used on the windows of the 1964 Original Construction, which have been recommended to be replaced due to non-compliance with OSDM standards. The Classrooms of the 1972 Addition do not feature windows that do not meet minimum OSDM requirements for vision glazing and daylighting.*

6.17 **Furniture and equipment** provide a pleasing atmosphere 10 5

*Furniture within the overall facility is inconsistent in design, is not provided in adequate quantities, and is in fair condition.*

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**TOTAL - 6.0 Environment for Education** 200 137

# LEED Observation Notes

**School District:** Tipp City Exempted Village SD  
**County:** Miami  
**School District IRN:** 45617  
**Building:** Tippecanoe Middle  
**Building IRN:** 66464

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## Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

The rural nature of the site will make it difficult to meet half of the credits (1, 2, 3, 4.1, 4.2, 7.1 & 9).

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## Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

All plumbing fixtures should be replaced with water-conserving fixtures, such as dual-flush water closets and pint-flush urinals. Tank type water closets could be fed via water collected through a rain harvesting system to further reduce potable water usage.

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## Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

To improve on the energy stewardship by the school district, a ground geo-exchange loop with vertical boreholes that serves new geothermal heat pumps or a hybrid system would offer additional savings to the district. To assist the district in optimizing its new building automation system, enhanced commissioning by a certified Commissioning Authority has a potential to provide the district a fully functional building control system upon completion of a construction project.

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## Material & Resources

*The steps related to process building materials, such as extraction, processing and transportation are not environmentally natural, as they pollute the air, water and use natural resources. Construction and demolition wastes account for 40% of the solid waste stream in the US. Reusing existing documents is one of the best strategies to reduce solid wastes volumes and prevents them from ending up at landfills. It also reduces habitat disturbance and minimizes the need for the surrounding infrastructure. While using new materials one should take into account different material sources. Salvaged materials provide savings on material costs, recycled content material minimizes waste products and local materials reduce the environmental impact of transportation. Finally, using rapidly renewable materials and certified wood decreases the consumption of natural resources. Recycling and reusing construction waste is another strategy to be taken into consideration in sustainable design.*

(source: LEED Reference Guide, 2001:167)

Materials & Resources credits could gain large amounts of points if building is reused, renovated or added to.

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## Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Outdoor airflow delivery monitoring should be provided to assure building personnel that adequate outdoor ventilation air is supplied to all spaces while the building is occupied, indoor pollutants appears to be minimal in the building, however, additional exhaust systems in the copy room, and building entry pollutant collection mats will assist with removing or controlling the intrusion of pollutants inside the building.

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## Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

Innovation & Design process credits could be obtained by providing higher values of regional materials, recycled content or water conservation.

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**Justification for Allocation of Points**

Building Name and Level: **Tippecanoe Middle**

**6-8**

**Building features that clearly exceed criteria:**

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

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

1. Classrooms of the 1972 Addition do not feature windows. These spaces do not meet the minimum requirements set in place by the Ohio School Design Manual for vision glazing, which will require extensive work consisting of demolition and installation of lintels and windows.
2. The current state of the roofing system is in incredibly poor condition and requires replacement.
3. Exterior-facing walls require insulation, as the assemblies provided are not cavity walls.
4. The Main Entry is not ADA-accessible, as no ramp has been provided with the entry stairs. Door hardware is generally non-compliant with ADA requirements.
5. The Wrestling Room on the west elevation of the facility is housed within an unsafe environment for this program. This room, adjacent to the Special Education Classroom, features high voltage electrical housings and should not be used until the space is redesigned for safe student inhabitation.
6. A fire suppression system is not present. Asbestos and other hazardous materials are located within the facility.

[Back to Assessment Summary](#)

# Environmental Hazards Assessment Cost Estimates

<b>Owner:</b>	Tipp City Exempted Village SD
<b>Facility:</b>	Tippecanoe Middle
<b>Date of Initial Assessment:</b>	Mar 31, 2015
<b>Date of Assessment Update:</b>	Aug 2, 2019
<b>Cost Set:</b>	2019

<b>District IRN:</b>	45617
<b>Building IRN:</b>	66464
<b>Firm:</b>	Resource International, Inc.

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1964 Original Construction	82,109	\$376,515.90	\$364,265.90
1972 Addition	17,410	\$14,691.00	\$14,691.00
2004 Elevator and Mechanical Room	620	\$62.00	\$62.00
<b>Total</b>	<b>100,139</b>	<b>\$391,268.90</b>	<b>\$379,018.90</b>
Total with Regional Cost Factor (98.22%)	—	\$384,304.31	\$372,272.36
Regional Total with Soft Costs & Contingency	—	\$478,191.01	\$463,219.62

**Environmental Hazards - Tipp City Exempted Village SD (45617) - Tippecanoe Middle (66464) - Original Construction**

**Owner:** Tipp City Exempted Village SD      **Bldg. IRN:** 66464  
**Facility:** Tippecanoe Middle      **BuildingAdd:** Original Construction  
**Date On-Site:** 2014-01-04      **Consultant Name:** PSI

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. Breaching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Assumed Asbestos-Containing Material	125	\$8.00	\$1,000.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	800	\$10.00	\$8,000.00
6. Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	300	\$20.00	\$6,000.00
7. Pipe Insulation Removal (Crawspace/Tunnel)	Assumed Asbestos-Containing Material	800	\$12.00	\$9,600.00
8. Pipe Fitting Insulation Removal (Crawspace/Tunnel)	Assumed Asbestos-Containing Material	20	\$30.00	\$600.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	1700	\$15.00	\$25,500.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Assumed Asbestos-Containing Material	3	\$100.00	\$300.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported Asbestos-Containing Material	30000	\$3.00	\$90,000.00
17. Laboratory Table/Counter Top Removal	Assumed Asbestos-Containing Material	70	\$100.00	\$7,000.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Assumed Asbestos-Containing Material	280	\$100.00	\$28,000.00
24. Decontamination of Crawspace/Chase/Tunnel	Assumed Asbestos-Containing Material	9600	\$3.00	\$28,800.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	8800	\$2.00	\$13,600.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	30	\$300.00	\$9,000.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported Asbestos-Containing Material	30	\$300.00	\$9,000.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	22000	\$3.00	\$66,000.00
30. Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Reported / Assumed Asbestos-Free Material	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Assumed Asbestos-Containing Material	7	\$100.00	\$700.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. Paneling Mastic	Assumed Asbestos-Containing Material	lump sum		\$300.00
36. Chalkboard, Bulletin Board, and Dry-Erase Board Mastic	Assumed Asbestos-Containing Material	lump sum		\$15,000.00
37. Cove Base Mastic	Assumed Asbestos-Containing Material	lump sum		\$2,250.00
38. Fume Hood	Assumed Asbestos-Containing Material	lump sum		\$2,000.00
39. Laboratory Counters, Desks, Sinks, Troughs	Assumed Asbestos-Containing Material	lump sum		\$7,575.00
40. Retractable Wall Partitions	Assumed Asbestos-Containing Material	lump sum		\$4,680.00
41. Terrazzo Flooring	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
42. Window Glazing	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
43. 1x1 Ceiling Tile	Reported Asbestos-Containing Material	lump sum		\$13,500.00
44. (Sum of Lines 1-43)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$348,405.00
45. (Sum of Lines 1-36, 38-43)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$346,155.00

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

C. Lead-Based Paint (LBP) - Renovation Only			<input type="checkbox"/> Addition Constructed after 1980
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups			\$5,000.00
2. Special Engineering Fees for LBP Mock-Ups			\$5,000.00
3. (Sum of Lines 1-2)	<b>Total Cost for Lead-Based Paint Mock-Ups</b>		\$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. B2109	B2109	\$0.10	\$8,210.90	

E. Other Environmental Hazards/Remarks			<input type="checkbox"/> None Reported
Description	Cost Estimate		
1. See Bulk Sample Records 1-8 and 15,16 for sampling results in this addition	\$0.00		
2. See the EHA for Nevin Coppock for details pertaining to the shared boiler systems shared by Nevin Coppock and Tippecanoe Middle School. The Boiler room feeds the middle school by approximately 200 ft. of crawl space measuring approximately 5 ft. by 12 ft. There is approximately 800 ft. of crawl space under the 1964 Original construction unit. Contamination of the crawspace from damaged asbestos was not witnessed. Damaged asbestos could be present in areas not examined during the survey. Estimation of crawspace length was given by interviewing the property manager, quantities for fitting and pipe insulation may differ.	\$0.00		
3. NEW Other Hazards	\$0.00		
4. (Sum of Lines 1-3)	<b>Total Cost for Other Environmental Hazards - Renovation</b>		\$0.00
5. (Sum of Lines 1-3)	<b>Total Cost for Other Environmental Hazards - Demolition</b>		\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A44, B1, C3, D1, and E4	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$366,615.90
2. A45, B1, D1, and E5	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$354,365.90

\* 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.



**Environmental Hazards - Tipp City Exempted Village SD (45617) - Tippecanoe Middle (66464) - Addition**

Owner: Tipp City Exempted Village SD Bldg. IRN: 66464  
 Facility: Tippecanoe Middle BuildingAdd: Addition  
 Date On-Site: 2014-01-04 Consultant Name: PSI

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	Reported / Assumed Asbestos-Free Material	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	350	\$15.00	\$5,250.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	\$7.00	\$0.00
15. Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	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)	Assumed Asbestos-Containing Material	1400	\$2.00	\$2,800.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	8	\$300.00	\$2,400.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported Asbestos-Containing Material	8	\$300.00	\$2,400.00
29. Resilient Flooring Removal, Including Mastic	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
30. Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Assumed Asbestos-Containing Material	1	\$100.00	\$100.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. Chalkboard, Bulletin Board, and Dry-Erase Board Mastic	Assumed Asbestos-Containing Material		lump sum	\$7,500.00
36. Cove Base Mastic	Reported / Assumed Asbestos-Free Material		lump sum	\$0.00
37. Wall Panels	Assumed Asbestos-Containing Material		lump sum	\$2,400.00
38. Drywall/Joint Compound	Reported / Assumed Asbestos-Free Material		lump sum	\$0.00
39. Window Glazing	Reported / Assumed Asbestos-Free Material		lump sum	\$0.00
40. (Sum of Lines 1-39)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$22,850.00
41. (Sum of Lines 1-35, 37, 39)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$22,850.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 17410	17410	\$0.10	\$1,741.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
Description		Cost Estimate
1. See Bulk Sample Records 9-16 for sampling results in this addition.		\$0.00
2. Costs for lead based paint mock-ups are included in assessment for 1964		\$0.00
3. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Renovation</b>	\$0.00
4. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Demolition</b>	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries	
1. A40, B1, C3, D1, and E3	<b>Total Cost for Env. Hazards Work - Renovation</b> \$24,591.00
2. A41, B1, D1, and E4	<b>Total Cost for Env. Hazards Work - Demolition</b> \$24,591.00

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

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

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

**Environmental Hazards - Tipp City Exempted Village SD (45617) - Tippecanoe Middle (66464) - Elevator and Mechanical Room**

**Owner:** Tipp City Exempted Village SD      **Bldg. IRN:** 66464  
**Facility:** Tippecanoe Middle      **BuildingAdd:** Elevator and Mechanical Room  
**Date On-Site:** 2014-04-01      **Consultant Name:** PSI

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Reported / Assumed Asbestos-Free Material	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	Reported / Assumed Asbestos-Free Material	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Reported / Assumed Asbestos-Free Material	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	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)	Reported / Assumed Asbestos-Free Material	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 / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$0.00
36. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$0.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration					<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost		
1. 620	620	\$0.10	\$62.00		

E. Other Environmental Hazards/Remarks			<input type="checkbox"/> None Reported
Description	Cost Estimate		
1. Costs for lead based paints mock-ups are included in assessment for 1964			\$0.00
2. NEW Other Hazards			\$0.00
3. NEW Other Hazards			\$0.00
4. (Sum of Lines 1-3)	<b>Total Cost for Other Environmental Hazards - Renovation</b>		\$0.00
5. (Sum of Lines 1-3)	<b>Total Cost for Other Environmental Hazards - Demolition</b>		\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E4	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$62.00
2. A36, B1, D1, and E5	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$62.00

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

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

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