

Nevin Coppock Business Cost Analysis

AREA	STATUS	REMEDY	EST COST
HEATING	Inefficient, unreliable, end of life	Replace	\$ 850,000
ROOFING	End of life	Replace	\$ 868,600
ELECTRICAL	Obsolete, undersized to supply AC	Bring up to Code	\$ 811,100
PLUMBING & FIXTURES	Oboslete, inefficient, end of life	Bring to Code, new fixtures	\$ 608,500
WATER SUPPLY	Satisfactory		\$ -
SEWAGE SYSTEM	Marginal capability	Repair	\$ 14,450
WINDOWS	Inefficient, security issues	Replace	\$ 122,611
STRUCTURE			
Foundation	Minor cracks	Tuck point, repair	\$ 24,600
Walls & Chimneys	Major cracks, crumbling masonry	Tear down & rebuild areas	\$ 115,700
Floors & Roof	Satisfactory	Not required	\$ -
SAFETY			
Fire Alarms	ObsoleteTechnology	Update & connect to TCFD	\$ 87,460
Hazaradous materials	Asbestos, etc	Abatement required	\$ 400,110
Sprinklers	No sprinklers	Bring up to Code	\$ 181,236
ADA Compliance	Handicap access	Make ADA Compliant	\$ 321,923
Emer/Egress lighting	Obsolete	Replace, bring up to code	\$ 49,980
INTERIOR LIGHTING	Inefficient, poor illumination	Replace with LEDs	\$ 250,000
SECURITY			
Exterior Doors	Inefficient & marginal security rating	Replace	\$ 81,180
Cameras, com equip	Minimal capability	Replace w upgrades	\$ 142,450
Install AC	Open windows is a major issue	Install AC in entire building	\$875,000
INFO TECHNOLOGY	Marginal capability	Update to latest capability	\$ 658,700
GENERAL FINSIHES	Classroom walls, ceiling tiles, floors	Update & replace	\$ 1,884,127
SITE CONDITION	????	Update	\$ 656,567
FURNISHINGS	Old, marginal functionality	Replace	\$ 200,000
TOTAL			\$ 9,204,294

OFCC FacilitiesAssessment - March 2015

Assessment Consultant - Legat and Kingscott Architects

Cost Set updated March 2018

Building Information - Tipp City Exempted Village (45617) - Nevin Coppock Elementary

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Small City
Assessment Name	Nevin Coppock Elementary with EEA & 2018 Costs
Assessment Date (on-site; non-EEA)	2015-03-31
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Nevin Coppock Elementary
Building IRN	26591
Building Address	525 North Hyatt
Building City	Tipp City
Building Zipcode	45371
Building Phone	937-667-2275
Acreage	43.00
Current Grades:	K-1
Teaching Stations	24
Number of Floors	1
Student Capacity	334
Current Enrollment	357
Enrollment Date	2015-02-04
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	24
Historical Register	NO
Building's Principal	Rick Brownlee
Building Type	Elementary

[Next Page](#)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

40,632 Total Existing Square Footage
1958 Building Dates
K-1 Grades
357 Current Enrollment
24 Teaching Stations
43.00 Site Acreage

Nevin Coppock Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1958, is a one-story, 40,632 square foot brick school building located in a small town residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains multi-wythe type exterior wall construction (brick and concrete masonry units with no air space or wall cavity insulation), with concrete masonry unit type wall construction in the interior. The floor system consists of a cast-in place concrete slab on grade. The roof structure of the overall facility is concrete plank type construction, and the roof structure of the Multipurpose space (Gymnasium/Student Dining) is open web steel joists and fiber cement planks. The roofing system of the overall facility is built-up asphalt, installed in 2000. The ventilation system of the building is inadequate to meet the needs of the users. The Kindergarten Classrooms are undersized in terms of the current standards established by the State of Ohio. First Grade Classrooms are undersized in terms of the current standards established by the State of Ohio for First Grade Students, but these Classroom sizes are compliant with the minimum square footage allowance by the Ohio School Design Manual. Physical Education and Student Dining spaces consist of one Multipurpose space with approximately 2,400 SF. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 43 acre site shared with L.T. Ball Intermediate School, Tippecanoe Middle School, and the District Bus Garage/Boiler Area, and the overall site is adjacent to residential and commercial properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is poor. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors, and community events is adequate. The District Bus Garage is located directly behind the school, and buses must travel through Nevin Coppock's parking, bus drop off, and parent drop off in order to reach the Bus Garage.

No Significant Findings

Building Construction Information - Tipp City Exempted Village (45617) - Nevin Coppock Elementary (26591)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1958	no	1	40,632	no	no

[Previous Page](#)

[Next Page](#)

Building Component Information - Tipp City Exempted Village (45617) - Nevin Coppock Elementary (26591)

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 (1958)		6371		2400	1852			1289						
Total	0	6,371	0	2,400	1,852	0	0	1,289	0	0	0	0	0	0
Master Planning Considerations	<p>The Primary Gymnasium is used for Student Dining. Within the assessment, this space will often be referred to as the Multipurpose Space. Refer to the Assessment Drawings for information regarding the Stage area adjacent to the primary Multipurpose floor space. Nevin Coppock Elementary School sits in a southeast portion of the 43 acre shared site and is bounded on the north elevation by parking spaces and a playground area, on the east elevation by a state route, on the south elevation by parking spaces and residential properties, and on the west elevation by the District Bus Garage/Boiler Area. Expansion of this facility is possible to the north, within the existing footprint of the playground. Based on the Student Capacity of the facility, which is approximately 390 Students, and the current OSDM guidelines for playground design, the maximum size recommendation for the playground area is 29,250 sf. Currently, the playground contains approximately 49,000 sf. There is approximately 19,750 sf of space available on the north elevation of the existing facility for a single-story expansion and 39,500 sf of space for a two-story expansion. These square footage estimates do not take into full account potential constraints due to local jurisdiction, easements, and/or right of way. Estimates are based on site size, existing setbacks of the facility, and general available square footage.</p>													

[Previous Page](#)

[Next Page](#)

Existing CT Programs for Assessment

[Next Page](#)

[Previous Page](#)

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 - Nevin Coppock Elementary (26591)

District: Tipp City Exempted Village				County: Miami		Area: West Central Ohio (2)	
Name: Nevin Coppock Elementary				Contact: Rick Brownlee			
Address: 525 North Hyatt Tipp City, OH 45371				Phone: 937-667-2275			
Bldg. IRN: 26591				Date Prepared: 2015-03-31		By: Paul W. Garland	
				Date Revised: 2018-03-05		By: Paul Brown	
Current Grades		K-1	Acreage:		43.00		
Proposed Grades		N/A	Teaching Stations:		24		
Current Enrollment		357	Classrooms:		24		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Construction</u>		1958	no	1	40,632		
Total						40,632	
		*HA	= Handicapped Access				
		*Rating	=1 Satisfactory				
			=2 Needs Repair				
			=3 Needs Replacement				
		*Const P/S	= Present/Scheduled Construction				
FACILITY ASSESSMENT Cost Set: 2018				Rating	Dollar	Assessment	
A. <u>Heating System</u>				3	\$1,386,363.84	-	
B. <u>Roofing</u>				3	\$706,157.30	-	
C. <u>Ventilation / Air Conditioning</u>				1	\$0.00	-	
D. <u>Electrical Systems</u>				3	\$659,457.36	-	
E. <u>Plumbing and Fixtures</u>				3	\$494,699.00	-	
F. <u>Windows</u>				3	\$99,684.00	-	
G. <u>Structure: Foundation</u>				2	\$20,000.00	-	
H. <u>Structure: Walls and Chimneys</u>				2	\$94,057.50	-	
I. <u>Structure: Floors and Roofs</u>				1	\$0.00	-	
J. <u>General Finishes</u>				3	\$1,531,811.00	-	
K. <u>Interior Lighting</u>				3	\$203,160.00	-	
L. <u>Security Systems</u>				3	\$115,801.20	-	
M. <u>Emergency/Egress Lighting</u>				3	\$40,632.00	-	
N. <u>Fire Alarm</u>				3	\$71,106.00	-	
O. <u>Handicapped Access</u>				3	\$261,726.40	-	
P. <u>Site Condition</u>				3	\$533,794.35	-	
Q. <u>Sewage System</u>				3	\$11,750.00	-	
R. <u>Water Supply</u>				1	\$0.00	-	
S. <u>Exterior Doors</u>				3	\$66,000.00	-	
T. <u>Hazardous Material</u>				3	\$325,293.20	-	
U. <u>Life Safety</u>				3	\$147,346.40	-	
V. <u>Loose Furnishings</u>				3	\$162,528.00	-	
W. <u>Technology</u>				3	\$535,529.76	-	
X. <u>Construction Contingency / Non-Construction Cost</u>				1	\$1,824,185.41	-	
Total					\$9,291,082.72		
Suitability Appraisal Summary							
Section		Points Possible	Points Earned	Percentage	Rating	Category	
<u>Cover Sheet</u>		—	—	—		—	
<u>1.0 The School Site</u>		100	58	58%		Borderline	
<u>2.0 Structural and Mechanical Features</u>		200	70	35%		Poor	
<u>3.0 Plant Maintainability</u>		100	33	33%		Poor	
<u>4.0 Building Safety and Security</u>		200	147	74%		Satisfactory	
<u>5.0 Educational Adequacy</u>		200	95	48%		Poor	
<u>6.0 Environment for Education</u>		200	99	50%		Borderline	
<u>LEED Observations</u>		—	—	—		—	
<u>Commentary</u>		—	—	—		—	
Total		1000	502	50%		Borderline	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
C=Under Contract							
Renovation Cost Factor						98.97%	
Cost to Renovate (Cost Factor applied)						\$9,195,384.57	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

[Previous Page](#)

Original Construction (1958) Summary

District: Tipp City Exempted Village Name: Nevin Coppock Elementary Address: 525 North Hyatt Tipp City, OH 45371 Bldg. IRN: 26591				County: Miami Area: West Central Ohio (2) Contact: Rick Brownlee Phone: 937-667-2275 Date Prepared: 2015-03-31 By: Paul W. Garland Date Revised: 2018-03-05 By: Paul Brown																																																																																																																																								
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E.	Plumbing and Fixtures	3	\$494,699.00	-																																																																																																																																								
F.	Windows	3	\$99,684.00	-																																																																																																																																								
G.	Structure: Foundation	2	\$20,000.00	-																																																																																																																																								
H.	Structure: Walls and Chimneys	2	\$94,057.50	-																																																																																																																																								
I.	Structure: Floors and Roofs	1	\$0.00	-																																																																																																																																								
J.	General Finishes	3	\$1,531,811.00	-																																																																																																																																								
K.	Interior Lighting	3	\$203,160.00	-																																																																																																																																								
L.	Security Systems	3	\$115,801.20	-																																																																																																																																								
M.	Emergency/Egress Lighting	3	\$40,632.00	-																																																																																																																																								
N.	Fire Alarm	3	\$71,106.00	-																																																																																																																																								
O.	Handicapped Access	3	\$261,726.40	-																																																																																																																																								
P.	Site Condition	3	\$533,794.35	-																																																																																																																																								
Q.	Sewage System	3	\$11,750.00	-																																																																																																																																								
R.	Water Supply	1	\$0.00	-																																																																																																																																								
S.	Exterior Doors	3	\$66,000.00	-																																																																																																																																								
T.	Hazardous Material	3	\$325,293.20	-																																																																																																																																								
U.	Life Safety	3	\$147,346.40	-																																																																																																																																								
V.	Loose Furnishings	3	\$162,528.00	-																																																																																																																																								
W.	Technology	3	\$535,529.76	-																																																																																																																																								
X.	Construction Contingency / Non-Construction Cost	1	\$1,824,185.41	-																																																																																																																																								
Total			\$9,291,082.72																																																																																																																																									
<table border="1"> <thead> <tr> <th colspan="6">Enhanced Environmental Hazards Assessment Cost Estimates</th> </tr> </thead> <tbody> <tr> <td colspan="6">C=Under Contract</td> </tr> <tr> <td colspan="5">Renovation Cost Factor</td> <td>98.97%</td> </tr> <tr> <td colspan="5">Cost to Renovate (Cost Factor applied)</td> <td>\$9,195,384.57</td> </tr> <tr> <td colspan="6">The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</td> </tr> </tbody> </table>						Enhanced Environmental Hazards Assessment Cost Estimates						C=Under Contract						Renovation Cost Factor					98.97%	Cost to Renovate (Cost Factor applied)					\$9,195,384.57	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.																																																																																																														
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A. Heating System

Description: The existing system for the overall facility is a gas fired boiler with heating water circulating pumps located in a separate building to the west of the school (which also serves Tippecanoe Middle School), installed in 1959, and is in fair condition. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The two boilers, manufactured by Atlas, were installed in 1959 and are in poor condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters and air handlers. The terminal equipment was installed in 1959 and is in fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic type system temperature controls were installed in 1959 and are in fair condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is equipped with both louvered and non-louvered interior doors. A moderate quantity of louvered interior doors are used to facilitate Corridor utilization as return air plenums. Interior door replacement is discussed in Item O - Handicapped Access. The existing system is not ducted, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not 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. Convert to a ducted system to facilitate efficient exchange of conditioned air. Provide architectural soffits to accommodate the installation of ductwork.

Item	Cost	Unit	Whole Building	Original Construction (1958) 40,632 ft ²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	\$1,061,307.84	(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	\$325,056.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$1,386,363.84	\$1,386,363.84		



Existing Boiler Plant



Existing Unit Heater

[Back to Assessment Summary](#)

B. Roofing

Description: The roof over the overall facility is a built-up asphalt system that was installed in 2000 and is in poor condition. There are no District reports of current leaking. Moisture stains were documented on Corridor drop panel ceiling tiles, but these stains could also be attributed to past issues with plumbing or mechanical systems within the drop ceiling. Access to the low roof was gained by an access hatch in the Mechanical Room, and access to the Multipurpose Room roof was gained by an access ladder from the low roof. Both the access hatch and access ladder are in poor conditions. Fall safety protection cages are not provided and are not required. There were no observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of gutters and downspouts, which are properly located, and in poor condition. The roof is not equipped with overflow roof drains, and they are not needed on this building. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. Remove all existing roof insulation. Provide a minimum of 4" new polyiso rigid roof insulation over the overall facility. The flashing and coping on the overall facility require replacement due to condition. Due to existing conditions gutters and downspouts require replacement. Replace the upper roof access ladder.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		40,632 Required	\$536,342.40	
Gutters/Downspouts	\$13.10	ln.ft.		1,375 Required	\$18,012.50	
Roof Insulation:	\$3.20	sq.ft. (Qty)		40,632 Required	\$130,022.40	(non-tapered insulation for use in areas without drainage problems)
Roof Access Hatch:	\$2,000.00	each		2 Required	\$4,000.00	(remove and replace)
Roof Access, Ladder & Fall Protection Cage:	\$3,850.00	each		2 Required	\$7,700.00	(provide when no roof access currently exists)
Other: Replace Flashing and Counterflashing	\$30.00	ln.ft.		336 Required	\$10,080.00	Remove and replace all through wall flashing and counterflashing at roof/vertical wall transition points.
Sum:			\$706,157.30	\$706,157.30		



Typical Roof Condition



Roof Damage at a Corner Transition

[Back to Assessment Summary](#)

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units are provided in Office and Media Center. The ventilation system in the overall facility consists of unit ventilators, installed in 1959 and in fair condition, providing fresh air to Classrooms, and air handlers, installed in 1959 and in fair condition, providing fresh air to other miscellaneous spaces such as Gymnasiums. Relief air venting is provided by louvered interior doors. 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. The Art program is equipped with a kiln, and existing kiln ventilation is adequate, and in fair condition. General building exhaust systems for Restrooms, Storage Rooms, Art Rooms and Custodial Closets are adequately placed, and in fair condition.

Rating: 1 Satisfactory

Recommendations: (The above rating of "1 Satisfactory" has been provided because the following item costs are included Item A - Heating System, in the cost to completely replace the HVAC system. This section would receive a "3 Needs Replacement" if associated costs appeared in the table below.) Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Replace general building exhaust systems located in Restrooms, Storage Rooms and Custodial Closets.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
				40,632 ft ²		
Sum:			\$0.00	\$0.00		



Typical Window A/C Unit



Unit Ventilator Outdoor Louver

[Back to Assessment Summary](#)

D. Electrical Systems

Description: The electrical system provided to the overall facility is a 120/240 volts, 800 amp, 1 phase and 3 wire system installed in 1998 and is in good condition. Power is provided to the school by a single utility owned pole-mounted transformer located outside on the property line and in good condition. The panel system, installed in 1959 is in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 4 general purpose outlets, 2 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 provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in poor condition and does not meet OSDM requirements. The overall electrical system meets does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity, Classroom capacity, due to condition and age, lack of OSDM-required features, and to accommodate the addition of an air conditioning system.

Item	Cost	Unit	Whole Building	Original Construction (1958) 40,632 ft²	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	\$659,457.36	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$659,457.36	\$659,457.36		



Utility Owned Transformer



Original Electrical Distribution Equipment

[Back to Assessment Summary](#)

E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure back flow preventer. A water treatment system is provided and is in good condition. The domestic water supply piping in the overall facility is galvanized piping, was installed in 1959 and is in fair condition. The waste piping in the overall facility is cast iron, was installed in 1959, and is in fair condition. The school contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, and 2 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 7 non-ADA floor mounted flush valve toilets, 0 ADA and 13 non-ADA floor mounted central flush urinals, as well as 0 ADA and 6 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 14 non-ADA floor mounted flush valve toilets, as well as 0 ADA and 7 non-ADA wall mounted lavatories. Staff Restrooms contain 0 ADA and 2 non-ADA floor mounted flush valve toilets, as well as 0 ADA and 2 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 0 ADA and 4 non-ADA electric water coolers, in fair condition. The 25 Elementary Classrooms are equipped with 0 ADA and 25 non-ADA sinks (no drinking fountains), in fair condition. Special Education Classroom is equipped with the required Restroom facilities, and fixtures are in fair condition. Kitchen is equipped with the required Restroom, and fixtures are in fair condition. Health Clinic is equipped with the required Restroom, and fixtures are in fair condition. Kindergarten / Pre-K Classrooms are not equipped with Restroom facilities. Kitchen fixtures consist of 1 double compartment sink, 1 triple compartment sink and 1 dishwasher, which are in good condition. The Kitchen is equipped with a satisfactory grease interceptor, and is in fair condition. The Kitchen is provided the required 140 degree hot water supply via a 91 gallon type water heater, 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 15 toilets, 4 urinals, 12 lavatories, 25 Classroom sink mounted drinking fountains, and 6 electric water coolers. Observations revealed that the school is currently equipped with 26 toilets, 13 urinals, 18 lavatories, 25 Classroom sinks without mounted drinking fountains, and 4 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair condition. Science Classroom, Lab utility sinks, gas connections, compressed air connections, and safety shower and 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 provided.

Rating: 3 Needs Replacement

Recommendations: Due to age, condition, LEED, and OSFC requirements, provide a total of 26 toilets, 13 urinals, 18 lavatories, 25 Classroom sink mounted drinking fountains, and 6 electric water coolers. Fixture totals are coordinated between Item E - Plumbing and Fixtures and Item O - Handicapped Access. Within Item E - Plumbing and Fixtures, provide 20 new toilets, 11 new urinals, 12 new lavatories, 3 new electric water coolers, and 25 new lavatory mounted type drinking fountains. See Item O - Handicapped Access, for the remainder of fixture replacements and additions related to ADA requirements. Replace galvanized water supply piping in the overall facility with copper piping. Replace sanitary waste piping in the overall facility due to age and condition. Replace grease interceptor due to age and condition. Provide new mop sink. Provide reduced pressure back flow preventer. See Item O - Handicapped Access, for replacement of fixtures related to ADA requirements. Provide required sink mounted type drinking fountains in Elementary Classroom spaces.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
				40,632 ft ²		
Back Flow Preventer:	\$5,000.00	unit		1 Required	\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	\$142,212.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	\$142,212.00	(remove / replace)
Toilet:	\$3,800.00	unit		20 Required	\$76,000.00	(new)
Urinal:	\$3,800.00	unit		11 Required	\$41,800.00	(new)
Sink:	\$2,500.00	unit		12 Required	\$30,000.00	(new)
Electric water cooler:	\$3,000.00	unit		3 Required	\$9,000.00	(double ADA)
Other: Kitchen Grease Interceptor	\$6,000.00	each		1 Required	\$6,000.00	Provide Kitchen Grease Interceptor.
Other: Mop Sink	\$4,350.00	each		1 Required	\$4,350.00	Provide a mop sink.
Other: Provide and Install Classroom Sinks with Drinking Fountain	\$1,525.00	each		25 Required	\$38,125.00	Provide Classroom sink.
Sum:			\$494,699.00	\$494,699.00		



Typical Floor Mounted Water Closet



Typical Urinals

[Back to Assessment Summary](#)

F. Windows

Description: The 1958 Original Construction is equipped with aluminum frame windows with single glazed type window system and is in poor condition. The window system features operable windows throughout the building, and operable windows are equipped with opening limiters in poor condition, but no insect screens were present. Window system seals are in poor condition, with moderate air and water infiltration being experienced. Window system hardware is in poor condition. The window system features no blinds. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with aluminum and steel sidelights and transoms with single pane glazing in fair condition at the main entry. Exterior door vision panels are single pane at the main entry. Exterior transoms and door vision panels are double-pane at some locations that have been replaced. The school does not contain skylights. The school does not contain clerestories. Interior glass is not OSDM-compliant due to not being tempered. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Exterior door vision panel replacement is addressed in the replacement of exterior doors in Item S - Exterior Doors. Replace the two Main Entry storefronts and inner storefront on the south elevation of the facility due to poor condition. Costs associated with the replacement of window transoms and sidelights at exterior doors of the overall facility are included within the replacement of the exterior storefront systems. Refer to Item S - Exterior Doors and Item O - Handicapped Access, for exterior and interior door replacement. Existing window panel square footages are included within the insulated glass/panels square footage values provided in the table below. Gymnasium upper window panels have been replaced within the Door and Window Panel Replacement item in the table below.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
				40,632 ft²		
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		1,063 Required	\$69,095.00	(includes blinds)
Curtain Wall/Storefront System:	\$65.00	sq.ft. (Qty)		300 Required	\$19,500.00	(remove and replace)
Door and Window Panel Replacement	\$200.00	each		24 Required	\$4,800.00	(Hazardous Material Replacement Cost - See T.)
Other: Clean and Paint Steel Lintels	\$4.00	sq.ft. (Qty)		164 Required	\$656.00	Scrape and paint the exterior steel lintels.
Other: Replace Interior Door Transom Glazing	\$21.50	sq.ft. (Qty)		12 Required	\$258.00	Remove and replace non-compliant interior transom glazing with 1/4" tempered glass.
Other: Replace Interior Glazing	\$21.50	sq.ft. (Qty)		250 Required	\$5,375.00	Remove and replace non-compliant interior glazing with 1/4" tempered glass.
Sum:			\$99,684.00	\$99,684.00		



Typical Window Condition



Ice Formation on the Facade Adjacent to a Window Unit

[Back to Assessment Summary](#)

G. Structure: Foundation

Description: The overall facility is equipped with concrete foundation walls on concrete spread footings. Moderate longitudinal cracking and moisture were documented along a portion of the west-face of the north Classroom wing, and additional moderate cracking was observed along this upper portion of the north Classroom wing. Significant corner damage and its repair were documented in this area, while a severed corner without repair was documented near the exterior trash area on the south face of the facility. The District reports that there has been no past leaking. The southwest corner of the building is the only documented location of standing water around the perimeter of the structure, which, due most likely to issues of ground settlement, could be a potential contributor to future foundation deterioration. The overall facility is equipped with concrete foundation walls on concrete spread footings, which displayed areas of minor cracking and spalling, were observed through the overall facility. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 2 Needs Repair

Recommendations: Repair areas of cracking and spalling through the overall facility. Repair areas of depressed asphalt at the southwest corner of the facility in order to eliminate the potential for standing water around the foundation and to promote appropriate drainage. Costs associated with this work will be in Item P - Site Condition.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
Other: Repair Foundation Concrete	\$5,000.00	each		40,632 ft ²		
				4 Required	\$20,000.00	Repair exposed concrete foundation exposed to elements. Cost is per occurrence.
Sum:			\$20,000.00	\$20,000.00		



Deteriorated Concrete Foundation



Damaged Concrete Foundation

[Back to Assessment Summary](#)

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system, which displayed locations of deterioration, and is in fair condition. The exterior masonry appears to have no caulked control joints. Control joints are not provided at lintel locations, at doors and windows, building corners, and wall offsets. The school does not contain expansion joints. Effects of settlement can be seen from the low roof on the north-facing Multipurpose Room brickwork, which appears to have previously been addressed with sealant. Moderate longitudinal cracking and moisture were documented along a portion of the west-face of the north Classroom wing, and additional moderate cracking was observed along this upper portion of the north Classroom wing. Significant corner damage and its repair were documented in this area, while a severed corner without repair was documented near the exterior trash area on the south face of the facility. The District reports that there has been no past leaking. Exterior walls in the overall facility are inadequately insulated. Brick veneer masonry walls are not cavity walls. Weep holes and vents are not provided. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration at the wall base and window heads. Architectural exterior accent materials consist of stone sills, which are in poor condition. Interior walls are concrete masonry units and glazed block and are in fair condition. Interior masonry appears to have no control joints. Interior soffits are of plaster type construction, and in fair condition. Exterior window sills are stone, and are in poor condition, as is mentioned above. Interior window sills are marble, and are in good condition. The exterior lintels are steel, and are rusting and in fair condition. Chimneys are in fair condition. Masonry cleaning and tuckpointing is required. Canopies over entrances are concrete type construction, and are in fair condition. Exterior soffits are of plaster type construction, and in fair condition. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility, including exterior window sills. Provide masonry cleaning and sealing as required through the overall facility, including exterior window sills. Sawcut and caulk new appropriately spaced control joints in existing masonry through the overall facility. Prep and paint exposed steel lintels through the overall facility. Exterior wall insulation deficiencies are addressed in Item J - General Finishes. Provide brick, insulation and CMU back-up infill at locations where unit ventilator louvers are being removed. 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. Consult a structural or geotechnical engineer to analyze potential issues of settlement documented on the north-facing Multipurpose Room brickwork.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)		40,632 ft ² 3,500 Required	\$18,375.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		12,477 Required	\$18,715.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		12,477 Required	\$12,477.00	(wall surface)
Install Control Joints	\$60.00	ln.ft.		528 Required	\$31,680.00	
Other: Masonry Infill	\$32.00	sq.ft. (Qty)		120 Required	\$3,840.00	Provide brick,insulation and CMU backup infill at locations where unit ventilator louvers are being removed.
Other: Prep and Paint Exterior Soffits	\$6.00	sq.ft. (Qty)		215 Required	\$1,290.00	Sand and prep any damaged paint surfaces on exterior soffits and repaint.
Other: Scrape and Paint Lintels	\$8.00	ln.ft.		960 Required	\$7,680.00	Scrape and paint exterior steel lintels.
Sum:			\$94,057.50	\$94,057.50		



Exterior Masonry Wall Damage



Interior Corridor Walls

[Back to Assessment Summary](#)

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in fair condition. There is no crawl space. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. Sufficient space can be provided by installing a new, lowered ceiling. The roof construction of the overall facility is concrete plank type construction, and is in good condition. The roof construction of the Multipurpose Room is fiber cement plank with open web steel joists.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
				40,632 ft ²		
Sum:			\$0.00	\$0.00		



Fiber Structural Deck



Precast Concrete Plank

[Back to Assessment Summary](#)

J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with carpet or VAT type flooring, painted plaster type ceilings, as well as CMU, glazed masonry unit and operable partition type wall finishes, and they are in poor condition. The overall facility has Corridors with VAT type flooring, ACT type ceilings, as well as painted CMU and glazed block type wall finishes, and they are in poor condition. The overall facility has Restrooms with quarry type flooring, plaster type ceilings, as well as glazed block type wall finishes, and they are in fair condition. Toilet partitions are metal, and are in poor condition. Classroom casework in the overall facility is wood type construction with plastic laminate tops, is inadequately provided, and in fair condition. The typical Classroom contains 10 lineal feet of casework. Classrooms are provided adequate chalkboards / markerboards / tackboards which are in fair condition. Classroom storage for student coats and backpacks is not provided. The metal lockers located in the Corridors are inadequately provided, and in fair condition. The Art program is equipped with a kiln in fair condition, and existing kiln ventilation is adequate. The facility is primarily equipped with metal non-louvered interior doors that are flush mounted without proper ADA hardware and clearances, and in fair condition. A moderate number of metal louvered doors are present. These doors are also flush mounted without proper ADA hardware and clearances, and in fair condition. The Gymnasium space has VAT type flooring, fiber plank type ceiling on open web steel joist, as well as CMU and ceramic tile type wall finishes, and they are in fair condition. Gymnasium basketball backboards are manually and electrically operated type, and are in good condition. The Media Center has carpet type flooring, painted plaster type ceilings, as well as CMU and ceramic tile type wall finishes, and they are in fair condition. Student Dining shares the Gymnasium space. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. Existing Gymnasium / Student Dining / Media Center / and Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. Stage is undersized and used as Storage Room for the Gymnasium. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, varies in age of installation, is in fair to poor condition. The Kitchen hood is in fair condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is 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 walk-in cooler and freezer are located within the Kitchen spaces and are in poor 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, including doors here noted as being in fair condition. Replace toilet partitions as required, throughout the overall facility due to condition. Replace the toilet room accessories throughout the overall facility due to condition. Provide for the replacement of kitchen equipment, including reach-in cooler and freezer, due to age and condition. Provide a heat removal hood for the Art program kilns. Costs associated with this located in Item A - Heating Systems. Provide the Stage area with a Stage Curtain replacement due to hazardous material removal in Item T - Hazardous Material. Costs associated with the replacement of the non-compliant Stage stair railing are discussed in Item U - Life Safety. Provide a projector screen for the Stage to comply with OSDM fixed Stage equipment recommendations. Provide sound attenuation for the Multipurpose Area (Gymnasium/Student Dining and Stage) and the Media Center due to inadequate acoustical surface treatments. Replace non-electric Gymnasium backboards due to age. 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 (1958)	Sum	Comments
Complete Replacement of Finishes (excludes casework) (Elementary):	\$11.80	sq.ft. (of entire building addition)		40,632 ft ² Required	\$479,457.60	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		12 Required	\$12,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	\$8,126.40	(per building area)
Basketball Backboard Replacement	\$3,200.00	each		4 Required	\$12,800.00	(non-electric)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		12,477 Required	\$74,862.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Acoustical Plaster Replacement	\$12.00	sq.ft. (Qty)		24,084 Required	\$289,008.00	(Hazardous Material Replacement Cost - See T.)
Hard Plaster Replacement	\$9.00	sq.ft. (Qty)		7,249 Required	\$65,241.00	(Hazardous Material Replacement Cost - See T.)
Walk-in Coolers/Freezers:	\$29,818.00	per unit		2 Required	\$59,636.00	
Kitchen Exhaust Hood:	\$56,000.00	per unit		1 Required	\$56,000.00	(includes fans, exhaust & ductwork)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		1,289 Required	\$244,910.00	(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)
Other: Acoustic Wall Panels	\$3.00	sq.ft. (Qty)		2,040 Required	\$6,120.00	Provide sound attenuation for the Multipurpose Area (Gymnasium/Student Dining and Stage) and the Media Center.
Other: Operable Partitions	\$100.00	sq.ft. (Qty)		2,080 Required	\$208,000.00	Provide operable partition square footage to replace the retractable wall material removed in Item T - Hazardous Material.
Other: Projection Screen	\$5,050.00	each		1 Required	\$5,050.00	Due to the current configuration of the Stage, provide a heavy duty, electric operated, 200 S.F. projection screen.
Other: Stage Curtain	\$10.60	sq.ft. (Qty)		1,000 Required	\$10,600.00	Provide stage curtain square footage to replace the stage curtain material removed in Item T - Hazardous Material.
Sum:			\$1,531,811.00	\$1,531,811.00		



Typical Classroom Finishes



Typical Corridor Finishes

[Back to Assessment Summary](#)

K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-12 1x4 surface mount fluorescent fixtures with single level switching. Classroom fixtures are in poor condition, providing an average illumination of 20 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 surface mount acrylic lensed fluorescent fixtures with single level switching. Corridor fixtures are in poor condition, providing an average illumination of 20 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium/Student Dining spaces are equipped with T-8 pendant mount fluorescent fixtures lighting, in good condition, providing an average illumination of 45 FC, which is less than the 50 (ES / MS) FC recommended by the OSDM. The Media Center is equipped with 2x4 surface mount T-8 acrylic lensed fluorescent fixture type lighting in poor condition, providing an average illumination of 67 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining (see Primary Gymnasium). The Kitchen spaces are equipped with 2x4 surface mount T-8 acrylic lensed fluorescent fixture type lighting with single level switching. Kitchen fixtures are in poor condition, providing an average illumination of 35 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 2x4 suspended T-8 fluorescent fixture and incandescent type lighting in poor condition. The typical Administrative spaces in the overall facility are equipped with 2x4 surface mount 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 and condition, inadequate lighting levels, lack of multi-level switching, the utilization of T-12 fluorescent and incandescent fixtures.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to condition, lighting levels, utilization of T-12 and incandescent fixtures, lack of multilevel switching.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		40,632 ft ²		
				Required	\$203,160.00	Includes demo of existing fixtures
Sum:			\$203,160.00	\$203,160.00		



Classroom Lighting Fixture



Service Area Incandescent Lighting Fixture

[Back to Assessment Summary](#)

L. Security Systems

Description: The overall facility contains an 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. Playground fencing is located against vehicular traffic and parking spaces on the north elevation of the facility. Currently, the fencing does not feature any gates that limit pedestrian access into the Playground. 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, including the Playground fencing due to condition and the need for improvements such as gated entrances. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
				40,632 ft ²		
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	\$75,169.20	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	\$40,632.00	(complete, area of building)
Sum:			\$115,801.20	\$115,801.20		



Exterior Site Lighting Fixtures



Entrance Camera

[Back to Assessment Summary](#)

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 (1958)	Sum	Comments
				40,632 ft ²		
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	\$40,632.00	(complete, area of building)
Sum:			\$40,632.00	\$40,632.00		



Non-Compliant Exit Sign



Emergency Egress Lighting Fixture

[Back to Assessment Summary](#)

N. Fire Alarm

Description: The overall facility is equipped with a Standard type fire alarm system, installed in 1959 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, and 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 (1958)	Sum	Comments
Fire Alarm System:	\$1.75	sq.ft. (of entire building addition)		40,632 ft ²		
Sum:			\$71,106.00	Required	\$71,106.00	(complete new system, including removal of existing)



Fire Alarm Panel



Fire Alarm Bell

[Back to Assessment Summary](#)

O. Handicapped Access

Description: At the site, there is an accessible route closely provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are not ADA accessible due to no automatic door openers and non-compliant hardware as required by ADA guidelines. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps, but the main entry is 12" above walkway level. Adequate handicap parking is provided. Exterior doors are not equipped with ADA hardware. Building entrances should be equipped with 1 ADA power assist doors, and none are provided. Playground layout and equipping are not compliant to meet ADA required guidelines. On the interior of the building, space allowances and reach ranges are mostly compliant. There is not an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps do not meet all ADA requirements, and are insufficient due to the Corridor ramp being too steep per ADA guidelines. Access to the Stage is not facilitated by a Corridor at Stage level, chair lift, or ramp. Interior doors are not recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. 6 ADA-compliant toilets are required, and 0 are currently provided. 6 ADA-compliant Restroom lavatories are required, and 0 are currently provided. 2 ADA-compliant urinals are required, and 0 are currently provided. 1 ADA-compliant shower is required, and 0 are currently provided. 3 ADA-compliant electric water coolers are required, and 1 is currently provided. Toilet partitions are metal, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do meet ADA requirements for mounting heights. Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to size and lack of ADA compliant accessories. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, power assist door opener, electric water coolers, toilets, sinks, urinals, toilet partitions, toilet accessories, door and frames and door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Provide one lift for handicapped access to the Stage level due to space restrictions. Replace the ADA non-compliant interior ramp and provide a new, compliant ramp in its place. Provide a ramp for the north elevation entry due to the north elevation parking and potential need to accessible entrance. Funding for ramp railings is provided in Item U - Life Safety.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		40,632 ft² Required	\$8,126.40	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)		345 Required	\$13,800.00	(per ramp/interior-exterior complete)
Lifts:	\$15,000.00	unit		1 Required	\$15,000.00	(complete)
Electric Water Coolers:	\$3,000.00	unit		3 Required	\$9,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		14 Required	\$53,200.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall		4 Required	\$4,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required	\$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		87 Required	\$113,100.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Provide ADA Shower:	\$3,000.00	each		1 Required	\$3,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,000.00	per restroom		5 Required	\$5,000.00	
Other: Enlarge Restrooms to Accommodate ADA	\$15,000.00	each		2 Required	\$30,000.00	Enlarge Restrooms to accommodate ADA.
Sum:			\$261,726.40	\$261,726.40		



Typical Classroom Door Handle



Typical Toilet Stall

P. Site Condition

Description:

The 43 acre flat site is located in a small town setting with moderate tree type landscaping. The site is shared with L.T. Ball Intermediate School and Tippecanoe Middle School, which include the site amenities (athletic facilities). Outbuildings include a bus garage. There are no apparent problems with erosion or ponding. The site is bordered by a heavily traveled state route. Multiple entrances onto the site impede proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone in front of adjacent to the school, which is not separated from other 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 Nevin Coppock Elementary School is not shared with either Tippecanoe Middle School or L.T. Ball Intermediate School. A small portion of an asphalt lot north of Nevin Coppock Elementary School will be considered in this assessment as part of Nevin Coppock and not Tippecanoe Middle School. Parking spaces for Tippecanoe Middle School and L.T. Ball Intermediate School total approximately 300 spaces, which leaves 71 spaces for Nevin Coppock Elementary School. Refer to the assessments of L.T. Ball Intermediate School and Tippecanoe Middle School for further breakdowns of the total parking. Adequate parking for staff members and visitors is provided. Based on ADAAG guidelines for designated handicapped parking, Nevin Coppock Elementary School should have three designated spaces. Currently, four spaces are provided. The site and parking lot drainage design, consisting of sheet drainage, provides adequate evacuation of storm water, and minor problems with parking lot ponding were observed. Concrete curbs are not appropriately placed. Curb ramps are not provided at the bus and vehicular loading areas. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in poor condition. Trash pick-up and service drive pavement is not heavy duty and is in poor condition, and is not equipped with a concrete pad area for dumpsters. The newer playground equipment is primarily constructed of coated steel and high-density plastic, and is in good condition. The older playground equipment is constructed of metal and is in poor condition. Playground equipment is placed to provide compliant fall zones. Equipment is located on non-compliant wood fiber mulch of insufficient depth or asphalt. The playground asphalt surface is in poor condition and will require replacement. The site and Playground area are equipped with very few tables, but several benches have been provided in a semi-circular arrangement outside of the primary soft surface play area. The playground is partially fenced in. The stairs at the side entrances are not equipped with hand rails. The facility sits in a southeast portion of the 43 acre site and is bounded on the north elevation by parking spaces and the Playground area, on the east elevation by a state route, on the south elevation by parking spaces and residential properties, and on the west elevation by the District Bus Garage. Expansion of this facility is possible to the north, within the existing footprint of the Playground. Based on the Student Capacity of the facility, which is approximately 390 Students, and the current OSDM guidelines for playground design, the maximum size recommendation for the Playground area is 29,250 sf. Currently, the playground contains approximately 49,000 sf. There is approximately 19,750 sf of space available on the north elevation of the existing facility for a single-story expansion and 39,500 sf of space for a two-story expansion. These square footage estimates do not take into full account potential constraints due to local jurisdiction, easements, and/or right of way. Estimates are based on site size, existing setbacks of the facility, and general available square footage.

Rating:

3 Needs Replacement

Recommendations:

Provide repaving at existing parking lots. Provide repaving of the Playground asphalt area due to poor condition. Provide catch basins and storm drainage in the parking lot area. Develop a bus loop and separate parent drop-off area. Provide new soft surface and hard surface play areas. Provide a concrete dumpster pad. Replace sidewalks and curbs due to inadequacies stated in the above Description. Also, provide a new concrete walk from the north elevation parking spaces to the north elevation entry. Provide guardrails for the recommended ramp (Item O - Handicapped Access) at the north elevation entry, and replace the non-compliant guardrails at the Main Entry. Funding for the replacement of the perimeter playground fencing is provided in Item L - Security Systems, within the funding for a complete security system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
				40,632 ft ²		
Playground Equipment:	\$1.50	sq.ft. (Qty)		49,000 Required	\$73,500.00	(up to \$100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,000.00	lump sum		Required	\$2,000.00	
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		2,080 Required	\$63,648.00	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$28.60	sq. yard		2,440 Required	\$69,784.00	(including drainage / tear out for light duty asphalt)
Additional Parking Spaces Required for Elementary	\$121.00	per student		37 Required	\$4,477.00	(\$1,100 per parking space; 0.11 space per elementary student. Parking space includes parking lot drive space.)
Bus Drop-Off for Elementary	\$110.00	per student		400 Required	\$44,000.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of elementary school students riding)
Concrete Curb:	\$18.00	in.ft.		400 Required	\$7,200.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		4,790 Required	\$22,465.10	(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$43.00	in.ft.		75 Required	\$3,225.00	
Provide Soft Surface Playground Material:	\$30.00	sq. yard		1,293 Required	\$38,790.00	
Provide Exterior Parking Lot Catch Basin:	\$2,500.00	each		3 Required	\$7,500.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required	\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required	\$50,000.00	include this and one of the next two. (Applies for whole building, so only one 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	\$60,948.00	include this one or the next. (Each addition should have this item)
Other: Playground Hard Surface Asphalt Paving (Light Duty)	\$25.29	sq. yard		2,525 Required	\$63,857.25	Replace existing hard surface Playground asphalt due to its poor condition.
Other: Rework Existing Grade	\$20,000.00	lump sum		Required	\$20,000.00	Rework existing grade adjacent to the building along the asphalt drive to direct water away from the building.
Sum:				\$533,794.35	\$533,794.35	



Parking Lot and Drive



Parking Lot and Drive

[Back to Assessment Summary](#)

Q. Sewage System

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

Rating: 3 Needs Replacement

Recommendations: Provide new sanitary line and grease interceptor due to age.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
				40,632 ft ²		
Sewage Main:	\$45.00	n.ft.		150 Required	\$6,750.00	(include excavation and backfilling)
Other: Grease Interceptor	\$5,000.00	each		1 Required	\$5,000.00	Provide grease interceptor.
Sum:			\$11,750.00	\$11,750.00		



Exterior Sanitary Access



Urinals Double as Floor Drains

[Back to Assessment Summary](#)

R. Water Supply

Description: The domestic water supply system is tied in to the municipal system, features 3" service and water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The 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 (1958)	Sum	Comments
				40,632 ft ²		
Sum:			\$0.00	\$0.00		



Water Service



Water Service

[Back to Assessment Summary](#)

S. Exterior Doors

Description: Typical exterior entrance doors in the main entry are aluminum type construction, installed on aluminum frames, and in poor condition. Typical exterior doors at the main entry feature single glazed unprotected vision panels, transoms, and inappropriate hardware. Typical exterior entrance doors in the side entries are aluminum type construction, installed on aluminum frames, and in good condition. Typical exterior doors at the side entries feature insulated vision panels, and appropriate hardware. Typical exterior entrance doors for mechanical rooms are hollow metal type construction, installed on hollow frames, and in poor condition. Typical exterior doors at the mechanical entries feature no vision panels, and inappropriate hardware. The facility is equipped with roof access hatches, which are in poor condition. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replace all hollow metal and single-glazed exterior doors, due to poor condition. Refer to Item B - Roofing for costs associated with replacing roof hatches.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
				40,632 ft ²		
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		33 Required	\$66,000.00	(includes removal of existing)
Sum:			\$66,000.00	\$66,000.00		



Exterior Doors



Main Entry Doors

[Back to Assessment Summary](#)

T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Westech Environmental Solutions, and dated July 30, 2013, documenting known and assumed locations of asbestos and other hazardous materials. Vinyl asbestos floor tile and mastic, carpet mastic, drywall and joint compound, window panel fillers, sound dampening materials (plaster), fire doors, pipe insulation, sink undercoating, window glazing compound, window and door caulking, mastic for visual display boards, 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 condition light damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 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.

Item	Cost	Unit	Whole Building	Original Construction (1958) 40,632 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				EHA Form	—	
Boiler/Furnace Insulation Removal	\$10.00	sq.ft. (Qty)		150 Required	\$1,500.00	
Tank Insulation Removal	\$8.00	sq.ft. (Qty)		180 Required	\$1,440.00	
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)		40,632 Required	\$4,063.20	
Pipe Fitting Insulation Removal	\$20.00	each		112 Required	\$2,240.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	in.ft.		850 Required	\$12,750.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		3 Required	\$6,000.00	
Flexible Duct Connection Removal	\$100.00	each		3 Required	\$300.00	
Acoustical Plaster Removal	\$7.00	sq.ft. (Qty)		25,000 Required	\$175,000.00	See J
Light (Reflector) Fixture Removal	\$50.00	each		2 Required	\$100.00	See K
Fire Door Removal	\$100.00	each		70 Required	\$7,000.00	See S
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		3,300 Required	\$6,600.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$300.00	each		40 Required	\$12,000.00	
Window Component (Compound, Tape, or Caulk) - Reno Only	\$300.00	each		40 Required	\$12,000.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		13,000 Required	\$39,000.00	See J
Carpet Mastic Removal	\$2.00	sq.ft. (Qty)		9,000 Required	\$18,000.00	
Sink Undercoating Removal	\$100.00	each		8 Required	\$800.00	
Other: EHA ACM Other	\$1.00	per unit		5,000 Required	\$5,000.00	Other ACM Chalkboard Mastic Removal
Other: EHA ACM Other	\$1.00	per unit		300 Required	\$300.00	Other ACM Heat Shield Removal
Other: EHA ACM Other	\$1.00	per unit		5,000 Required	\$5,000.00	Other ACM Insulated Window Panel Removal
Other: EHA ACM Other	\$1.00	per unit		2,200 Required	\$2,200.00	Other ACM Operable Wall Removal
Other: EHA ACM Other	\$1.00	per unit		1,000 Required	\$1,000.00	Other ACM Stage Curtain Removal
Other: EHA Other Hazard	\$1.00	per unit		3,000 Required	\$3,000.00	XRF testing for lead based paint is recommended for compliance with EPA's RRP program
Sum:			\$325,293.20	\$325,293.20		



Water Tank Insulation



Typical Corridor

[Back to Assessment Summary](#)

U. Life Safety

Description: The overall facility is not equipped with a compliant automated fire suppression system. Exit Corridors are situated such that dead-end Corridors are not present. Stair towers and guardrails are not present in this single story structure. The facility does not have any exterior stairways from intermediate floors. The Kitchen hood is in fair condition, and is not 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, and/or installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are not provided in sufficient quantity. Existing fire extinguishers are inadequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide additional fire extinguishers to comply 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. Provide handrails for the Corridor Ramp and compliant railings for the Stage stairs. Refer to Item P - Site Condition for costs associated with the addition of guardrails to the exterior ramp to the north elevation entry.

Item	Cost	Unit	Whole Building	Original Construction (1958)	Sum	Comments
				40,632 ft ²		
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		40,632 Required	\$130,022.40	(includes increase of service piping, if required)
Water Main	\$40.00	in.ft.		300 Required	\$12,000.00	(new)
Replace Fire Extinguisher:	\$400.00	each		4 Required	\$1,600.00	
Other: Provide Railings	\$49.00	in.ft.		76 Required	\$3,724.00	Provide railings for the Corridor Ramp and the Stage stairs.
Sum:			\$147,346.40	\$147,346.40		



Recessed Fire Extinguisher



Existing Corridor Ramp without Handrails

[Back to Assessment Summary](#)

V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 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 (1958)	Sum	Comments
				40,632 ft ²		
CEFPI Rating 4 to 5	\$4.00	sq.ft. (of entire building addition)		Required	\$162,528.00	
Sum:			\$162,528.00	\$162,528.00		



Typical Classroom



Typical Reading Table

[Back to Assessment Summary](#)

W. Technology

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

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 (1958)	Sum	Comments
				40,632 ft ²		
ES portion of building with total SF < 50,000	\$13.18	sq.ft. (Qty)		40,632 Required	\$535,529.76	
Sum:			\$535,529.76	\$535,529.76		



Main Data Distribution Rack



Classroom Computers

[Back to Assessment Summary](#)

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$7,466,897.31
7.00%	Construction Contingency	\$522,682.81
Subtotal		\$7,989,580.12
16.29%	Non-Construction Costs	\$1,301,502.60
Total Project		\$9,291,082.72

Construction Contingency	\$522,682.81
Non-Construction Costs	\$1,301,502.60
Total for X.	\$1,824,185.41

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,396.87
Soil Borings / Phase I Envir. Report	0.10%	\$7,989.58
Agency Approval Fees (Bldg. Code)	0.25%	\$19,973.95
Construction Testing	0.40%	\$31,958.32
Printing - Bid Documents	0.15%	\$11,984.37
Advertising for Bids	0.02%	\$1,597.92
Builder's Risk Insurance	0.12%	\$9,587.50
Design Professional's Compensation	7.50%	\$599,218.51
CM Compensation	6.00%	\$479,374.81
Commissioning	0.60%	\$47,937.48
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$89,483.30
Total Non-Construction Costs	16.29%	\$1,301,502.60

[Back to Assessment Summary](#)

School Facility Appraisal

Name of Appraiser Paul Brown **Date of Appraisal** 2015-03-31
Building Name Nevin Coppock Elementary
Street Address 525 North Hyatt
City/Town, State, Zip Code Tipp City, OH 45371
Telephone Number(s) 937-667-2275
School District Tipp City Exempted Village

Setting: Small City

Site-Acreage	43.00	Building Square Footage	40,632
Grades Housed	K-1	Student Capacity	334
Number of Teaching Stations	24	Number of Floors	1
Student Enrollment	357		
Dates of Construction	1958		

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

[Back to Assessment Summary](#)

	Points Allocated	Points
1.0 The School Site		
1.1 Site is large enough to meet educational needs as defined by state and local requirements	25	5
<i>The Ohio School Facilities Commission Ohio School Design Manual requires the overall site to be approximately 53.8 acres. The overall site measures approximately 43 acres. Individually, Nevin Coppock Elementary School has approximately 4.6 acres. Based on the OSDM, the school site of an Elementary School with a student capacity of approximately 350 should be 14 acres.</i>		
1.2 Site is easily accessible and conveniently located for the present and future population	20	15
<i>The site is accessible from small town roads that are suitable for buses, cars, and service vehicles. One entry point into the site is provided at the rear of the building, with no separation of car and bus traffic. An access road on the north elevation of the facility serves as an additional staff entrance into the site, but an accessible route is not provided from the parking spaces due to the lack of sidewalks and an entry ramp.</i>		
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards	10	8
<i>The small town site is surrounded by neighborhoods. The site is mostly removed from the undesirable uses.</i>		
1.4 Site is well landscaped and developed to meet educational needs	10	6
<i>All areas of the site are seeded. The lawn areas where mowing is required do not exceed 3:1 slope. There are smaller deciduous trees and smaller, ornamental canopy trees for limited shade of the building and parking lots. There are no evergreen trees and shrubs that act as a wind screen for building and site. There is no visual screen of service areas and adjacent properties.</i>		
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking	10	6
<i>There are two separate playground structures, a hard surface play area and a semi-circular seating area with benches. The playground is separated from parking areas by a chain link fence.</i>		
1.6 Topography is varied enough to provide desirable appearance and without steep inclines	5	4
<i>A level area is provided to accommodate buildings, perimeter walks, vehicular circulation, mechanical/service yard, parking areas, and physical education areas. There is minimal slope across the site to allow for positive drainage to storm sewer outlets.</i>		
1.7 Site has stable, well drained soil free of erosion	5	3
<i>There are no signs of erosion and minimal signs of ponding on the site.</i>		
1.8 Site is suitable for special instructional needs , e.g., outdoor learning	5	3
<i>There are no fixed benches or enclosed trash receptacles along walks to the main building entrance. There is sufficient seating adjacent to the playground to accommodate outdoor learning.</i>		
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	3
<i>Walkways are provided scarcely throughout the site, as much of the site is dominated by asphalt parking areas. One primary walkway, approximately 10' wide, accesses the Main Entrance. Due to the stairs to the Main Entrance and a lack of a ramp, this walkway is not part of an accessible route. An accessible route is located on the south elevation from the handicap-designated parking spaces. There is a walk connecting the school to the public street which has a sidewalk that continues south below the facility and north through the overall site. The final walkway is a small walk on the north elevation of the site, but once again, due to stairs and the lack of a ramp, this is not part of an accessible route. The remainder of the site is comprised of the Playground area, which does not require walkways due to the hard play surface provided. There is a walk connecting the school to the public street which has a sidewalk. Curb ramps are not provided at the bus and vehicular loading areas. Large designated crosswalks have been provided for pedestrian safety.</i>		
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community	5	5
<i>There are approximately 71 spaces provided for Nevin Coppock Elementary School. There is sufficient solid surface parking provided for current staff, visitor and special event needs. Overflow parking is provided by parking on small town streets. Refer to Item P - Site Condition, for further details regarding parking spaces.</i>		
TOTAL - 1.0 The School Site	100	58

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally	15	6
<i>At the site, there is not an accessible route provided from the public right-of-way, the accessible parking areas and from the passenger unloading zone, to the main entrance of the school. An accessible route is provided along the side of the building where the parking is provided. The main entrance is not compliant. On the interior of the building, space allowances and reach ranges are mostly not compliant. There is an accessible route that does not have protruding objects. Ground and floor surfaces are compliant. The ramp in the Corridor does not meet all ADA requirements. The building does not have an elevator, nor require one. Interior doors and hardware are not compliant. Drinking fountains, water closets, urinals, showers and toilet partitions, mirrors and lavatories are provided, and are not compliant. Toilet rooms do not have appropriate amount of clearance. Handrails and grab bars that are ADA compliant are not fully provided. ADA compliant alarms and strobes are mostly provided. Signage is not ADA compliant. Fixed and built-in seating is compliant for the ages of the students. The assembly area is not accessible and compliant.</i>		
2.2 Roofs appear sound, have positive drainage, and are weather tight	15	3
<i>The roof over the facility is a built-up asphalt membrane system. The roof is in poor condition. The gutters and downspouts are in poor condition.</i>		
2.3 Foundations are strong and stable with no observable cracks	10	5
<i>The foundation appears to be in good condition, though some cracking and spalling was documented.</i>		
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	2
<i>The exterior masonry does not feature caulked control joints. Control joints are not provided at lintel locations, at doors and windows, building corners, or wall offsets. The school does not contain expansion joints. Effects of settlement can be seen from the low roof on the north-facing Multipurpose Room brickwork, which appears to have previously been addressed with sealant. It has been recommended that control joints be added throughout the facility and that a structural or geotechnical engineer assess potential damage from settlement.</i>		
2.5 Entrances and exits are located so as to permit efficient student traffic flow	10	5
<i>The entrance is not located near the vehicular loading area and the bus loading area. The school Offices are located near the Main Entrance.</i>		
2.6 Building "envelope" generally provides for energy conservation (see criteria)	10	2
<i>The windows feature single glazing. The roof is insulated.</i>		
2.7 Structure is free of friable asbestos and toxic materials	10	2
<i>See asbestos report.</i>		
2.8 Interior walls permit sufficient flexibility for a variety of class sizes	10	5
<i>The interior walls are fixed masonry partition and operable partition walls.</i>		
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	15	3
<i>The lighting is inadequate and requires replacement, per OSDM standards.</i>		
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements	15	3
<i>The internal water supply is sufficient for the current needs of the school.</i>		
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications	15	4
<i>The teaching/learning areas do not have the required quantity of wall outlets, phone and computer cabling, per OSDM.</i>		
2.12 Electrical controls are safely protected with disconnect switches easily accessible	10	4
<i>Electrical controls will require replacement due to age and the new required HVAC equipment.</i>		
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	6
<i>The drinking fountains are in good working condition and are adequately placed.</i>		
2.14 Number and size of restrooms meet requirements	10	3
<i>The number and size of Restrooms do not meet OSDM or ADA requirements.</i>		

2.15 Drainage systems are properly maintained and meet requirements	10	5
<i>The sanitary drainage piping is in poor condition due to age and deterioration.</i>		
2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	4
<i>The fire alarm system does not meet the requirements of either OBC or OSDM. Smoke detectors and a sprinkler system are not present within the facility.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	3
<i>An intercommunication system per OSDM does not exist.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	5
<i>Adequate exterior wall hydrants are provided.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	70

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Windows, doors, and walls require minimum maintenance when in good condition. Currently these elements are in poor condition, requiring extensive maintenance. Windows are single glazing in aluminum frames. Exterior doors and frames are aluminum or painted hollow metal. Interior doors are wood on steel frames. Interior doors are primarily non-louvered, but a minimal number of louvered doors are present within the facility. Exterior walls are brick and stone. Interior walls are CMU and glazed masonry.</i>	15	8
3.2 Floor surfaces throughout the building require minimum care <i>Vinyl asbestos tile (VAT) floors throughout the overall facility require extensive maintenance. Quarry tile floors in the Kitchen require minimum maintenance. Floors in the Classrooms are carpet. Floors in the Corridors are asbestos tiles. Floors in the Toilet Rooms are quarry tile. Floors in the Multipurpose space (Gymnasium/Student Dining) are VAT.</i>	15	2
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceilings are hard plaster in the Classrooms or suspended acoustical lay-in ceiling tile in the Corridors. Both are difficult to maintain, and the suspended acoustical lay-in ceiling tiles do not resist staining. Walls are CMU, glazed masonry, and operable partitions, and are easy to maintain.</i>	10	2
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>Casework is easy to maintain. Casework is wood with plastic laminate tops. Classrooms have 12 lineal foot of casework on average.</i>	10	3
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware has a compatible keying system. Exterior door hardware is not ADA compliant. Interior door hardware is not ADA compliant.</i>	10	2
3.6 Restroom fixtures are wall mounted and of quality finish <i>The fixtures are floor-mounted and of quality finish, but they are in fair to poor condition due to age.</i>	10	2
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>There are custodial spaces available in all areas of the building with water and drainage.</i>	10	5
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Refer to Item D - Electrical Systems. There are not any spaces that have no electrical outlets.</i>	10	6
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are accessible. Outdoor outlets for maintenance do not exist.</i>	10	3
TOTAL - 3.0 Plant Maintainability	100	33

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>Student loading areas are shared by buses and vehicular traffic, which occur on the main drive of the school/parking lot.</i>	15	2
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>There are sidewalks provided in the public right-of-way and along the main road. Sidewalks are available for the safety of pedestrians on site. See also 1.9.</i>	10	8
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>There are both signage and signals provided at the access street.</i>	5	4
4.4 Vehicular entrances and exits permit safe traffic flow <i>See 1.2.</i>	5	3
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>Playground equipment is located inside of a fenced enclosure, is properly located, and free from hazard. It has been recommended, with the replacement of the fencing system, to further protect the Playground area with a gate system to provide additional security against pedestrian traffic.</i>	5	4
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>Unit ventilators are located in the Classroom areas, and air handlers are located in a Mechanical Room away from student occupied areas.</i>	20	15
4.7 Multi-story buildings have at least two stairways for student egress <i>This is a single story building. Stairs are not required.</i>	15	15
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open outward and are equipped with functional panic hardware that is not fully ADA compliant.</i>	10	8
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Exit and emergency lighting is minimal and is not adequate for coverage required by OBC. Separate circuits for exit lights appear to exist.</i>	10	8
4.10 Classroom doors are recessed and open outward <i>Some Classroom doors are not recessed. They do not provide appropriate door clearances, as required by the ADAAG. The doors protrude into the corridor by more than 8".</i>	10	6
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>CCTV coverage is adequate, however, minimal motion sensors only are in use. The systems do not comply with OSDM.</i>	10	3
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>See 3.2 for a list of floor finishes. Flooring is mostly maintained in a non-slip condition.</i>	5	3
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>This is a single story building, stairs are not required.</i>	5	5
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass panels throughout the overall facility are not tempered glass or safety glass as required by the OBC.</i>	5	2
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Fixed projections do extend more than 8" from the Corridor walls.</i>	5	4
4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	5

Traffic areas terminate at an exit or Corridor leading to an exit.

Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located <i>The travel distance from any location to a 20# type ABC fire extinguisher is not 50 feet or less, in the Corridors. The travel distance from any location to a 10# type ABC fire extinguisher is not 30 feet or less.</i>	15	10
4.18 There are at least two independent exits from any point in the building <i>There are no dead-end Corridors in the building. There are at least two exits to the outside, provided by Corridors. Classrooms have door or window egress, as recommended in the Life Safety Code.</i>	15	15
4.19 Fire-resistant materials are used throughout the structure <i>The structure is a brick and concrete masonry unit load bearing wall type construction. Finishes comply with OBC requirements. Building materials are mostly fire resistant.</i>	15	15
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>A manual fire alarm system is installed. The quantity of devices does not comply with the OBC. The system is not monitored off-site.</i>	15	12
<hr/> TOTAL - 4.0 Building Safety and Security	200	147

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>The typical Classroom is 832 SF. The OSDM recommends 900 SF for first grade and 1,200 SF for Kindergarten.</i>	25	12
5.2 Classroom space permits arrangements for small group activity <i>The Classrooms are not large enough to permit adequate arrangements for small group activities. Common space is not readily adaptable to arrangement of small group activities.</i>	15	6
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>Academic areas are arranged so that children of the same age are grouped together. The Media Center is centrally located to academic areas. The Gymnasium/Student Dining Area are adjacent to the academic core.</i>	10	8
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>There is no space for individual instruction located within the Classrooms.</i>	10	3
5.5 Storage for student materials is adequate <i>There are lockers in the Corridors, adjacent to the Academic Areas. There is also space for student storage in the Classrooms.</i>	10	4
5.6 Storage for teacher materials is adequate <i>There are horizontal files, vertical files, and bookshelves for the teachers. There are no Storage Rooms for teachers in the Classrooms. The OSDM recommends 50-200 SF.</i>	10	4
Special Learning Space		
5.7 Size of special learning area(s) meets standards <i>The Special Learning Area Classroom measures approximately 832 SF. The OSDM recommends 900 SF.</i>	15	10
5.8 Design of specialized learning area(s) is compatible with instructional need <i>There is no self-contained Classroom provided. There are no support spaces provided for the Specialized Learning Areas.</i>	10	2
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The Media Center is approximately 1,852 SF, which includes the square footage of the adjacent Book Room. Without this square footage, the Primary Media Center Area would measure 1,586 SF. The OSDM recommends a minimum of 1,810 square feet. Overall, the space is aesthetically consistent with the remaining areas of the schools, but furnishings and finishes are in fair condition and will require replacement.</i>	10	6
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The Gymnasium floor, which doubles as the Student Dining area, is approximately 2,400 SF. A small Stage area is located adjacent to this space. The OSDM recommends a minimum of 3,500 SF.</i>	5	2
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction <i>The school is designated for Kindergarten and First Grade students.</i>	10	2
5.12 Music Program is provided adequate sound treated space <i>There is no dedicated Classroom for the Music program. They utilize the Stage in the Gymnasium.</i>	5	2
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>The Art Room is approximately 910 SF. The OSDM recommends 1,200 SF.</i>	5	3
School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment <i>There is one Computer Lab measuring approximately 832 SF. The OSDM recommends 1,000 SF.</i>	5	3

5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	1
<i>There are no spaces provided for small group or remedial instruction.</i>		
5.16 Storage for student and teacher material is adequate	5	3
<i>There is limited Storage Room for teacher and student storage in the Classrooms. Corridor lockers are adequate for students.</i>		
Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	8
<i>The Teacher's Lounge Area is approximately 280 SF. The OSDM recommends a minimum of 300 SF.</i>		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	4
<i>The Student Dining Area (which is a shared space with the Gymnasium) is approximately 2,400 SF. The OSDM recommends a minimum of 3,000 SF. The space is unattractive for dining, as it doubles as the Gymnasium and does not feature any glazing for daylighting. The Kitchen is approximately 1,289 SF. The OSDM recommends that the Kitchen be approximately 1,173 SF based on the facility's student capacity.</i>		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	3
<i>The Offices are mostly satisfactory for the age of the students being served.</i>		
5.20 Counselor's office insures privacy and sufficient storage	5	2
<i>The Counselor's Office is approximately 100 SF. The OSDM requires 120 SF with an additional 100 SF for Storage and 200 SF for Conference. It is located in the vicinity of the Reception Area and the Secretarial Area.</i>		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	2
<i>The Clinic is approximately 150 sf. The OSDM recommends a minimum of 300 SF.</i>		
5.22 Suitable reception space is available for students, teachers, and visitors	5	4
<i>The Reception Area is approximately 200 SF. The OSDM recommends a minimum of 200 SF.</i>		
5.23 Administrative personnel are provided sufficient work space and privacy	5	1
<i>There is about 800 SF provided for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, in-school suspension, and Toilet Room. The OSDM recommends approximately 2,250 SF.</i>		
TOTAL - 5.0 Educational Adequacy	200	95

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	8
<i>The building is a traditional design, with non-classical detailing. The building is constructed with brick. The design is not aesthetically pleasing to Elementary School students. Fenestration, utilizing large Classroom windows in the 1958 Original Construction, is repetitive and uninteresting. Stone window sills break up the brick and glass elevation.</i>		
6.2 Site and building are well landscaped	10	6
<i>See 1.4.</i>		
6.3 Exterior noise and poor environment do not disrupt learning	10	7
<i>External noise is a minimal disruption to this facility in its small town setting. See item 1.3 for a listing of surrounding site usage.</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	8
<i>The main building entrance is sheltered. Exits are mostly sheltered.</i>		
6.5 Building materials provide attractive color and texture	5	3
<i>The exterior surface of the building is one color and style of brick with anodized aluminum windows and stone window sills. The combination of color and materials is not attractive.</i>		
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	12
<i>The color palette is comprised primarily of achromatic hues. There are warm base colors on the walls. Lockers include the school color for the finish, however, the color used is grey. Carpeting is dark grey. Back walls and side walls of the stage are painted a dark color. Plastic laminate counter tops and work surfaces do not feature patterned designs. Overall, the facility color schemes and decor do not provide an impetus to learning.</i>		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	0
<i>The building is not equipped with a central air conditioning system.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	5
<i>The ventilation system does not provide adequate outside air to the building.</i>		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	5
<i>The lighting system does not provide adequate illumination, per OSDM.</i>		
6.10 Drinking fountains and restroom facilities are conveniently located	15	10
<i>The drinking fountains are well placed, however, the Restrooms are not in the most convenient locations.</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	2
<i>There are areas for students to gather in the Student Dining/Gymnasium.</i>		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	5
<i>The Foyers and Corridors are sufficiently wide and provide a mostly ADA accessible route.</i>		
6.13 Areas for students to interact are suitable to the age group	10	6
<i>Areas for students to interact are suitable for the age group.</i>		
6.14 Large group areas are designed for effective management of students	10	8
<i>Large group areas are effectively designed for management of students.</i>		
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	2
<i>Classrooms have VAT or carpet floors, hard plaster ceilings, and CMU, glazed block and operable partition walls. Sound control is mostly ineffective.</i>		
6.16 Window design contributes to a pleasant environment	10	8

Windows are aluminum design with single glazing. Views to the exterior are generally good.

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

10

4

There are tables, desks, and chairs provided for the students in the Classrooms as recommended by the OSDM. These furnishings are not totally compliant or adequately provided. There is a desk, vertical files, chair, and bookshelves provided for teachers that somewhat meet OSDM requirements. There are high density stall chairs and folding cafeteria tables provided that somewhat meet OSDM requirements. All furniture is not ADA compliant.

TOTAL - 6.0 Environment for Education

200

99

LEED Observation Notes

School District: Tipp City Exempted Village
County: Miami
School District IRN: 45617
Building: Nevin Coppock Elementary
Building IRN: 26591

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 small town nature of the site will make it difficult to achieve these credits (2, 4.1, 4.2, 7.1 & 9).

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.

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.

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.

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.

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.

Justification for Allocation of Points

Building Name and Level: **Nevin Coppock Elementary**

K-1

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

1. The Student Dining space is shared with the Gymnasium and is too small per OSDM standards.
2. Classroom window systems are not thermally broken and do not feature insulated glazing or integral blinds. Overall, the window systems of the facility are in poor condition and are very inadequate.
3. The floor finish throughout the facility is primarily VAT and is in very poor condition.
4. The facility does not contain an automated fire suppression system or a security system.
5. Administrative areas are too small per the OSDM standards.
6. There is not a separation between bus and parent drop off.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Tipp City Exempted Village
Facility:	Nevin Coppock Elementary
Date of Initial Assessment:	Mar 31, 2015
Date of Assessment Update:	Mar 5, 2018
Cost Set:	2018

District IRN:	45617
Building IRN:	26591
Firm:	Resource International, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1958 Original Construction	40,632	\$325,293.20	\$315,293.20
Total	40,632	\$325,293.20	\$315,293.20
Total with Regional Cost Factor (98.97%)	—	\$321,942.68	\$312,045.68
Regional Total with Soft Costs & Contingency	—	\$400,594.24	\$388,279.38

Environmental Hazards - Tipp City Exempted Village (45617) - Nevin Coppock Elementary (26591) - Original Construction

Owner: Tipp City Exempted Village **Bldg. IRN:** 26591
Facility: Nevin Coppock Elementary **BuildingAdd:** Original Construction
Date On-Site: 2014-04-03 **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	Assumed Asbestos-Containing Material	150	\$10.00	\$1,500.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Assumed Asbestos-Containing Material	180	\$8.00	\$1,440.00
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	112	\$20.00	\$2,240.00
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	850	\$15.00	\$12,750.00
10. Dismantling of Boiler/Furnace/Incinerator	Assumed Asbestos-Containing Material	3	\$2,000.00	\$6,000.00
11. Flexible Duct Connection Removal	Assumed Asbestos-Containing Material	3	\$100.00	\$300.00
12. Acoustical Plaster Removal	Reported Asbestos-Containing Material	25000	\$7.00	\$175,000.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Assumed Asbestos-Containing Material	2	\$50.00	\$100.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	70	\$100.00	\$7,000.00
23. Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	3300	\$2.00	\$6,600.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	40	\$300.00	\$12,000.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported Asbestos-Containing Material	40	\$300.00	\$12,000.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	13000	\$3.00	\$39,000.00
30. Carpet Mastic Removal	Reported Asbestos-Containing Material	9000	\$2.00	\$18,000.00
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	8	\$100.00	\$800.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. Other ACM Chalkboard Mastic Removal	Assumed Asbestos-Containing Material	lump sum		\$5,000.00
36. Other ACM Insulated Window Panel Removal	Assumed Asbestos-Containing Material	lump sum		\$5,000.00
37. Other ACM Operable Wall Removal	Assumed Asbestos-Containing Material	lump sum		\$2,200.00
38. Other ACM Heat Shield Removal	Assumed Asbestos-Containing Material	lump sum		\$300.00
39. Other ACM Stage Curtain Removal	Assumed Asbestos-Containing Material	lump sum		\$1,000.00
40. Other ACM Window Glazing Compound	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
41. Other ACM Cove Base Removal	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
42. (Sum of Lines 1-41)	Total Asb. Hazard Abatement Cost for Renovation Work			\$308,230.00
43. (Sum of Lines 1-39)	Total Asb. Hazard Abatement Cost for Demolition Work			\$308,230.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 40632	40632	\$0.10	\$4,063.20	

E. Other Environmental Hazards/Remarks		<input type="checkbox"/> None Reported
Description	Cost Estimate	
1. See Bulk Sample Records 1-8 for sampling results for this addition.	\$0.00	
2. XRF testing for lead based paint is recommended for compliance with EPA's RRP program	\$3,000.00	
3. Boilers for this building and Tipppecanoe Middle School are supplied by a separate building located approximately 150 north of Nevin Coppock. The three boilers are housed within a forty by thirty foot room with approximately 90 fittings. This school is fed by underground piping with no crawlspace. The pipes are fed into the ceiling for distribution throughout the building.	\$0.00	
4. NEW Other Hazards	\$0.00	
5. (Sum of Lines 1-4)	Total Cost for Other Environmental Hazards - Renovation	\$3,000.00
6. (Sum of Lines 1-4)	Total Cost for Other Environmental Hazards - Demolition	\$3,000.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A42, B1, C3, D1, and E5	Total Cost for Env. Hazards Work - Renovation	\$325,293.20
2. A43, B1, D1, and E6	Total Cost for Env. Hazards Work - Demolition	\$315,293.20

* 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.