

## LT Ball Business Cost Analysis

AREA	STATUS	REMEDY	EST COST
HEATING	Inefficient, unreliable, end of life	Replace	\$ 2,013,900
ROOFING	End of life	Repair as needed	\$ 85,000
ELECTRICAL	Obsolete, undersized to supply AC	Bring up to Code	\$ 1,353,000
PLUMBING & FIXTURES	Oboslete, inefficient, end of life	Bring to Code, new fixtures	\$ 766,200
WATER SUPPLY	Satisfactory	Not required	\$ -
SEWAGE SYSTEM	Satisfactory	Repair	\$ -
WINDOWS	Inefficient, security issues	Replace	\$ 34,300
<b>STRUCTURE</b>			
Foundation	Satisfactory	Not required	\$ -
Walls & Chimneys	Major cracks, crumbling masonry	Tear down & rebuild areas	\$ 112,300
Floors & Roof	Minor repairs	Repair	\$ 4,230
<b>SAFETY</b>			
Fire Alarms	Satisfactory	Not required	\$ -
Hazaradous materials	Asbestos, etc	Abatement required	\$ 215,700
Sprinklers	No sprinklers	Bring up to Code	\$ 329,100
ADA Compliance	Handicap access	Make ADA Compliant	\$ 344,000
Emer/Egress lighting	Obsolete	Replace, bring up to code	\$ 83,360
INTERIOR LIGHTING	Inefficient, poor illumination	Replace with LEDs	\$ 416,800
<b>SECURITY</b>			
Exterior Doors	Satisfactory	Not required	\$ -
Cameras, com equip	Minimal capability	Replace w upgrades	\$ 123,700
INFO TECHNOLOGY	Marginal capability	Update to latest capability	\$ 959,400
GENERAL FINSIHES	Classroom walls, ceiling tiles, floors	Update & replace	\$ 2,210,000
SITE CONDITION	Concrete, Asphalt, Playground	Update	\$ 682,800
FURNISHINGS	Old, marginal functionality	Replace	\$ 333,425
<b>TOTAL</b>			<b>\$ 10,067,215</b>

OFCC Facilities Assessment - March 2015

Assessment Consultant - Legat and Kingscott Architects

Cost Set updated March 2018

2018 Renovations accounted for on above list

**Building Information - Tipp City Exempted Village (45617) - L.T. Ball Intermediate**

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Small City
Assessment Name	Copy of L.T. Ball Intermediate with EEA & 2018 Costs
Assessment Date (on-site; non-EEA)	2015-03-31
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	L.T. Ball Intermediate
Building IRN	37283
Building Address	575 North Hyatt Street
Building City	Tipp City
Building Zipcode	45371
Building Phone	937-667-3719
Acreage	43.00
Current Grades:	4-5
Teaching Stations	26
Number of Floors	1
Student Capacity	449
Current Enrollment	396
Enrollment Date	2015-02-04
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	25
Historical Register	<b>NO</b>
Building's Principal	Mike Vagedes
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



#### GENERAL DESCRIPTION

**67,767** Total Existing Square Footage  
**1974** Building Dates  
**4-5** Grades  
**396** Current Enrollment  
**26** Teaching Stations  
**43.00** Site Acreage

L.T. Ball Intermediate School, which is not on the National Register of Historic Buildings, and originally constructed in 1974, is a one story, 67,767 square foot brick building located in a small town, residential setting. The existing facility originally featured an open concept design that has been partitioned into fixed wall Classrooms via demountable partition walls and metal studs/drywall walls, and does not utilize modular buildings. The structure of the overall facility contains brick veneer on a load bearing masonry type exterior wall construction, with load bearing masonry and steel column type supports in the interior. Wall construction varies between load bearing masonry walls, gypsum, and demountable partition walls. The floor system consists of a cast-in place concrete slab on grade. The roof structure of the overall facility consists of two assemblies; metal deck on open web steel joists and Tectum deck on open web steel joists. The roofing system is being replaced in sections with new membrane roofing, which began in 2010 and is projected through 2015. Each entrance features a mansard roof structure with asphalt shingles. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio, and Classrooms do not feature any windows. Physical Education and Student Dining spaces consist of a separate 7,057 SF Primary Gymnasium and 4,627 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 overall facility is not equipped with an automated fire suppression system, but a manual wet-chemical fire suppression system is installed in the Kitchen. The building is assumed to contain asbestos and contains 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 Tippecanoe Middle School, adjacent to shared athletic fields and paved parking areas. The property and playgrounds are partially fenced for security. 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 features a total of nine small windows, none of which are located in academic core or student occupied spaces.

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**Building Construction Information - Tipp City Exempted Village (45617) - L.T. Ball Intermediate (37283)**

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1974	no	1	67,767	no	no

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**Building Component Information - Tipp City Exempted Village (45617) - L.T. Ball Intermediate (37283)**

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 (1974)		9872		7057	3922		4627	1161						
<b>Total</b>	0	9,872	0	7,057	3,922	0	4,627	1,161	0	0	0	0	0	0
<b>Master Planning Considerations</b>		The facility is situated centrally within the 43 acre site and is bounded on the north elevation by athletic fields and parking areas, on the east elevation by a bus drop-off/pick-up lot and parking spaces, and on the west elevation by athletic fields. Expansion could be possible to the west but would displace/compromise the current track and field throwing areas. Also, power lines are located to west, which could prove to be problematic. There is approximately 30,000 sf available to the south of the existing facility for a single-story expansion and 60,000 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 - L.T. Ball Intermediate (37283)

<b>District:</b> Tipp City Exempted Village				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)	
<b>Name:</b> L.T. Ball Intermediate				<b>Contact:</b> Mike Vagedes			
<b>Address:</b> 575 North Hyatt Street Tipp City, OH 45371				<b>Phone:</b> 937-667-3719			
<b>Bldg. IRN:</b> 37283				<b>Date Prepared:</b> 2015-03-31		<b>By:</b> Paul W. Garland	
				<b>Date Revised:</b> 2018-03-05		<b>By:</b> Paul Brown	
Current Grades		4-5	Acreage:		43.00		
Proposed Grades		N/A	Teaching Stations:		26		
Current Enrollment		396	Classrooms:		25		
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>				1974	no	1	67,767
<b>Total</b>				<b>67,767</b>			
		<b>*HA</b>	= Handicapped Access				
		<b>*Rating</b>	=1 Satisfactory				
			=2 Needs Repair				
			=3 Needs Replacement				
		<b>*Const P/S</b>	= Present/Scheduled Construction				
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar</b>		
Cost Set: 2018					Assessment		
A. <u>Heating System</u>				3	\$2,312,210.04	-	
B. <u>Roofing</u>				3	\$337,764.00	-	
C. <u>Ventilation / Air Conditioning</u>				1	\$0.00	-	
D. <u>Electrical Systems</u>				3	\$1,099,858.41	-	
E. <u>Plumbing and Fixtures</u>				3	\$622,944.00	-	
F. <u>Windows</u>				3	\$265,710.94	-	
G. <u>Structure: Foundation</u>				1	\$0.00	-	
H. <u>Structure: Walls and Chimneys</u>				2	\$91,300.00	-	
I. <u>Structure: Floors and Roofs</u>				2	\$3,437.50	-	
J. <u>General Finishes</u>				3	\$1,816,042.15	-	
K. <u>Interior Lighting</u>				3	\$338,835.00	-	
L. <u>Security Systems</u>				3	\$193,135.95	-	
M. <u>Emergency/Egress Lighting</u>				3	\$67,767.00	-	
N. <u>Fire Alarm</u>				3	\$118,592.25	-	
O. <u>Handicapped Access</u>				3	\$279,592.40	-	
P. <u>Site Condition</u>				3	\$555,057.75	-	
Q. <u>Sewage System</u>				1	\$0.00	-	
R. <u>Water Supply</u>				1	\$0.00	-	
S. <u>Exterior Doors</u>				3	\$58,580.00	-	
T. <u>Hazardous Material</u>				3	\$175,331.70	-	
U. <u>Life Safety</u>				3	\$267,567.40	-	
V. <u>Loose Furnishings</u>				3	\$271,068.00	-	
W. <u>Technology</u>				3	\$779,998.17	-	
X. <u>Construction Contingency / Non-Construction Cost</u>				1	\$2,358,694.81	-	
<b>Total</b>					<b>\$12,013,487.47</b>		
<b>Suitability Appraisal Summary</b>							
				<b>Section</b>	<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage Rating Category</b>
				<u>Cover Sheet</u>	—	—	—
				<u>1.0 The School Site</u>	100	57	57% Borderline
				<u>2.0 Structural and Mechanical Features</u>	200	99	50% Borderline
				<u>3.0 Plant Maintainability</u>	100	54	54% Borderline
				<u>4.0 Building Safety and Security</u>	200	114	57% Borderline
				<u>5.0 Educational Adequacy</u>	200	116	58% Borderline
				<u>6.0 Environment for Education</u>	200	105	53% Borderline
				<u>LEED Observations</u>	—	—	—
				<u>Commentary</u>	—	—	—
				<b>Total</b>	<b>1000</b>	<b>545</b>	<b>55% Borderline</b>
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>							
				<b>C=Under Contract</b>			
				<b>Renovation Cost Factor</b>			
				98.97%			
				<b>Cost to Renovate (Cost Factor applied)</b>			
				\$11,889,748.55			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

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Original Construction (1974) Summary

<b>District:</b> Tipp City Exempted Village				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)			
<b>Name:</b> L.T. Ball Intermediate				<b>Contact:</b> Mike Vagedes					
<b>Address:</b> 575 North Hyatt Street Tipp City, OH 45371				<b>Phone:</b> 937-667-3719					
<b>Bldg. IRN:</b> 37283				<b>Date Prepared:</b> 2015-03-31		<b>By:</b> Paul W. Garland			
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Proposed Grades		N/A	Teaching Stations:		26				
Current Enrollment		396	Classrooms:		25				
Projected Enrollment		N/A							
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>				
<b>Original Construction</b>		<b>1974</b>	<b>no</b>	<b>1</b>	<b>67,767</b>				
<b>Total</b>				<b>67,767</b>					
		*HA	= Handicapped Access						
		*Rating	=1 Satisfactory						
			=2 Needs Repair						
			=3 Needs Replacement						
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<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar Assessment</b>				
Cost Set: 2018									
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X. <a href="#">Construction Contingency / Non-Construction Cost</a>				1	\$2,358,694.81				
<b>Total</b>					<b>\$12,013,487.47</b>				
				<b>Suitability Appraisal Summary</b>					
				<b>Section</b>	<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>
				<a href="#">Cover Sheet</a>	—	—	—	—	—
				<a href="#">1.0 The School Site</a>	100	57	57%	Borderline	
				<a href="#">2.0 Structural and Mechanical Features</a>	200	99	50%	Borderline	
				<a href="#">3.0 Plant Maintainability</a>	100	54	54%	Borderline	
				<a href="#">4.0 Building Safety and Security</a>	200	114	57%	Borderline	
				<a href="#">5.0 Educational Adequacy</a>	200	116	58%	Borderline	
				<a href="#">6.0 Environment for Education</a>	200	105	53%	Borderline	
				<a href="#">LEED Observations</a>	—	—	—	—	—
				<a href="#">Commentary</a>	—	—	—	—	—
				<b>Total</b>	<b>1000</b>	<b>545</b>	<b>55%</b>	<b>Borderline</b>	
				<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>					
				<b>C=Under Contract</b>					
				<b>Renovation Cost Factor</b>			<b>98.97%</b>		
				<b>Cost to Renovate (Cost Factor applied)</b>			<b>\$11,889,748.55</b>		
				<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>					



A. Heating System

**Description:** The existing system for the overall facility is a gas fired boiler with heating water circulation pumps, installed in 1990, and is in fair condition. The heating and chilled water system in the overall facility is a 2-pipe system, without a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type. The one gas fired boiler, manufactured by Paterson Kelly, was installed in 1990 and is in fair condition. Heating water is distributed to terminal units consisting of variable volume boxes (with back-up electric reheat), cabinet heaters, unit heaters and air handlers. The terminal equipment was installed in 1990 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 Direct Digital Controls type system temperature controls were installed in 2012 and are in good condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is anticipated. The structure 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. Replace existing ductwork to facilitate efficient exchange of conditioned air. Modify existing DDC type temperature controls to meet Ohio Building Code and Ohio School Design Manual standards.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		67,767 ft <sup>2</sup> Required	\$1,770,074.04	(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	\$542,136.00	(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>Sum:</b>			\$2,312,210.04	\$2,312,210.04		



Existing Boiler



Existing Air Handler

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B. Roofing

**Description:** The roof over the overall facility is a membrane roofing system. Replacement of this system is being phased and began in 2010. Two-thirds of the roof has been replaced to date, and efforts to complete the final one-third of the roof replacement are projected through 2015. Each entrance features a mansard roof canopy structure with asphalt shingles in fair condition. This system does not feature any gutter or downspout systems. There are no District reports of current leaking. Signs of past leaking were observed on acoustic ceiling tiles throughout the facility during the physical assessment. Access to the primary roof level is gained by an access ladder and access door, which are in poor condition. Access to higher roof levels is gained by access ladders from the primary roof level, which are also in poor condition. Fall safety protection cages are not required and have not been provided. There were no observations of standing water on the roof. Due to the recent replacement of two-thirds of the roofing system and its overall fair condition, the following descriptions refer solely to the remaining one-third of the roofing. Stone coping is in fair condition but will require replacement due to the installation of the new membrane system. Roof storm drainage is addressed through a system of roof drains, which are improperly located, and in poor condition. The roof is not equipped with overflow roof drains, though they are needed on this building. Roof penetrations of the final one-third of the roofing system are in poor condition and should be replaced. Although only one-third roofing replacement is recommended below due to previous roofing replacements, replacement of the other two-thirds is dependent upon the quality of the material and installation at the time of renovation. If this two-thirds square footage of roofing requires replacement at that time, the District will have to consult existing roof warranties if applicable.

**Rating:** 3 Needs Replacement

**Recommendations:** As is stated in the above description, replacement of the roofing system has been an ongoing initiative since 2010. Due to the complete replacement of two-thirds of the roof, it will be recommended below that the final third be replaced and that associated roofing features, such as cap flashing and coping, roof insulation, roof drains, and overflow drains, be coordinated with this recommendation. Based on the square footage of the northwest roof, two additional drains will be required to meet Plumbing Code. Mansard roof assemblies over primary entrances require shingle replacement due to age and condition. Provide gutters and downspouts for mansard roof assemblies to allow for proper drainage and to prevent the formation of hanging ice over entrance walkways (as was documented during the physical assessment). Replace existing roof access ladders due to poor condition, with new ladders compliant with current OSHA standards. Replace the existing roof access ships ladder from the Mezzanine level, compliant with current OSHA standards. Funding for the replacement of the roof access door is included in Item S - Exterior Doors.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Membrane (all types):	\$8.70	sq.ft. (Qty)		22,600 Required	\$196,620.00	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	in.ft.		810 Required	\$14,904.00	
Gutters/Downspouts	\$13.10	in.ft.		350 Required	\$4,585.00	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		4 Required	\$4,800.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		6 Required	\$15,000.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)		22,600 Required	\$72,320.00	(non-tapered insulation for use in areas without drainage problems)
Roof Access Ladder with Fall Protection Cage:	\$100.00	in.ft.		12 Required	\$1,200.00	(remove and replace)
<b>Other:</b> Add Roof Drains	\$3,000.00	each		2 Required	\$6,000.00	Install new roof drains and piping.
<b>Other:</b> Replace Flashing and Counterflashing	\$30.00	in.ft.		650 Required	\$19,500.00	Remove and replace all through wall flashing and counter flashing at roof/vertical wall transition.
<b>Other:</b> Replace Roof Access Ladder	\$472.50	level		6 Required	\$2,835.00	(remove and replace), unit used is "level" but refers to "risers" in a 3' wide steel ship ladder assembly
<b>Sum:</b>			\$337,764.00	\$337,764.00		



Typical Roof Vent Condition



Membrane Roof Condition

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C. Ventilation / Air Conditioning

**Description:** The overall facility is equipped with a water cooled chiller, which is in fair condition. The ventilation system in the overall facility consists of five air handlers, installed in 1974 and in fair condition, providing fresh air to Classrooms, and air handlers, installed in 1974 and in fair condition, providing fresh air to other miscellaneous spaces such as the Gymnasium, Student Dining and Media Center. A separate packaged split system, installed in 1990, in fair condition, provides air to the Office spaces. Relief air venting is provided by ceiling plenums being ducted back through central relief fans. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility, and no system is provided. The Art program is equipped with a kiln, and existing kiln ventilation is adequate, and in good condition. General building exhaust systems for Restrooms, Storage Rooms and Custodial Closets are adequately placed, and in fair condition.

**Rating:** 1 Satisfactory

**Recommendations:** Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing is included in Item A - Heating System. Replace general building exhaust systems located in Restrooms, Storage Rooms and Custodial Closets.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00		



Existing Chiller



Existing Cooling Tower

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D. Electrical Systems

**Description:** The electrical system provided to the overall facility is a 277/480 volt, 2000 amp, 3 phase and 4 wire system installed in 1974, and is in fair condition. Power is provided to the school by a single district owned, pad-mounted transformer located outside of building, which is in good condition. The panel system, installed in 1974, is in fair 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 5 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 not provided around the perimeter of the building. The facility is not equipped with an emergency generator (Refer to item U for specific emergency generator information). Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in poor condition and does not meet OSDM requirements. 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 Classroom capacity, due to condition, age, and a lack of OSDM-required features.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		67,767 ft <sup>2</sup> Required	\$1,099,858.41	(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>Sum:</b>			\$1,099,858.41	\$1,099,858.41		



Main Electrical Gear



District Owned Transformer

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E. Plumbing and Fixtures

**Description:** The service entrance is not equipped with a reduced pressure back flow preventer. A water treatment system is not provided. The domestic water supply piping in the overall facility is copper, was installed in 1974, and is in fair condition. The waste piping in the overall facility is cast iron, was installed in 1974, and is in fair condition. The facility is equipped with 1 gas water heater in good condition, with 1 separate 115 gallon storage tank in good condition. The school contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 1 Locker Room Restroom for boys (currently used as the Special Education Classroom), 1 Locker Room Restroom for girls, 2 Restrooms associated with specialty Classrooms, and 4 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 5 non-ADA wall mounted flush valve toilets, 0 ADA and 12 non-ADA wall mounted flush valve urinals, as well as 0 ADA and 8 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 13 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 8 non-ADA wall mounted lavatories. The Special Education Classroom Restroom contains 0 ADA and 1 non-ADA wall mounted flush valve toilet, 0 ADA and 1 non-ADA wall mounted lavatory, as well as 4 non-ADA showers. The Girls' Locker Room Restroom contains 0 ADA and 2 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 1 non-ADA wall mounted lavatory, as well as 0 ADA and 4 non-ADA showers. Staff Restrooms contain 0 ADA and 6 non-ADA wall mounted flush valve toilets, 0 ADA and 2 non-ADA wall mounted urinals, 0 ADA and 3 non-ADA wall mounted lavatories, as well as 0 ADA and 3 non-ADA countertop lavatories. Condition of fixtures is good. The facility is equipped with 0 ADA and 8 non-ADA electric water coolers, in good condition. The Elementary Classrooms are not equipped with ADA sink mounted type drinking fountains. The Special Education Classroom is equipped with the required Restroom facilities and fixtures are in good condition. Kitchen is equipped with the required Restroom, and fixtures are in good condition. Health Clinic is equipped with the required Restroom, and fixtures are in good condition. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. Kitchen fixtures consist of 1 single compartment sink, 1 dishwasher and 1 disposal, which are in good condition. The Kitchen is equipped with an unsatisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a 91 gallon gas fired type water heater, with a 115 gallon storage tank, which is in good condition. The school does not meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with 22 toilets, 5 urinals, 16 lavatories, and 7 electric water coolers. Observations revealed that the school is currently equipped with 30 toilets, 15 urinals, 27 lavatories, and 6 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks, which are in good condition. Science Classroom / Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are not provided.

**Rating:** 3 Needs Replacement

**Recommendations:** Based on age, condition, LEED, and OSFC requirements, the facility should be provided with a total of 30 toilets, 15 urinals, 27 lavatories, and 6 electric water coolers. Due to the lack of ADA-compliant Restroom stalls, toilet and urinal fixtures have been removed throughout the facility to create additional space for properly sized stalls. With the removal of fixtures, the new total fixture counts are 22 toilets, 13 urinals, 27 lavatories, and 6 electric water coolers. These fixture totals are coordinated between Item E - Plumbing and Fixtures and Item O - Handicapped Access. Within Item E - Plumbing and Fixtures, provide 7 new toilets, 10 new urinals, 9 new lavatories, 3 new electric water coolers, and 19 new lavatory mounted type drinking fountains. 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 reduced pressure back flow preventer. Provide a new grease interceptor due to age and condition. Provide adequate wall hydrants.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Back Flow Preventer:	\$5,000.00	unit		1 Required	\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	\$237,184.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	\$237,184.50	(remove / replace)
Toilet:	\$3,800.00	unit		7 Required	\$26,600.00	(new)
Urinal:	\$3,800.00	unit		10 Required	\$38,000.00	(new)
Sink:	\$2,500.00	unit		9 Required	\$22,500.00	(new)
Electric water cooler:	\$3,000.00	unit		3 Required	\$9,000.00	(double ADA)
<b>Other:</b> Classroom Sink with Bubbler	\$1,525.00	each		19 Required	\$28,975.00	Provide Classroom with a sink.
<b>Other:</b> Exterior Wall Hydrants	\$1,900.00	each		2 Required	\$3,800.00	Provide exterior wall hydrants.
<b>Other:</b> Kitchen Grease Interceptor	\$6,000.00	each		1 Required	\$6,000.00	Provide Kitchen grease interceptor.
<b>Other:</b> Mop Sink	\$4,350.00	each		2 Required	\$8,700.00	Provide mop sink.
<b>Sum:</b>			\$622,944.00	\$622,944.00		



Existing Grease Interceptor



Typical Lavatory and Urinal

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F. Windows

**Description:** The overall facility is equipped with aluminum frame windows with single glazed type window systems, which were installed in 1974, and are in fair condition. The window system features inoperable windows throughout the building. Window system seals are in fair condition, with moderate air and water infiltration being experienced. The window system features surface-mounted blinds and surface-mounted curtains, which are in fair condition. An aluminum storefront type wall system is found in the west half of the facility and is in fair condition. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with aluminum frame sidelights and transoms with tempered, single-pane glazing, in fair condition. Exterior door vision panels are tempered, single pane glazing, in fair condition. The school does not contain skylights. The school does not contain clerestories. Interior glass is OSDM-compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide new insulated window systems with integral blinds to meet with Ohio School Design Manual requirements. Provide additional exterior windows and roof monitors to comply with the OSDM vision and daylighting requirements for Classroom spaces. Replace window transoms and sidelights at exterior doors of the overall facility to meet Ohio School Design Manual requirements. Exterior door vision panel replacement is addressed in the replacement of exterior doors in Item S - Exterior Doors.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		236 Required	\$15,340.00	(includes blinds)
Door and Window Panel Replacement	\$200.00	each		13 Required	\$2,600.00	(Hazardous Material Replacement Cost - See T.)
<b>Other:</b> Addition of Windows in Exterior Walls	\$250.00	sq.ft. (Qty)		505 Required	\$126,250.00	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> Demolition of Roof for Roof Monitors	\$40.00	sq.ft. (Qty)		700 Required	\$28,000.00	The cost provided includes square footage costs for cutting through the roof membrane, insulation, and metal deck/tectum deck.
<b>Other:</b> Provide Skylights/Roof Monitors	\$12,000.00	unit		7 Required	\$84,000.00	Add a roof monitor to achieve natural daylighting.
<b>Other:</b> Replace Exterior Sidelight Glazing	\$51.02	sq.ft. (Qty)		172 Required	\$8,775.44	Remove and replace sidelight glazing in exterior door assemblies with 1" insulated, tempered glazing assemblies.
<b>Other:</b> Replace Exterior Transom Glazing	\$35.50	sq.ft. (Qty)		21 Required	\$745.50	Remove and replace transom glazing in exterior door assemblies with 1" insulated glazing assemblies.
<b>Sum:</b>			\$265,710.94	\$265,710.94		



Office Casement Window with Surface-Mounted Blinds



Art Room Casement Windows with Surface-Mounted Curtains

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G. Structure: Foundation

**Description:** The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in fair condition. No significant issues related to foundation cracking or spalling were encountered. 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:** 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00		



Typical Foundation View



West Gym Wall Cement Plaster

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H. Structure: Walls and Chimneys

**Description:** The overall facility has a brick veneer on a load bearing masonry wall system, which displayed locations of deterioration, and is in fair condition. The west wall of the Gymnasium is a painted cement plaster finish on a load bearing masonry wall system, and is in poor condition. The exterior masonry appears to have appropriately spaced and inadequately caulked control joints in poor condition. Control joints are provided at lintel locations, at doors and windows, building corners, and wall offsets, and are in poor condition. The facility features expansion joints on the roof level. Interior control joints with cracks due to shrinkage, minor building movement, etc. should be repaired with caulk/sealant. 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 and lichen growth in selective locations. Architectural exterior accent materials consist of stone in good condition and painted cement plaster in poor condition. Interior walls in the west half of the building are concrete masonry units in fair condition, and interior walls in the east half are primarily an open concept steel column structure with partition panel walls in fair condition and steel stud and gypsum board assemblies in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. Interior soffits are of plaster type construction, and in fair condition. The window sills are stone, and are in good condition. The exterior lintels are precast steel, and are rusting, or are both rusting and sagging, in poor condition. There are no chimneys. Canopies over entrances are wood framing type construction with asphalt shingle finish, and are in fair condition. Exterior soffits are of plaster type construction, and in fair condition. The school is provided with a partially covered conventional Loading Dock to facilitate the receipt of product, supplies, and foodstuffs, 93 SF in size and featuring two standard hollow metal doors, one to the Mechanical Room and one to the Kitchen. The dock itself is in poor condition, and is equipped with two bumper pads in poor condition. Large items can be accommodated through a 10' overhead door on the west face of the facility, but vehicular access is not provided. Also, this storage space has been divided to support a Classroom space and must comply with noise regulation standards, therefore limiting its time of use for maintenance and storage purposes.

**Rating:** 2 Needs Repair

**Recommendations:** Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, and caulking as required through the overall facility. Recaulk both exterior and interior control joints. Prep and paint exposed steel lintels through the overall facility. Replace sagging steel lintels with new lintels. Exterior wall insulation deficiencies are addressed in Item J - General Finishes. Costs associated with repairs to the Loading Dock area are provided 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.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)		67,767 ft <sup>2</sup> 2,000 Required	\$10,500.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		18,560 Required	\$27,840.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		18,560 Required	\$18,560.00	(wall surface)
Exterior Caulking:	\$5.50	n.ft.		1,000 Required	\$5,500.00	(removing and replacing)
Lintel Replacement:	\$250.00	n.ft.		10 Required	\$2,500.00	(total removal and replacement including pinning and shoring)
Coping Replacement Pre-Finished Aluminum:	\$22.50	n.ft.		500 Required	\$11,250.00	(removing existing coping and replacing)
<b>Other:</b> Interior Caulking	\$5.50	n.ft.		500 Required	\$2,750.00	(removing and replacing)
<b>Other:</b> Prep and Paint Exterior Soffits	\$6.00	sq.ft. (Qty)		2,000 Required	\$12,000.00	Sand and prep any damaged paint surfaces on exterior soffits and repaint.
<b>Other:</b> Scrape and Paint Lintels	\$8.00	n.ft.		50 Required	\$400.00	Scrape and paint existing steel lintels as required in the overall facility.
<b>Sum:</b>			\$91,300.00	\$91,300.00		



Typical Exterior Control Joint



East Wall of the Multipurpose Room

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I. Structure: Floors and Roofs

**Description:** The floor construction of the primary level of the facility is a poured-in-place concrete slab on grade, and is in fair condition. There is no crawl space. The floor construction of the Mezzanine level is precast concrete planks with concrete topping bearing on structural steel and masonry type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility consists of two assemblies; metal deck on open web steel joists in good condition and Tectum deck on open web steel joists in fair condition.

**Rating:** 2 Needs Repair

**Recommendations:** Repair exposed cracked concrete floor slab. Funding for refinishing this water stained tectum panel is accounted for in Item J - General Finishes.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
<b>Other: Concrete Slab Repairs</b>	\$13.75	sq.ft. (Qty)		250 Required	\$3,437.50	Patch cracks in exposed concrete slab with epoxy grout.
<b>Sum:</b>			\$3,437.50	\$3,437.50		



Metal Roof Deck on Open Web Steel Joists



Tectum Deck on Open Web Steel Joists

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## J. General Finishes

**Description:** The existing facility features an originally open concept design that has been partitioned into Classrooms with carpet type flooring in poor condition and acoustical drop panel type ceilings in fair condition. Select Classrooms feature VCT type flooring in fair condition. Wall finishes vary between demountable partition walls, gypsum board, and painted CMU, and each is in fair condition. The overall facility has Corridors with VCT type flooring in fair condition and acoustic drop panel type ceilings in poor condition. The main entry flooring is quarry tile in fair condition. Corridor wall finishes vary between brick, demountable partition walls, gypsum board, and painted CMU, all of which are in fair condition. The Restrooms have 1"x1" ceramic tile type flooring, plaster type ceilings, as well as painted CMU type wall finishes, and they are in fair condition. The Clinic Restroom has painted gypsum board type wall finishes in fair condition. Toilet partitions are metal, and are in good condition. Classroom casework in the overall facility is inadequately provided, and in poor condition. No built-in casework is present in the Classrooms. Classrooms are provided adequate markerboards and tackboards, which are in good condition. The lockers located in the Corridors are adequately provided, and in fair condition. The Art program is equipped with a kiln. The facility is equipped with wood, non-louvered interior doors that are flush mounted without proper ADA hardware and clearances, and in fair condition. The Gymnasium space has tartan type flooring in fair condition, open exposed type ceilings in fair condition, as well as painted CMU type wall finishes in fair condition. Gymnasium flooring has been well maintained, but court striping is heavily worn. The flooring system is rated at an advanced stage of its product lifecycle. Gymnasium seating is telescoping bleachers of wood type construction, which are in fair condition. Gymnasium basketball backboards for the main court are fixed type, and are in good condition. Gymnasium basketball backboards perpendicular to the main court are manually operated, and are in fair to poor condition. The Media Center, located on the east half of the facility, has carpet type flooring and suspended acoustic drop panel type ceilings in poor condition. Elevation changes in the acoustic drop panel installation heights are connected by plaster soffits, which are in fair condition. Due to the open concept design of the Media Center, the space is bounded by walls on two sides and by Corridors on the other two sides. The brick walls of the Stage area form the west boundary of the Media Center, and are in good condition. Demountable partition walls surrounding the Media Center Workroom, Storage area, and Conference room form the east boundary, and are in fair condition. Within the Media Center space are wrapped structural columns, finished with a wood veneer, and are in fair condition. Student Dining, located on the west half of the facility, has VCT type flooring in fair condition and suspended acoustical drop panel type ceilings in poor condition. Once again, elevation changes in the acoustic drop panel installation heights are connected by plaster soffits, which are in fair condition. Due to the open concept design of the Student Dining, the space is bounded by walls on two sides and by Corridors on the other two sides. The brick walls of the Stage area form the east boundary of the Student Dining, and are in good condition. The painted CMU block east Gymnasium wall forms the west boundary to the space, and is in fair condition. Within the Student Dining space are painted structural columns in fair condition. OSDM-required fixed equipment for the Stage is inadequately provided in that it is missing railings for the stairs from the Student Dining and Media Center spaces. Existing Stage fixed equipment is in fair condition. Existing Gymnasium, Student Dining, Media Center, and Music spaces are adequately provided with sound attenuation acoustical surface treatments. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in 1974 and replaced in parts, is in fair condition. The Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, insulation, or installed as required by the OSDM and OBCMC. Reach-in coolers and freezers are located within the Kitchen spaces, and are in good condition.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of finishes and casework due to condition and installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, U, W. Funding for replacement of interior doors is provided in Item O - Handicapped Access. Provide for the replacement of outdated and/or damaged Kitchen equipment. Replace the Kitchen hood due to the lack of appropriate 6" overhangs on all three exposed sides of the cooking equipment. The Ohio Department of Health advises that synthetic polymer type floors be analyzed by an environmental contractor for potential mercury levels in the flooring system. If hazardous levels of mercury are detected, the floor material should be removed and replaced with an alternative material. Cost to replace this floor will occur in section T - Hazardous Materials. Paint any visible moisture marks on the Tectum deck. Refinish the exterior cement plaster wall of the Gymnasium. Cost associated with the addition of Stage railings is provided in Item U - Life Safety. 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.

Item	Cost	Unit	Whole Building	Original Construction (1974) 67,767 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$15.90	sq.ft. (of entire building addition)		Required	\$1,077,495.30	(elementary, per building area, with removal of existing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	\$13,553.40	(per building area)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)		7,057 Required	\$90,682.45	(tear-out and replace per area)
Basketball Backboard Replacement	\$3,200.00	each		4 Required	\$12,800.00	(non-electric)
Bleacher Replacement	\$110.00	per seat		406 Required	\$44,660.00	(based on current enrollment)
Remove Demountable Partitions / Install New GWB Partitions:	\$9.00	sq.ft. (Qty)		4,210 Required	\$37,890.00	(includes the demolition of the demountable partition, new partition with 5/8" abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		21,948 Required	\$131,688.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Hard Plaster Replacement	\$9.00	sq.ft. (Qty)		2,020 Required	\$18,180.00	(Hazardous Material Replacement Cost - See T.)
Laboratory Table / Countertop Replacement	\$150.00	n.ft.		113 Required	\$16,950.00	(Hazardous Material Replacement Cost - See T.)
Kitchen Exhaust Hood:	\$56,000.00	per unit		1 Required	\$56,000.00	(includes fans, exhaust & ductwork)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		1,161 Required	\$220,590.00	(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)		565 Required	\$1,695.00	Replace wall-mounted sound attenuation acoustical surface treatments in the Music Room due to condition.
<b>Other:</b> Operable Partitions	\$100.00	sq.ft. (Qty)		720 Required	\$72,000.00	Provide operable partition square footage to replace the retractable wall material removed in Item T - Hazardous Material.
<b>Other:</b> Refinish Exterior Plaster	\$61.00	sq. yard		228 Required	\$13,908.00	Remove and replace plaster surface on the west elevation of the Gymnasium.
<b>Other:</b> Stage Curtain	\$10.60	sq.ft. (Qty)		750 Required	\$7,950.00	Provide stage curtain square footage to replace the stage curtain material removed in Item T - Hazardous Material.
Sum:			\$1,816,042.15	\$1,816,042.15		



Media Center Typical Finishes



Typical Classroom Finishes

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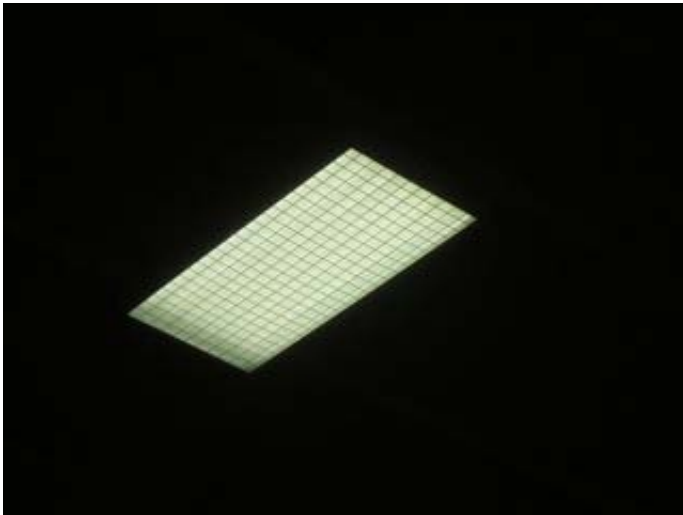
K. Interior Lighting

**Description:** The typical Classrooms in the overall facility are equipped with T-8 2x4 lay-in acrylic lensed fluorescent fixtures with single level switching. Classroom fixtures are in poor condition, providing an average illumination of 70 FC, thus complying with 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 40 FC, which is less than the 50 (ES / MS) FC recommended by the OSDM. The Media Center is equipped with 2x4 lay-in T-8 acrylic lensed fluorescent fixture type lighting in poor condition, providing an average illumination of 60 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with 2x4 lay-in T-8 acrylic lensed fluorescent fixture type lighting with single level switching. Student Dining fixtures are in poor condition, providing an average illumination of 37 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 1x4 lay-in T-8 acrylic lensed fluorescent fixture type lighting with single level switching. Kitchen fixtures are in poor condition, providing an average illumination of 60 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 4' industrial T-8 fluorescent fixture type lighting in good condition. The typical Administrative spaces in the overall facility are equipped with 2x4 surface mounted T-8 acrylic lensed fluorescent fixture type lighting in poor condition, providing inadequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age, condition, inadequate lighting levels, and the lack of multi-level switching.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of lighting system due to condition, lighting levels, and a lack of multilevel switching.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		Required	\$338,835.00	Includes demo of existing fixtures
Sum:			\$338,835.00	\$338,835.00		



Gymnasium Lighting Fixture



Classroom 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. The overall 43 acre site is fenced against the surrounding residential properties, and athletic fields are fenced separately. The direct playground area for L.T. Ball Intermediate School is not fenced, which poses a potential security risk for staff and students. Fencing is discussed further in Item P - Site Condition. The exterior site lighting system is equipped with recessed compact fluorescent 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. Funding for the playground area fencing is provided below, within the complete replacement scope of the security system.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	\$125,368.95	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	\$67,767.00	(complete, area of building)
Sum:			\$193,135.95	\$193,135.95		



Site Lighting Fixture



Entry Canopy Lighting Fixture

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### M. Emergency/Egress Lighting

**Description:** The overall facility is equipped with an emergency egress lighting system consisting of incandescent, plastic construction, and non illuminated exit sign. The system is in poor condition. The facility is inadequately 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 (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	\$67,767.00	(complete, area of building)
<b>Sum:</b>			\$67,767.00	\$67,767.00		



Exit Sign and Emergency Lighting Fixture



Non-Compliant Exit Sign

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N. Fire Alarm

**Description:** The overall facility is equipped with a Simplex type fire alarm system, installed in 1974 and in poor condition, consisting of manual pull stations and bells indicating devices. The system is not automatic and is not monitored by a third party. The system is not equipped with sufficient audible horns. The system is not equipped with any strobe indicating devices, flow switches, tamper switches, smoke detectors, or heat sensors. The system thus will not support future fire suppression systems. The system is not 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.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
Fire Alarm System:	\$1.75	sq.ft. (of entire building addition)		67,767 ft <sup>2</sup>		
Sum:			\$118,592.25	Required	\$118,592.25	(complete new system, including removal of existing)



Fire Alarm Panel



Fire Alarm Horn

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O. Handicapped Access

**Description:** At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting most areas of the site. The exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is not provided. Exterior doors are equipped with ADA hardware, and the primary entrance is equipped with an ADA power assist mechanism. The overall facility should be equipped with 2 ADA power assist doors, 2 are provided, which are in good condition, but the exterior button was installed in a location where proper clearances are obstructed by a trash receptacle. Playground layout and equipment are not compliant with current OSDM standards, due to the lack of accessible surface area near the soft surface play areas. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does include protruding objects. Ground (excluding the play area) and floor surfaces are compliant. The facility does not feature ramps or stairs that are available for public use. Special provisions for floor level changes in this single story structure are not required, as the only upper story area is the Mezzanine for mechanical equipment and is not required to provide an accessible route based on the Ohio Building Code. Access to the Stage is facilitated by a small staircase that is not ADA accessible. Interior doors are not recessed, are provided adequate clearances, and are not provided with ADA-compliant hardware throughout the building. Traditional round doorknobs are used, which are not ADA-compliant. 15 ADA-compliant toilets are required, and none are currently provided. 18 ADA-compliant Restroom lavatories are required, and none are currently provided. No ADA-compliant Science Classroom lab sinks are required, and none are currently provided. 3 ADA-compliant urinals are required, and none are currently provided. 2 ADA-compliant showers are required, and none are currently provided. 4 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 provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Due to existing grade configuration, no Science Classroom considerations require evaluation. The Health Clinic is not compliant with ADA fixtures, and limited space has been provided for wheelchair access. The Special Education Restroom is not compliant with ADA fixture or handrail requirements. ADA signage is not provided on both the interior and the exterior of the building.

**Rating:** 3 Needs Replacement

**Recommendations:** Due to the lack of ADA-compliant Restroom stalls, toilet and urinal fixtures have been removed throughout the facility to create additional space for properly sized stalls. With the removal of fixtures, the new total fixture counts are 22 toilets, 13 urinals, 27 lavatories, and 6 electric water coolers. These fixture totals are coordinated between Item E - Plumbing and Fixtures and Item O - Handicapped Access. Within Item O - Plumbing and Fixtures, provide 15 new toilets, 3 new urinals, 18 new lavatories, 4 new electric water coolers, and 2 new showers. See Item E - Plumbing and Fixtures, for the remainder of fixture replacements and additions related to ADA requirements. Enlarge the Health Clinic Restroom and Kitchen Restroom to allow for proper ADA clearances and spatial configurations. Accessible parking issues are corrected in Item P. Provide one lift for handicapped access to the Stage level. At the main entrance, move the trash receptacle away from the power assist door so that proper ADA clearances are provided to push the power assist button and maneuver into the facility. Provide for ADA signage and toilet accessories.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	\$13,553.40	(per building area)
Lifts:	\$15,000.00	unit		1 Required	\$15,000.00	(complete)
Electric Water Coolers:	\$1,800.00	unit		3 Required	\$5,400.00	(replacement double ADA)
Electric Water Coolers:	\$3,000.00	unit		1 Required	\$3,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$1,500.00	unit		36 Required	\$54,000.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall		10 Required	\$10,000.00	(ADA - grab bars, accessories included)
Replace Doors:	\$1,300.00	leaf		93 Required	\$120,900.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		15 Required	\$4,275.00	
Provide ADA Shower:	\$3,000.00	each		2 Required	\$6,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,000.00	per restroom		15 Required	\$15,000.00	
<b>Other:</b> Enlarge Restrooms to Accommodate ADA	\$15,000.00	each		2 Required	\$30,000.00	Enlarge Health Clinic and Kitchen Restrooms to accommodate ADA.
<b>Other:</b> Remove Toilet Partition	\$113.00	each		13 Required	\$1,469.00	Remove toilet partitions to allow for proper clearances for an ADA Restroom stall.
<b>Other:</b> Urinal Removal	\$99.50	unit		2 Required	\$199.00	(remove)
<b>Other:</b> Water Closet Removal	\$99.50	unit		8 Required	\$796.00	(remove)
<b>Sum:</b>			\$279,592.40	\$279,592.40		



Power Assisted Main Entrance



Typical Non-Compliant Stall Configuration

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P. Site Condition

Description:

The 43 acre, relatively flat site is located in a small town, residential setting with sparse tree, shrub, and floral type landscaping. The site is shared with Nevin Coppock Elementary School and Tippecanoe Middle 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 L.T. Ball Intermediate 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 route to the east. Multiple entrances onto the site impede proper separation of 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. An additional bus loop is provided for student loading and unloading adjacent to L.T. Ball Intermediate School on the south elevation, which is not separated from vehicular traffic. 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, L.T. Ball Intermediate School should have five designated spaces. Currently, two spaces are provided. The site and parking lot drainage design, consisting of sheet drainage, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs are not provided. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition. Trash pick-up and service drive pavement is heavy duty and is in fair condition, and is equipped with a concrete pad area for dumpsters, which is in fair condition. The only exterior steps to the facility belong to the Loading Dock area, which are in poor condition and do not have a guardrail. The landing of the stair is 2' above grade, which, based on the Ohio Building, is less than 30" above grade and does not require a guardrail. Fencing is located around the perimeter of the 43 acre site where the site comes in contact with bordering residential properties. Athletic fields are contained within their own fence structures. Based on OSDM standards, it is not required for fencing or landscaping to directly bound playground areas for Grades 4-5, but for issues of security, install additional fencing to prohibit pedestrian access to the play area from the Loading Dock area on the south elevation of the facility or from the primary Parking Lot on the north elevation of the facility. Due to the lack of windows in the facility and the resulting inability to monitor outside activity from within the facility, fencing becomes a necessary element for security. The playground equipment is primarily constructed of galvanized metal. Playground equipment is not placed to provide compliant fall zones, and on a non-compliant soft surface, with a basketball court, dropshot / funnel ball, and painted four-square courts being provided on an asphalt surface. The site and playground areas are not equipped with a sufficient number of tables or benches. The athletic facilities are comprised of a combination running track and football field, two shot put 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. Sufficient related equipment has not been provided to facilitate doing so, and existing, scarce landscaping does not offer shaded areas for instruction. The facility sits centrally within the 43 acre site and is bounded on the north elevation by athletic fields and parking spaces, on the east elevation by parking spaces, and on the west elevation by athletic fields. Expansion is possible to the west but would displace/compromise the current track and field throwing areas. Also, power lines are located to west, which could prove to be problematic. There is approximately 30,000 sf available to the south of the existing facility for a single-story expansion and 60,000 sf available to the south for a two-story expansion.

Rating:

3 Needs Replacement

Recommendations:

Designate additional parking spaces for the disabled. Currently, two handicapped spaces are provided, and five are required. Remove damaged playground equipment and provide an accessible surface adjacent to the soft play area in order to comply with OSDM standards for playground design. Soft play area material requires replacement. Replace damaged concrete sidewalk sections and asphalt surfaces due to current conditions. Replace the damaged concrete stairs to the loading dock area and replace damaged loading dock equipment. Funding for perimeter playground fencing is provided under the complete replacement of the security system in Item L - Security Systems.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Playground Equipment:	\$1.50	sq.ft. (Qty)		67,767 Required	\$101,650.50	(up to \$100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,000.00	ump sum		Required	\$2,000.00	
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		5,305 Required	\$162,333.00	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$28.60	sq. yard		3,600 Required	\$102,960.00	(including drainage / tear out for light duty asphalt)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		2,000 Required	\$9,380.00	(5 inch exterior slab)
Provide Soft Surface Playground Material:	\$30.00	sq. yard		700 Required	\$21,000.00	
Replace Concrete Steps:	\$32.00	sq.ft. (Qty)		105 Required	\$3,360.00	
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required	\$50,000.00	Include this and one of the next two. (Applies for whole building, so only <b>one</b> addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	\$101,650.50	Include this one <u>or</u> the next. (Each addition should have this item)
<b>Other:</b> ADA Parking Space Linework	\$27.50	per stall		3 Required	\$82.50	Provide appropriate ADA markings for three additional designated parking spaces.
<b>Other:</b> Loading Dock Bumpers	\$174.00	each		2 Required	\$348.00	(new)
<b>Other:</b> Repair Soft Surface Play Area Retaining Timbers	\$3.91	in.ft.		75 Required	\$293.25	(remove and replace)
<b>Sum:</b>				\$555,057.75	\$555,057.75	



Playground View from the Roof Level



Typical Asphalt Condition

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Q. Sewage System

Description: The sanitary sewer system is tied in to the city municipal system, and is in good condition. No significant system deficiencies were reported by the school district or noted during the physical assessment.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00		



Bathroom Floor Drain



Grease Interceptor

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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 good condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system provides adequate pressure and 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.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
<b>Sum:</b>			\$0.00	\$0.00		



Water Service



Kitchen Hand Sink

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S. Exterior Doors

**Description:** Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors do not feature glazing, and have appropriate hardware. The exterior door to the northwest Storage/Classroom area features a transom with single-glazed, tempered glass. Entrance doors in the overall facility are aluminum, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed, tempered glass vision panels, transoms, sidelights, and appropriate hardware. The facility is equipped with one roof access door, which is in poor condition. The overhead door is a steel sectional type in fair condition.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace existing overhead door and exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replace the existing roof access door. Replacement of single glazed door transoms and sidelights is addressed in Item F - Windows.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		27 Required	\$54,000.00	(includes removal of existing)
Overhead doors and hardware:	\$2,500.00	per leaf		1 Required	\$2,500.00	(8 x 10 sectional, manual operation)
<b>Other: Vision Glazing</b>	\$104.00	each		20 Required	\$2,080.00	(new)
<b>Sum:</b>			\$58,580.00	\$58,580.00		



South Elevation Lintel Condition



Typical Entrance Condition

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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 2, 2013, documenting assumed locations of asbestos and other hazardous materials. Floor tile and mastic, carpet mastic, 12" x 12" acoustical ceiling tile and mastic, 2.5' x 5' acoustical ceiling tile, drywall and joint compound, fire doors, tartan floors, partition wall panels, chalkboard mastic, bulletin board mastic, dry erase board mastic, window and door caulking, sealant on fiberglass pipe insulation, sealant on metal HVAC ducts, sink undercoating, stage curtains, retractable walls, laboratory counters/sinks, pipe insulation on fittings, window panels, and cove base mastic, containing hazardous materials are located in the overall facility in poor condition. These materials were described in the report to be in friable and non-friable conditions 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. Fluorescent lighting will require special disposal. Gym flooring is a tartan rubber flooring system. The recommendation for this system has been discussed in Item J - General Finishes.

**Rating:** 3 Needs Replacement

**Recommendations:** Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, 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. Gymnasium tartan flooring must be evaluated by an Environmental Consultant for hazardous material.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
<i>Environmental Hazards Form</i>				67,767 ft <sup>2</sup>		
<i>EEHA Form</i>					—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		67,767 Required	\$6,776.70	
Pipe Fitting Insulation Removal	\$20.00	each		210 Required	\$4,200.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	ln.ft.		1,360 Required	\$20,400.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		1 Required	\$2,000.00	
Gypsum Board Removal	\$6.00	sq.ft. (Qty)		1,800 Required	\$10,800.00	See J
Laboratory Table/Counter Top Removal	\$100.00	each		27 Required	\$2,700.00	See J
Fire Door Removal	\$100.00	each		130 Required	\$13,000.00	See S
Door and Window Panel Removal	\$100.00	each		2 Required	\$200.00	See J & F
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		5,500 Required	\$11,000.00	See J
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		22,000 Required	\$66,000.00	See J
Sink Undercoating Removal	\$100.00	each		5 Required	\$500.00	
<b>Other:</b> EHA ACM Other	\$1.00	per unit		6,000 Required	\$6,000.00	Chalkboard, Bulletin Board, and Dry Erase Mastic
<b>Other:</b> EHA ACM Other	\$1.00	per unit		14,735 Required	\$14,735.00	Partition Wall Panels
<b>Other:</b> EHA ACM Other	\$1.00	per unit		2,520 Required	\$2,520.00	Retractable Walls
<b>Other:</b> EHA ACM Other	\$1.00	per unit		3,000 Required	\$3,000.00	Sealant on Fiberglass Pipe Insulation
<b>Other:</b> EHA ACM Other	\$1.00	per unit		1,500 Required	\$1,500.00	Stage Curtains
<b>Sum:</b>			\$175,331.70	\$175,331.70		



Flourescent Lighting



Media Center Finishes

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. Stair towers and guardrails are not present in this single-story structure. The facility does not have any exterior stairways from intermediate floors. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is not 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 not equipped with adequate egress. In particular, the Art Room, Storage Room Classroom, and Music Room require a second means of egress and should have a door directly to the outside to comply with Ohio Building Code. The Storage Room Classroom and Art Room have access to a second means of egress, but the path to the egress travels through a Storage area. Due to the hazard level of the Storage area, additional egress is required for each space. Also, the Music Room on the north elevation of the facility requires an additional means of egress due to its current occupancy type.

**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 handrails for both sides of the Stage area, as is recommended in the Ohio School Design Manual. Provide additional fire extinguishers to comply with OBC. Provide an emergency generator. Funding for the generator is included in Item D - Electrical Systems. Install an exterior hollow metal door in the Art Room, Storage Room Classroom, and Music Room in order to provide second means of egress in compliance with Ohio Building Code. Funding for Kitchen hood UL 300 compliant wet chemical fire suppression systems and interlock systems is included in the Kitchen exhaust hood (1) replacement funding in Item J - General Finishes.

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		67,767 Required	\$216,854.40	(includes increase of service piping, if required)
Water Main	\$40.00	ln.ft.		1,000 Required	\$40,000.00	(new)
Provide Fire Extinguisher and Wall Cabinet:	\$585.00	each		5 Required	\$2,925.00	(includes preparation of wall to receive recessed cabinet)
<b>Other:</b> Addition of an Exterior Door	\$2,400.00	each		3 Required	\$7,200.00	Cost includes square footage costs to demolish CMU and brick veneer, support the wall assembly, install a structural steel lintel, and install a hollow metal frame and a 3' x 7' hollow metal door.
<b>Other:</b> Provide Railings	\$49.00	ln.ft.		12 Required	\$588.00	Provide railings for the stairs on both sides of the Stage.
<b>Sum:</b>			\$267,567.40	\$267,567.40		



Typical Fire Extinguisher Cabinet



Exhaust Hood with Suppression System

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V. Loose Furnishings

**Description:** The typical Classroom furniture is of consistent design, and in generally good condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, wastebaskets, and other miscellaneous loose furnishings. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 4 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
CEFPI Rating 4 to 5	\$4.00	sq.ft. (of entire building addition)		Required	\$271,068.00	
<b>Sum:</b>			\$271,068.00	\$271,068.00		



Student Dining Area Loose Furnishings



Typical Classroom Loose Furnishings

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W. Technology

**Description:** The typical Classroom is equipped with the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with one cable port to meet Ohio School Design Manual requirements. The facility is 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. School does not have elevators.

**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 (1974)	Sum	Comments
				67,767 ft <sup>2</sup>		
ES portion of building with total SF 50,000 to 69,360	\$11.51	sq.ft. (Qty)		67,767 Required	\$779,998.17	
<b>Sum:</b>			\$779,998.17	\$779,998.17		



Main Data Distribution Rack



Fire Alarm Speaker and Public Address Speaker

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X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		\$9,654,792.66
7.00%	Construction Contingency	\$675,835.49
<b>Subtotal</b>		\$10,330,628.15
16.29%	Non-Construction Costs	\$1,682,859.33
<b>Total Project</b>		<b>\$12,013,487.47</b>

Construction Contingency	\$675,835.49
Non-Construction Costs	\$1,682,859.33
<b>Total for X.</b>	<b>\$2,358,694.81</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$3,099.19
Soil Borings / Phase I Envir. Report	0.10%	\$10,330.63
Agency Approval Fees (Bldg. Code)	0.25%	\$25,826.57
Construction Testing	0.40%	\$41,322.51
Printing - Bid Documents	0.15%	\$15,495.94
Advertising for Bids	0.02%	\$2,066.13
Builder's Risk Insurance	0.12%	\$12,396.75
Design Professional's Compensation	7.50%	\$774,797.11
CM Compensation	6.00%	\$619,837.69
Commissioning	0.60%	\$61,983.77
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$115,703.04
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$1,682,859.33</b>

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School Facility Appraisal

**Name of Appraiser** Paul Brown **Date of Appraisal** 2015-03-31  
**Building Name** L.T. Ball Intermediate  
**Street Address** 575 North Hyatt Street  
**City/Town, State, Zip Code** Tipp City, OH 45371  
**Telephone Number(s)** 937-667-3719  
**School District** Tipp City Exempted Village

**Setting:** Small City

Site-Acreage	43.00	Building Square Footage	67,767
Grades Housed	4-5	Student Capacity	449
Number of Teaching Stations	26	Number of Floors	1
Student Enrollment	396		
Dates of Construction	1974		

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

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

**Exterior Surfacing**  
 Brick  
 Stucco  
 Metal  
 Wood  
 Stone

**Floor Construction**  
 Wood Joists  
 Steel Joists  
 Slab on grade  
 Structural slab

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1.0 The School Site	Points Allocated	Points
<b>1.1 Site is large enough</b> to meet educational needs as defined by state and local requirements  <i>The Ohio School Facilities Commission Ohio School Design Manual requires the overall site to be approximately 53.8 acres. The overall site has 43 acres. Individually, L.T. Ball Intermediate School has approximately 5.8 acres, sharing a 7.1 acre practice field area with Tippecanoe Middle School. Based on the OSDM, the school site of an Elementary School with a student capacity of approximately 450 should be 15 acres.</i>	25	5
<b>1.2 Site is easily accessible</b> and conveniently located for the present and future population  <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 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.</i>	20	20
<b>1.3 Location</b> is removed from undesirable business, industry, traffic, and natural hazards  <i>Close proximity to the highway to the west is the primary drawback to the site's location. L.T. Ball Intermediate has power lines that run close to the play area on the west elevation of the facility, which pose a potential hazard.</i>	10	6
<b>1.4 Site is well landscaped and developed</b> to meet educational needs  <i>The site is very scarcely populated by trees, shrubs, and flowers. At L.T. Ball Intermediate, shrubs have been planted on either side of entrances, and deciduous trees stand along the north elevation of the facility. No plants are found near the playground area, and due to the window-less facades, plant life cannot be seen from the interiors of learning spaces.</i>	10	4
<b>1.5 ES Well equipped playgrounds are separated</b> from streets and parking areas <b>MS Well equipped athletic and intermural areas are separated</b> from streets and parking <b>HS Well equipped athletic areas</b> are adequate with sufficient solid-surface parking  <i>Playgrounds are under-equipped and are not separated from streets or parking areas by fencing. Play areas are located on the west elevation, which is over one hundred feet from the nearest parking area. A fence should be provided for increased security of the site due to the lack of visibility around the facility and from within the facility.</i>	10	6
<b>1.6 Topography</b> is varied enough to provide desirable appearance and without steep inclines  <i>The topography is consistently flat.</i>	5	3
<b>1.7 Site has stable, well drained soil free of erosion</b>  <i>No areas of erosion or ponding were documented during the facility assessment.</i>	5	5
<b>1.8 Site is suitable for special instructional needs</b> , e.g., outdoor learning  <i>The site has only a few benches in and around the play area on the west elevation. In order to appropriately account for outdoor learning, additional benches and tables would need to be added, as well as potential landscaping for shade purposes.</i>	5	1
<b>1.9 Pedestrian services</b> include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes  <i>Sidewalks are 8 feet wide surrounding the perimeter of the building, and wider paths up to 16 feet connect to the entrances. All areas are accessible by the existing system of sidewalks, and crosswalks have been painted accordingly to navigate between the three facilities on the overall site.</i>	5	4
<b>1.10 ES/MS Sufficient on-site, solid surface parking</b> for faculty and staff is provided <b>HS Sufficient on-site, solid surface parking</b> is provided for faculty, students, staff and community  <i>As is discussed in depth in Item P - Site Condition, sufficient on-site, solid surface parking is provided for faculty, staff, and visitors. One insufficiency with the parking at L.T. Ball Intermediate is the inadequate number of marked spaces for handicapped users.</i>	5	3
<b>TOTAL - 1.0 The School Site</b>	100	57



<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 completely accessible. Additional parking spaces must be designated as accessible parking spaces. Overall, the sidewalks and entrances to the facility are ADA-compliant. Since the building is one-story, it does not feature ramps or stairs. The Stage area is inaccessible due to the lack of a ramp or lift. Also, interior door hardware is largely non-compliant with ADA requirements. Drinking fountains, water closets, urinals, showers, toilet partitions and accessories, mirrors, and lavatories are provided, and are not compliant. Appropriate signage has not been provided.</i>		
2.2 <b>Roofs</b> appear sound, have positive drainage, and are weather tight	15	6
<i>There are no District reports of current leaking. The roof has been two-thirds replaced with a membrane system, and the remaining one-third is in need of replacement due to the age of installation and the present poor condition.</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	6
<i>The original drawing set shows only one expansion joint on the roof level. The facility features sufficient control joints throughout the wall assemblies, as there was minimal to moderate cracking observed on both the exterior and interior wall assemblies. Control joint caulking needs repair throughout the facility.</i>		
2.5 <b>Entrances and exits</b> are located so as to permit efficient student traffic flow	10	6
<i>The Main Entrance and Administrative Spaces are located on the north elevation of the facility, which is adjacent to the parking lot. Parallel to the Main Entrance on the south elevation is an entrance adjacent to a bus loop/parent drop-off and pick-up area. On the east elevation, two entrances facilitate student traffic to and from the school bus lot. On the interior of the space, multiple Classrooms must access the Corridors through other Classrooms, which is highly inefficient and potentially hazardous for emergency situations within the building.</i>		
2.6 <b>Building "envelope"</b> generally provides for energy conservation (see criteria)	10	6
<i>The windows are single glazing, the exterior wall assembly does not contain insulation, and the roof is an insulated membrane assembly. Overall, the building does not have an efficient envelope.</i>		
2.7 Structure is <b>free of friable asbestos and 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	8
<i>Interior walls of the west half of the facility are primarily fixed masonry partition walls, with the exception of the administrative space drywall partitions. The east half of the facility was designed as an open concept space. Currently, it has been partitioned with partition panel walls and gypsum board wall assemblies. Although the east side appears to have flexibility for Classroom size alterations, its application is rather limited due to the uniform structural column system.</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>The lighting is inadequate due to condition, lighting levels, and lack of multilevel switching. The system requires complete replacement.</i>		
2.10 <b>Internal water supply</b> is adequate with sufficient pressure to meet health and safety requirements	15	12
<i>The water supply is adequate to meets the current needs of the facility and does provide adequate pressure. In order to meet the future needs of the facility, a new city water supply line of increased capacity will have to be added, as well as an automated fire suppression system.</i>		
2.11 Each teaching/learning area has adequate convenient <b>wall outlets</b> , phone and computer cabling for technology applications	15	6
<i>Typical Classrooms do not provide a consistent number of adequate wall outlets and do not have designated outlets for computer and television use. Rooms contain one voice port with a digitally based phone system and a 2-way PA cable port to meet Ohio School Design Manual requirements, but one cable port has not been provided to meet these requirements. It has been recommended to completely replace these systems.</i>		
2.12 <b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible	10	4
<i>The entire electrical system requires replacement.</i>		
2.13 <b>Drinking fountains</b> are adequate in number and placement, and are properly maintained including provisions for the disabled	10	2

*Drinking fountains are adequate in number to comply with Ohio Building Code but are not ADA-compliant.*

2.14 Number and size of <b>restrooms meet requirements</b>	10	2
<i>Restroom counts are adequate for the facility, but sinks, water closets, partitions, accessories, etc. do not comply with ADA standards.</i>		
2.15 <b>Drainage systems</b> are properly maintained and meet requirements	10	4
<i>Drainage systems of the roof assembly require replacement and the addition of overflow drains. Entrance mansard roof assemblies require gutter and downspout systems to properly drain to the ground level.</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 have an automatic fire suppression system in place.</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	10
<i>A two-way PA system is in place that meets the Ohio School Design Manual requirements.</i>		
2.18 <b>Exterior water supply</b> is sufficient and available for normal usage	5	1
<i>Adequate exterior wall hydrants are not provided.</i>		
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<b>TOTAL - 2.0 Structural and Mechanical Features</b>	200	99

<b>3.0 Plant Maintainability</b>	Points Allocated	Points
<b>3.1 Windows, doors, and walls</b> are of material and finish requiring minimum maintenance  <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 and non-compliance with the Ohio School Design Manual. Interior doors are wood on hollow metal frames. Interior wall finishes are brick, gypsum board, partition panel, or painted load-bearing masonry. When in good condition, these elements require minimal maintenance, but it has been recommended that these finishes be replaced.</i>	15	9
<b>3.2 Floor surfaces</b> throughout the building require minimum care  <i>Corridors are primarily comprised of VCT flooring, which require minimal maintenance. The carpet finishes of the Classrooms and larger group areas are in very poor condition and require replacement. Tile flooring in the Restrooms are in fair condition and require a moderate level of care.</i>	15	7
<b>3.3 Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain  <i>Ceilings are an acoustical drop panel system and do not resist staining. CMU painted walls are easily maintained, brick interior walls are rather easily maintained except for potential maintenance with grout and cleaning, gypsum walls are not easily maintained and do not resist staining, and partition panel walls are easily maintained but do not resist staining.</i>	10	6
<b>3.4 Built-in equipment</b> is designed and constructed for ease of maintenance  <i>The east half of the facility (primary area for Classrooms) features minimal built-in casework, as it was designed for open and flexible Classroom use. The overall facility suffers from a lack of built-in casework.</i>	10	6
<b>3.5 Finishes and hardware</b> , with compatible keying system, are of durable quality  <i>Door finishes are of durable quality and have compatible keying systems. Exterior doors are ADA accessible, but all interior door hardware requires replacement to meet ADA requirements. The replacement of this hardware will take place with the replacement of the interior doors due to removal in Item T - Hazardous Materials.</i>	10	4
<b>3.6 Restroom fixtures</b> are wall mounted and of quality finish  <i>Restroom fixtures are wall mounted and have been recommended to be completely replaced to comply with Ohio School Design Manual and ADA standards.</i>	10	4
<b>3.7 Adequate custodial storage space</b> with water and drain is accessible throughout the building  <i>Custodial Closets are properly located and are adequately provided with required service sinks, which are in good condition. Currently, interior hardware is not ADA compliant.</i>	10	6
<b>3.8 Adequate electrical outlets and power</b> , to permit routine cleaning, are available in every area  <i>Every area has at least one electrical outlet.</i>	10	8
<b>3.9 Outdoor light fixtures, electrical outlets</b> , equipment, and other fixtures are accessible for repair and replacement  <i>Light fixtures at entrances are accessible, but outdoor lights are pole-mounted. Walkways are not lit, and adequate GFI protected exterior outlets are not provided around the perimeter of the building.</i>	10	4
<b>TOTAL - 3.0 Plant Maintainability</b>	100	54

<b>4.0 Building Safety and Security</b>	Points Allocated	Points
<b>Site Safety</b>		
<p><b>4.1 Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Student loading areas are located to the south and to the east of the facility. To the east is a lot designated solely for buses to load and unload students. To the south is another designated loop area for drop-off and pick-up. Although access to these locations is gained through other vehicular areas and walkways, the loading areas are segregated. Students do have to walk across a portion of the bus lot to reach facility sidewalks.</i></p>	15	12
<p><b>4.2 Walkways</b>, both on and offsite, are available for safety of pedestrians</p> <p><i>Walkways are provided very adequately and service the entire perimeter of the facility.</i></p>	10	10
<p><b>4.3 Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>Access streets do not provide signals or signage.</i></p>	5	0
<p><b>4.4 Vehicular entrances and exits</b> permit safe traffic flow</p> <p><i>A traffic light regulates entry and exit from the the primary parking lot, but otherwise, paths through the parking lots converge with minimal signage.</i></p>	5	3
<p><b>4.5 ES Playground equipment</b> is free from hazard  <b>MS Location and types of intramural equipment</b> are free from hazard  <b>HS Athletic field equipment</b> is properly located and is free from hazard</p> <p><i>Playground equipment does not have adequate fall zones, and the playground is adjacent to a system of power lines. The playground equipment is not fenced directly for security.</i></p>	5	1
<b>Building Safety</b>		
<p><b>4.6 The heating unit(s)</b> is located away from student occupied areas</p> <p><i>Mechanical equipment is located in the Mechanical Room and Mezzanine level above the Student Dining Space.</i></p>	20	12
<p><b>4.7 Multi-story buildings</b> have at least <b>two stairways</b> for student egress</p> <p><i>The facility is a one-story building with a Mezzanine level for Mechanical equipment.</i></p>	15	15
<p><b>4.8 Exterior doors</b> open outward and are equipped with panic hardware</p> <p><i>Exterior doors open outward and are equipped with door contacts. An automatic visitor control system is not provided.</i></p>	10	8
<p><b>4.9 Emergency lighting</b> is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>The overall facility is equipped with an emergency egress lighting system consisting of incandescent, plastic construction, and non illuminated exit signs. The system is in poor condition. The facility is inadequately equipped with emergency egress floodlighting, and the system is in poor condition. It has been recommended to replace the system.</i></p>	10	2
<p><b>4.10 Classroom doors</b> are recessed and open outward</p> <p><i>Classroom doors are generally flush with their respective wall assemblies and do open outward. Recessed doors are featured in the west half of the facility in many of the CMU bearing walls.</i></p>	10	4
<p><b>4.11 Building security systems</b> are provided to assure uninterrupted operation of the educational program</p> <p><i>The building is equipped with a CCTV system, but it is non-compliant with OSDM requirements and requires replacement.</i></p>	10	4
<p><b>4.12 Flooring</b> (including ramps and stairways) is maintained in a non-slip condition</p> <p><i>Flooring, which is VCT, ceramic tile, quarry tile, carpet, sealed concrete, or Tartan flooring, is generally maintained in a non-slip condition.</i></p>	5	4
<p><b>4.13 Stair risers</b> (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16</p> <p><i>Stairs are only featured on the Loading Dock and in the Mechanical Room. Risers of the stair assembly in the Mechanical Room are 8", which is non-compliant with the Ohio Building Code.</i></p>	5	1
<p><b>4.14 Glass</b> is properly located and protected with wire or safety material to prevent accidental student injury</p> <p><i>Glass is properly located and tempered throughout the facility.</i></p>	5	5
<p><b>4.15 Fixed Projections</b> in the traffic areas do not extend more than eight inches from the corridor wall</p>	5	1

Lockers protrude 12" into both sides of the Corridor in the east half of the facility. Also, doors opening outwardly protrude into the Corridor space.

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

All traffic areas terminate at one of the nine entrances to the facility.

**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 the hood exhaust unit.

4.18 There are at least **two independent exits** from any point in the building 15 9

There are two exits from any point in the building that comply with Ohio Building Code regulations, except for the Music Room, which requires an additional means of egress.

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

The primary structure is CMU with brick veneer, as well as painted steel members. Interior partitions are finished with gypsum or are 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 does not provide adequate sound. Strobes are not provided, and the system requires replacement.

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**TOTAL - 4.0 Building Safety and Security** 200 114

<b>5.0 Educational Adequacy</b>	Points Allocated	Points
<b>Academic Learning Space</b>		
<b>5.1 Size of academic learning areas</b> meets desirable standards <i>The typical Classroom is approximately 700 SF. The OSDM recommends 900 SF.</i>	25	10
<b>5.2 Classroom space</b> permits arrangements for small group activity <i>Classroom desks have been arranged in clusters within the Classrooms, which promotes small group activity, but there is limited space to have small group activities outside of the desk arrangements due to square footage constraints.</i>	15	9
<b>5.3 Location of academic learning areas</b> is near related educational activities and away from disruptive noise <i>Academic learning areas are primarily located on the east half of the facility, which is separated adequately from disruptive noises, such as from the Gymnasium or Music Rooms. There are Classrooms on the west half of the facility. For example, the Storage/Maintenance area at the Northwest corner of the facility has been converted into a Classroom. This room is not separated from Maintenance activities and was not intended to be used as a Classroom space.</i>	10	3
<b>5.4 Personal space</b> in the classroom away from group instruction allows privacy time for individual students <i>The typical Classroom does not offer personal space for individual instruction.</i>	10	0
<b>5.5 Storage for student materials</b> is adequate <i>There are lockers in the Corridors, adjacent to the primary Classroom spaces. Student desks also offer storage.</i>	10	8
<b>5.6 Storage for teacher materials</b> is adequate <i>The OSDM recommends 50-200 SF of storage. Only one primary Classroom has a dedicated Storage Room. The Music and Art Rooms have direct storage access, as well as the Special Education Classroom. The Multipurpose Room is currently being used as a Storage Room. Teachers generally do not have adequate direct storage for their Classrooms.</i>	10	4
<b>Special Learning Space</b>		
<b>5.7 Size of special learning area(s)</b> meets standards <i>The Special Education Classroom was originally the Boys' Locker Room space. It has been converted into a Classroom and is 860 SF. The OSDM recommends 900 SF. Due to its originally intended use, the room is directly adjoined by a Bathroom, Office, and Storage spaces. Overall, the Classroom does not address all of the programmatic recommendations of the Ohio School Design Manual.</i>	15	6
<b>5.8 Design of specialized learning area(s)</b> is compatible with instructional need <i>The OSDM recommends multiple Classroom spaces including a Restroom and two Workrooms for Special Education spaces. The Locker Room configuration provides much of the same framework but does not provide a separately enclosed Restroom. The open space provides a very flexible space for the changing needs of the program.</i>	10	8
<b>5.9 Library/Resource/Media Center</b> provides appropriate and attractive space <i>The Media Center and associated spaces measure 3,922 SF. Associated spaces include a Workroom, Storage Room, and Conference Room. The Reading Room/Circulation Area comprises approximately 2,483 SF of the total square footage. Based on the student capacity of the facility, the OSDM recommends that this space measure at least 1,347 SF. The Media Center and associated spaces are situated centrally within the facility, completely open and integrated into Corridors to the north and south. The space is connected to the Student Dining area by the central Stage, which, depending on the time of instruction, could be problematic in terms of noise levels from Student Dining. Loose furnishings and shelving units appear to be in good to fair condition, but overall, the space appears dated in regard to its finishes. No daylighting is provided, but lighting levels are compliant with OSDM recommendations, as is discussed in Item K - Interior Lighting.</i>	10	8
<b>5.10 Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction <i>The Gymnasium is 7,057 SF. The OSDM recommends a minimum of 3,500 to 5,000 SF.</i>	5	5
<b>5.11 ES Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction <b>MS/HS Science</b> program is provided sufficient space and equipment <i>L.T. Ball Intermediate does not feature pre-kindergarten or kindergarten programs.</i>	10	10
<b>5.12 Music Program</b> is provided adequate sound treated space <i>The Music Program consists of a primary Music Room, Office, Practice Rooms, Storage Rooms, and an Ensemble Room, measuring approximately 2264 SF. The Music Room alone is 1,281 SF, and the OSDM recommends 1,200 SF. Adequate sound treatment is provided in the form of acoustical panel ceilings, acoustical panel wall treatments, and carpet flooring.</i>	5	5
<b>5.13 Space for art</b> is appropriate for special instruction, supplies, and equipment	5	5

The Art Room is 1,480 SF. The OSDM recommends 1,200 SF.

School Facility Appraisal	Points Allocated	Points
5.14 <b>Space for technology education</b> permits use of state-of-the-art equipment <i>The two Computer Labs have a combined square footage greater than the OSDM minimum recommendation of 1,000 SF.</i>	5	5
5.15 Space for <b>small groups and remedial instruction</b> is provided adjacent to classrooms <i>Only one Classroom has an adjacent Reading Room space for small group activity.</i>	5	1
5.16 <b>Storage for student and teacher material</b> is adequate <i>There is one primary Classroom with a direct Storage Room. Otherwise, there are no Storage Rooms for teacher or student storage areas in the Classrooms. Corridor lockers are adequate for students.</i>	5	1
<b>Support Space</b>	Points Allocated	Points
5.17 <b>Teacher's lounge and work areas</b> reflect teachers as professionals <i>A 300 SF Staff Room and Storage Room are featured adjacent to the Student Dining space, which is compliant with the OSDM recommended 200-400 SF for 8-24 staff. An adequately sized Workroom is located in the Media Center.</i>	10	10
5.18 <b>Cafeteria/Kitchen</b> is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>The Student Dining Area is 4,627 SF. The OSDM recommends a minimum 3,000 SF. The space is equipped with consistently designed loose furnishings in fair condition, and colorful fabric murals are attached to a perimeter soffit. Acoustical ceiling panels are in poor condition. The Kitchen, at approximately 1,161 SF, is undersized based on the OSDM recommended 1,572 SF (based on student capacity). The Kitchen features standard finishes, consistent with the color schemes of the facility. A Loading Dock is located on the south elevation of the facility, which also services the Mechanical Room. The Loading Dock/Receiving Area is undersized based on OSDM guidelines.</i>	10	6
5.19 <b>Administrative offices</b> provided are consistent in appearance and function with the maturity of the students served <i>The Offices are mostly satisfactory for the age of the students being served.</i>	5	3
5.20 <b>Counselor's office</b> insures privacy and sufficient storage <i>The Counselor's Office is 225 SF and is located between two Storage areas that total 480 SF. The OSDM requires 100-120 SF with an additional 55-150 SF for Storage.</i>	5	5
5.21 <b>Clinic</b> is near administrative offices and is equipped to meet requirements <i>The Clinic is located in the Main Administrative area, but the Clinic Restroom is not ADA accessible. It is a 270 SF space with a 15 SF Restroom. The OSDM recommends 240-270 SF with a 60 SF Restroom.</i>	5	1
5.22 <b>Suitable reception space</b> is available for students, teachers, and visitors <i>The Reception Area is approximately 80-90 SF. The OSDM recommends 200-350 SF.</i>	5	1
5.23 <b>Administrative personnel</b> are provided <b>sufficient work space and privacy</b> <i>The largest Office is 140 SF. The OSDM recommends that the Principal's Office be 150 SF. Each office is undersized based on OSDM recommendations. The Secretarial Area is 150 SF. The OSDM recommends 200-350 SF.</i>	5	2
<b>TOTAL - 5.0 Educational Adequacy</b>	200	116

<b>6.0 Environment for Education</b>	Points Allocated	Points
<b>Exterior Environment</b>		
6.1 Overall <b>design is aesthetically pleasing</b> to age of students	15	1
<i>The building was designed as an open concept facility, but partitions have been built to segment the Classroom spaces.</i>		
6.2 Site and building are <b>well landscaped</b>	10	4
<i>See 1.4</i>		
6.3 <b>Exterior noise and poor environment</b> do not disrupt learning	10	8
<i>External noise is a minimum disruption to the facility. See Item 1.3 for a listing of surrounding site usage.</i>		
6.4 <b>Entrances and walkways</b> are <b>sheltered</b> from sun and inclement weather	10	6
<i>Entrances on the east, north, and south elevations are moderately sheltered by mansard roof assemblies.</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 with occasional light-colored stone elements at the few existing windows on the exterior. The only deviating exterior color is the pink cement plaster finish on the west Gymnasium wall. The overall color scheme of the exterior is highly monochromatic.</i>		
<b>Interior Environment</b>		
6.6 <b>Color schemes, building materials, and decor</b> provide an impetus to learning	20	10
<i>The color palette is comprised of primarily muted Earth tones with occasional accent colors. The primary accent color is orange, which appears in the Restrooms, Stage, lockers, etc. Corridor and interior wall finishes are light in color, and Classroom spaces contain dark gray carpeting. The Gymnasium contains beige Tartan flooring and white CMU walls with school color accents in the floor and on the walls. The Student Dining area features very colorful and interactive fabric murals attached to the perimeter soffit. Overall, the colors and building materials are bland and do not foster an overwhelming impetus to learning.</i>		
6.7 <b>Year around comfortable temperature and humidity</b> are provided throughout the building	15	7
<i>The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements.</i>		
6.8 <b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	6
<i>The ventilation does not meet the 15cfm VBC requirement.</i>		
6.9 <b>Lighting system</b> provides proper intensity, diffusion, and distribution of illumination	15	4
<i>Lighting in the Classrooms, Corridors, and Media Center are inadequate. Lighting in the Gymnasium and Student Dining Area do not meet OSDM recommendations.</i>		
6.10 <b>Drinking fountains and restroom facilities</b> are conveniently located	15	12
<i>The drinking fountains are well placed. Restrooms are generally located between the east and west halves of the facility.</i>		
6.11 <b>Communication among students</b> is enhanced by commons area(s) for socialization	10	8
<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 traffic flows.</i>		
6.13 <b>Areas for students to interact</b> are suitable to the age group	10	8
<i>The Media Center and Student Dining Space incorporate suitable color schemes and provide adequate spaces for the age group.</i>		
6.14 <b>Large group areas are designed</b> for effective management of students	10	8
<i>The Media Center and Student Dining spaces are located centrally within the facility and are easily accessed by several Corridors. The Gymnasium provides sufficient square footage and egress for large group activities.</i>		
6.15 <b>Acoustical treatment</b> of ceilings, walls, and floors provides effective sound control	10	7
<i>Acoustical drop panel ceilings are used widely throughout the facility. The Music Room wall and ceiling are acoustically treated, and the Gymnasium Space has a Tectum acoustical deck. If the condition of the acoustic panels throughout the facility was not so poor, sound would more effectively be controlled.</i>		



6.16 <b>Window design</b> contributes to a pleasant environment	10	0
<i>Due to the open concept of the facility, windows were not designed into the facade. It is nearly impossible to experience natural light from the interior of the facility. The only areas that have windows are the Administrative spaces and the Art Room.</i>		
6.17 <b>Furniture and equipment</b> provide a pleasing atmosphere	10	4
<i>Furniture within the building is generally inconsistent in design and finishes. Finishes of tabletops vary widely between several different wood veneers, and colors of chairs do not appear to be organized throughout the facility by program. Several types of desks of different ages are used as well, and, as has been discussed in Item J - General Finishes, the facility is not provided with adequate casework. Furniture is in fair to poor condition. The current state of furniture is mismatched and feels slightly outdated.</i>		
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<b>TOTAL - 6.0 Environment for Education</b>	200	105

# LEED Observation Notes

**School District:** Tipp City Exempted Village  
**County:** Miami  
**School District IRN:** 45617  
**Building:** L.T. Ball Intermediate  
**Building IRN:** 37283

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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: **L.T. Ball Intermediate**

**4-5**

**Building features that clearly exceed criteria:**

1. The Gymnasium exceeds OSDM size requirements.
2. The Art Room exceeds OSDM size requirements.
3. The Computer Lab exceeds OSDM size requirements.
4. The Student Dining area exceeds OSDM size requirements.
- 5.
- 6.

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

1. Classroom spaces do not have any natural light or views to the outside.
2. The building does not contain a fire suppression system.
3. Interior doors are not equipped with ADA accessible hardware.
4. Bathroom spatial configurations do not comply with ADA requirements.
5. The Playground is not fenced for security, which is problematic due to the lack of windows in the facility and an inability to monitor outside activities from within the facility.
- 6.

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# Environmental Hazards Assessment Cost Estimates

<b>Owner:</b>	Tipp City Exempted Village
<b>Facility:</b>	L.T. Ball Intermediate
<b>Date of Initial Assessment:</b>	Mar 31, 2015
<b>Date of Assessment Update:</b>	Mar 5, 2018
<b>Cost Set:</b>	2018

<b>District IRN:</b>	45617
<b>Building IRN:</b>	37283
<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
1974 Original Construction	67,767	\$175,331.70	\$165,331.70
<b>Total</b>	<b>67,767</b>	<b>\$175,331.70</b>	<b>\$165,331.70</b>
Total with Regional Cost Factor (98.97%)	—	\$173,525.78	\$163,628.78
Regional Total with Soft Costs & Contingency	—	\$215,918.65	\$203,603.79

**Environmental Hazards(Enhanced) - Tipp City Exempted Village (45617) - L.T. Ball Intermediate (37283) - Original Construction**

**Owner:** Tipp City Exempted Village **Bldg. IRN:** 37283  
**Facility:** L.T. Ball Intermediate **BuildingAdd:** Original Construction  
**Date On-Site:** 2014-03-31 **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	Assumed Asbestos-Containing Material	210	\$20.00	\$4,200.00
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	1360	\$15.00	\$20,400.00
10. Dismantling of Boiler/Furnace/Incinerator	Assumed Asbestos-Containing Material	1	\$2,000.00	\$2,000.00
11. Flexible Duct Connection Removal	Assumed Asbestos-Containing Material	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 Asbestos-Containing Material	1800	\$6.00	\$10,800.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Assumed Asbestos-Containing Material	27	\$100.00	\$2,700.00
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	Reported / Assumed Asbestos-Free Material	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	130	\$100.00	\$13,000.00
23. Door and Window Panel Removal	Assumed Asbestos-Containing Material	2	\$100.00	\$200.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	5500	\$2.00	\$11,000.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
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)	Not Present	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	5	\$100.00	\$500.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. Partition Wall Panels	Assumed Asbestos-Containing Material	lump sum		\$14,735.00
36. Chalkboard, Bulletin Board, and Dry Erase Mastic	Assumed Asbestos-Containing Material	lump sum		\$6,000.00
37. Sealant on Fiberglass Pipe Insulation	Assumed Asbestos-Containing Material	lump sum		\$3,000.00
38. Stage Curtains	Assumed Asbestos-Containing Material	lump sum		\$1,500.00
39. Retractable Walls	Assumed Asbestos-Containing Material	lump sum		\$2,520.00
40. Cove Base Mastic	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
41. Door Caulking	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
42. NEW Other ACM	Not Present	lump sum		\$0.00
43. (Sum of Lines 1-42)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$158,555.00
44. (Sum of Lines 1-39, 41-42)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$158,555.00

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. 67767	67767	\$0.10	\$6,776.70	

E. Other Environmental Hazards/Remarks		<input type="checkbox"/> None Reported
Description		Cost Estimate
1. See Bulk Sample Records 1-12 for sampling results for this addition		\$0.00
2. (Sum of Lines 1-1)	<b>Total Cost for Other Environmental Hazards - Renovation</b>	\$0.00
3. (Sum of Lines 1-1)	<b>Total Cost for Other Environmental Hazards - Demolition</b>	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A43, B1, C3, D1, and E2	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$175,331.70
2. A44, B1, D1, and E3	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$165,331.70

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

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

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