

**Building Information - Tipp City Exempted Village (45617) - Tipp City Enrichment Program**

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Small City
Assessment Name	Tipp City Enrichment Program with EEA & 2018 Costs
Assessment Date (on-site; non-EEA)	2015-03-31
Kitchen Type	No Kitchen
Cost Set:	2018
Building Name	Tipp City Enrichment Program
Building IRN	
Building Address	223 West Broadway
Building City	Tipp City
Building Zipcode	45371
Building Phone	937-667-8800
Acreage	5.50
Current Grades:	PK
Teaching Stations	26
Number of Floors	3
Student Capacity	346
Current Enrollment	184
Enrollment Date	2014-01-13
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	18
Historical Register	<b>NO</b>
Building's Principal	Melissa Price
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



#### GENERAL DESCRIPTION

**29,288** Total Existing Square Footage

**1912** Building Dates

**PK** Grades

**184** Current Enrollment

**26** Teaching Stations

**5.50** Site Acreage

The Tipp City (TC) Enrichment Program Building, formerly known as Tippecanoe Central, is not on the National Register of Historic Buildings and was originally constructed in 1912. The three-story, brick and stone building measures approximately 29,288 square feet and is 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, with plaster over masonry type wall construction in the interior. The floor system consists of poured-in-place concrete slabs. The roof structure is poured-in-place concrete. The roofing system of the overall facility is a built-up asphalt roof membrane, installed in 1994. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. The facility does not feature Physical Education or Student Dining spaces. Due to its physical connection to Broadway Elementary School, students of the TC Enrichment Program Building are able to utilize the Student Dining and Gymnasium spaces of Broadway Elementary School. The electrical system for the facility is inadequate. The facility is not equipped with a security 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 an approximately 5.5 acre site shared with Broadway Elementary School and adjacent to residential properties. The playground area of Broadway Elementary School is fenced for security and also services the TC Enrichment Program Building. The TC Enrichment Program Building does not feature fencing 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 inadequate. If students of the TC Enrichment Program Building do not utilize the Corridors of Broadway Elementary School to access the playground to the west of the facility, they must cross a shared parking lot between the two buildings.

*No Significant Findings*

**Building Construction Information - Tipp City Exempted Village (45617) - Tipp City Enrichment Program ()**

<b>Name</b>	<b>Year</b>	<b>Handicapped Access</b>	<b>Floors</b>	<b>Square Feet</b>	<b>Non OSDM Addition</b>	<b>Built Under ELPP</b>
Original Construction	1912	no	3	29,288	no	no

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Building Component Information - Tipp City Exempted Village (45617) - Tipp City Enrichment Program ()

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 (1912)		4149			2880									
Total	0	4,149	0	0	2,880	0	0	0	0	0	0	0	0	0
<b>Master Planning Considerations</b>	<p>Only eight Classrooms are used for the existing Enrichment Program, six of which are on the second floor, and two of which are on the third floor. The site is bounded on all sides by city streets. Therefore, future additions to the facility would have to occur within the existing footprint of the site. Based on current OSDM guidelines, the site is undersized by at least 8.5 acres for Broadway Elementary School alone. Room for expansion is available to the east, but this will only further constrict an already undersized site. Due to the under-utilization of the facility, the most feasible future expansion is within the existing framework of the building. If expansion is desired beyond the footprint of the facility, the front of the building will be destroyed to continue to build to the east. There is approximately 7,000 sf available to the east of the facility for a single-story expansion and 21,000 sf for a three-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 Broadway Elementary School, and general available square footage.</p>													

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# Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

## Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Tipp City Enrichment Program ()

<b>District:</b> Tipp City Exempted Village				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)	
<b>Name:</b> Tipp City Enrichment Program				<b>Contact:</b> Melissa Price			
<b>Address:</b> 223 West Broadway Tipp City, OH 45371				<b>Phone:</b> 937-667-8800			
<b>Bldg. IRN:</b>				<b>Date Prepared:</b> 2015-03-31		<b>By:</b> Paul W. Garland	
				<b>Date Revised:</b> 2018-03-05		<b>By:</b> Paul Brown	
Current Grades		PK	Acreage:	5.50	Suitability Appraisal Summary		
Proposed Grades		N/A	Teaching Stations:	26			
Current Enrollment		184	Classrooms:	18			
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<b>Original Construction</b>		1912	no	3	29,288		
<b>Total</b>				<b>29,288</b>			
		*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	C	
A. <a href="#">Heating System</a>				3	\$999,306.56	-	
B. <a href="#">Roofing</a>				3	\$139,050.80	-	
C. <a href="#">Ventilation / Air Conditioning</a>				1	\$0.00	-	
D. <a href="#">Electrical Systems</a>				3	\$475,344.24	-	
E. <a href="#">Plumbing and Fixtures</a>				3	\$240,866.00	-	
F. <a href="#">Windows</a>				3	\$292,644.40	-	
G. <a href="#">Structure: Foundation</a>				3	\$50,000.00	-	
H. <a href="#">Structure: Walls and Chimneys</a>				2	\$99,260.00	-	
I. <a href="#">Structure: Floors and Roofs</a>				1	\$0.00	-	
J. <a href="#">General Finishes</a>				3	\$768,609.20	-	
K. <a href="#">Interior Lighting</a>				3	\$146,440.00	-	
L. <a href="#">Security Systems</a>				3	\$83,470.80	-	
M. <a href="#">Emergency/Egress Lighting</a>				3	\$29,288.00	-	
N. <a href="#">Fire Alarm</a>				3	\$51,254.00	-	
O. <a href="#">Handicapped Access</a>				3	\$301,497.60	-	
P. <a href="#">Site Condition</a>				2	\$33,014.00	-	
Q. <a href="#">Sewage System</a>				3	\$9,000.00	-	
R. <a href="#">Water Supply</a>				3	\$8,000.00	-	
S. <a href="#">Exterior Doors</a>				3	\$14,000.00	-	
T. <a href="#">Hazardous Material</a>				3	\$324,605.00	-	
U. <a href="#">Life Safety</a>				3	\$155,476.60	-	
V. <a href="#">Loose Furnishings</a>				3	\$146,440.00	-	
W. <a href="#">Technology</a>				3	\$386,015.84	-	
X. <a href="#">Construction Contingency / Non-Construction Cost</a>				1	\$1,161,314.60	-	
<b>Total</b>					<b>\$5,914,897.64</b>		
					Total		
					1000	384	38%
					Poor		
					Enhanced Environmental Hazards Assessment Cost Estimates		
					C=Under Contract		
					Renovation Cost Factor		
					98.97%		
					Cost to Renovate (Cost Factor applied)		
					\$5,853,974.19		
					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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Original Construction (1912) Summary

<b>District:</b> Tipp City Exempted Village				<b>County:</b> Miami		<b>Area:</b> West Central Ohio (2)	
<b>Name:</b> Tipp City Enrichment Program				<b>Contact:</b> Melissa Price			
<b>Address:</b> 223 West Broadway Tipp City, OH 45371				<b>Phone:</b> 937-667-8800			
<b>Bldg. IRN:</b>				<b>Date Prepared:</b> 2015-03-31		<b>By:</b> Paul W. Garland	
				<b>Date Revised:</b> 2018-03-05		<b>By:</b> Paul Brown	
Current Grades		PK	Acreage:		Suitability Appraisal Summary		
Proposed Grades		N/A	Teaching Stations:				
Current Enrollment		184	Classrooms:				
Projected Enrollment		N/A					
<b>Original Construction</b>		<b>1912</b>	<b>no</b>	<b>3</b>	<b>29,288</b>		
<b>Total</b>					<b>29,288</b>		
*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	C	
A. <a href="#">Heating System</a>				3	\$999,306.56	-	
B. <a href="#">Roofing</a>				3	\$139,050.80	-	
C. <a href="#">Ventilation / Air Conditioning</a>				1	\$0.00	-	
D. <a href="#">Electrical Systems</a>				3	\$475,344.24	-	
E. <a href="#">Plumbing and Fixtures</a>				3	\$240,866.00	-	
F. <a href="#">Windows</a>				3	\$292,644.40	-	
G. <a href="#">Structure: Foundation</a>				3	\$50,000.00	-	
H. <a href="#">Structure: Walls and Chimneys</a>				2	\$99,260.00	-	
I. <a href="#">Structure: Floors and Roofs</a>				1	\$0.00	-	
J. <a href="#">General Finishes</a>				3	\$768,609.20	-	
K. <a href="#">Interior Lighting</a>				3	\$146,440.00	-	
L. <a href="#">Security Systems</a>				3	\$83,470.80	-	
M. <a href="#">Emergency/Egress Lighting</a>				3	\$29,288.00	-	
N. <a href="#">Fire Alarm</a>				3	\$51,254.00	-	
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Q. <a href="#">Sewage System</a>				3	\$9,000.00	-	
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S. <a href="#">Exterior Doors</a>				3	\$14,000.00	-	
T. <a href="#">Hazardous Material</a>				3	\$324,605.00	-	
U. <a href="#">Life Safety</a>				3	\$155,476.60	-	
V. <a href="#">Loose Furnishings</a>				3	\$146,440.00	-	
W. <a href="#">Technology</a>				3	\$386,015.84	-	
X. <a href="#">Construction Contingency / Non-Construction Cost</a>				1	\$1,161,314.60	-	
<b>Total</b>					<b>\$5,914,897.64</b>		
						Total	
						1000	384
						38%	Poor
						<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>	
						<b>C=Under Contract</b>	
						Renovation Cost Factor	
						98.97%	
						Cost to Renovate (Cost Factor applied)	
						\$5,853,974.19	
						<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	

A. Heating System

**Description:** The existing system for the overall facility is a gas fired forced air furnace, installed in 1916, and is in poor condition. 2-pipe vs. 4-pipe designations are not applicable in this facility because the heating source is a gas fired furnace. There are no boilers in this facility. The two gas fired furnaces, manufactured by Columbus Heating and Ventilation, were installed in 1916 and are 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 1954 and are in poor condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is concrete/brick ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is 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 a new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Provide new DDC type temperature controls only meet Ohio Building Code and Ohio School Design Manual standards. Provide architectural soffits to accommodate the installation of ductwork.

Item	Cost	Unit	Whole Building	Original Construction (1912) 29,288 ft <sup>2</sup>	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	\$765,002.56	(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	\$234,304.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
<b>Sum:</b>			\$999,306.56	\$999,306.56		



Existing Gas Fired Forced Air Furnace



Existing Gas Burner

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B. Roofing

**Description:** The roof over the overall facility is a built-up asphalt roof membrane system that was installed in 1994 and is in poor condition. There are no District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by a portable ladder along the outside of the building. There were no observations of standing water on the roof. Stone copings are in poor condition due to age. Roof storm drainage is addressed through a system of roof drains, which are improperly located, and in poor condition. The roof is not equipped with overflow roof drains though they will be required in areas of roof replacement. 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. The flashing and copings on the overall facility require replacement due to condition. Provide tapered insulation to promote proper roof drainage. Due to existing conditions, roof drains require replacement. Install new overflow roof drains as per OBC requirements. Provide a roof hatch for roof access.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		8,200 Required	\$108,240.00	
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		362 Required	\$6,660.80	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		2 Required	\$2,400.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		2 Required	\$5,000.00	
Roof Insulation:	\$4.70	sq.ft. (Qty)		2,500 Required	\$11,750.00	(tapered insulation for limited area use to correct ponding)
<b>Other: Install Roof Hatch</b>	\$5,000.00	each		1 Required	\$5,000.00	Provide and install a new roof access hatch and ladder.
<b>Sum:</b>			\$139,050.80	\$139,050.80		



Roof Membrane



Roof Drain

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C. Ventilation / Air Conditioning

**Description:** The overall facility is not equipped with a central air conditioning system. Window units are provided in two locations. The ventilation system in the overall facility consists of gas fired forced air system, installed in 1916 and in poor condition, providing fresh air to Classrooms. Relief air venting is provided by being ducted back through the forced air system. 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 facility does not feature an Art Room. General building exhaust systems for Restrooms, Storage Rooms, and Custodial Closets are inadequately placed, and in poor condition.

**Rating:** 1 Satisfactory

**Recommendations:** (The above rating of "1 Satisfactory" has been provided because the following items are discussed in other sections. 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 is included in Item A - Heating System. Replace general building exhaust systems located in Restrooms, Storage Rooms, and Custodial Closets. Pricing is included in Item A - Heating System.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00		



Typical Window A/C Unit



Gas Fired Forced Air Unit

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D. Electrical Systems

**Description:** The electrical system provided to the overall facility is a 240V, 200 AMP, 1 phase and 3 wire system installed in 1986, and is in poor condition. The electrical system in the building is an extension of that found in Broadway Elementary School. The panel system, modified in 1986, is in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 4 general purpose outlets, 0 dedicated outlets for each Classroom computer, and 0 dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as 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 not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. The existing facility is not equipped with a Stage. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1912) 29,288 ft²	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	\$475,344.24	(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:			\$475,344.24	\$475,344.24		



Broadway Elementary Gear that Provides Distribution



Electrical Panel

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E. Plumbing and Fixtures

**Description:** The service entrance is not equipped with a reduced pressure back flow preventer. A water treatment system is not provided. The domestic water supply piping in the overall facility is galvanized, was installed in 1916, and is in poor condition. The waste piping in the overall facility is cast iron, was installed in 1916, and is in poor condition. The facility is equipped with a 40 gallon gas water heater in good condition. The school contains 1 Large Group Restroom for boys (no longer in service), 1 Large Group Restroom for girls (no longer in service), 1 Locker Room Restroom (no longer in service) and 4 Shared Restrooms. The Boys' Large Group Restroom contains 0 ADA and 4 non-ADA floor mounted flush valve toilets, 0 ADA and 4 non-ADA floor mounted flush valve urinals, as well as 0 ADA and 2 non-ADA wall mounted lavatories. The Girls' Large Group Restroom contains 0 ADA and 4 non-ADA floor mounted flush valve toilets, as well as 0 ADA and 1 non-ADA wall mounted lavatories. The Locker Room Restroom contains 0 ADA and 2 non-ADA floor mounted flush valve toilets, 0 ADA and 2 non-ADA wall mounted lavatories, as well as 0 ADA and 2 non-ADA showers. Shared Restrooms contain 0 ADA and 4 non-ADA floor mounted flush valve toilets, as well as 0 ADA and 4 non-ADA wall mounted lavatories. Condition of fixtures is poor. The facility is equipped with 0 ADA and 4 non-ADA drinking fountains. The Elementary Classrooms are not equipped with ADA sink mounted type drinking fountains. Due to existing grade configuration, the facility is not equipped with Special Education, Kitchen, and Health Clinic spaces. 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 4 toilets, 1 urinal, 4 lavatories, 4 Classroom sink mounted drinking fountains, and 2 electric water coolers. Observations revealed that the school is currently equipped with 4 toilets, 4 urinals, 4 lavatories, and 4 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O - Handicapped Access). 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 / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are not provided.

**Rating:** 3 Needs Replacement

**Recommendations:** Due to age, condition, LEED, and OSFC requirements, provide a total of 4 toilets, 4 urinals, 4 lavatories, 8 Classroom sink mounted drinking fountains, and 4 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 1 new electric water cooler and 8 new lavatory mounted type drinking fountains (one sink for each active Classroom space). 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 mop sinks due to age and condition. Provide exterior wall hydrants.

Item	Cost	Unit	Whole Building	Original Construction (1912) 29,288 ft²	Sum	Comments
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	\$102,508.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	\$102,508.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		1 Required	\$3,000.00	(double ADA)
<b>Other:</b> Exterior Wall Hydrant	\$1,900.00	per gallon		4 Required	\$7,600.00	Provide exerior wall hydrants.
<b>Other:</b> Mop Sinks	\$4,350.00	each		3 Required	\$13,050.00	Provide new mop sinks.
<b>Other:</b> Provide and Install Classroom Sinks with Drinking Fountain	\$1,525.00	each		8 Required	\$12,200.00	Provide Classroom sink.
<b>Sum:</b>			\$240,866.00	\$240,866.00		



Existing Non-ADA Floor Mounted Toilet



Existing Non-ADA Wall Mounted Lavatory

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F. Windows

**Description:** The overall facility is equipped with metal windows with single glazed type window systems, which were installed in 1960's and are in poor condition. The window systems feature operable windows throughout the building and are equipped with opening limiters in poor condition. No insect screens are 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 surface mounted roller shades, which are in poor condition. 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 steel sidelights and transoms with single pane glazing, in poor condition. Exterior door vision panel glazing is also single pane. The school does not contain skylights. The school does not contain clerestories. Interior glass is not OSDM-compliant due to not being safety glass. 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 window transoms at the east and north elevation entrances. Existing window panel square footages are included within the insulated glass/panels and exterior transom glazing square footage values provided in the table below. Replace all non-compliant interior glazing with 1/4" tempered glass.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		29,288 ft <sup>2</sup>	4,450 Required	\$289,250.00 (includes blinds)
<b>Other:</b> Replace Exterior Transom Glazing	\$35.50	sq.ft. (Qty)		45 Required		\$1,597.50 Remove and replace transom glazing in exterior door assemblies with 1" insulated glazing assemblies.
<b>Other:</b> Tempered Interior Glass	\$21.14	sq.ft. (Qty)		85 Required		\$1,796.90 Remove and replace non-compliant interior glazing with 1/4" tempered glass.
<b>Sum:</b>			\$292,644.40	\$292,644.40		



Rear Exterior Window



Front Exterior Window

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G. Structure: Foundation

**Description:** The overall facility is equipped with concrete foundation walls on concrete spread footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. No significant issues related to foundation cracking or spalling were encountered. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation or wall structural deterioration. The exterior stair accessing the lower level Mechanical Room at the rear of the building has a retaining wall that is failing and is currently being braced in place.

**Rating:** 3 Needs Replacement

**Recommendations:** Remove and rebuild the exterior retaining wall and access stairs down to the lower level Mechanical Room at the rear of the building.

Item	Cost	Unit	Whole Building	Original Construction (1912) 29,288 ft²	Sum	Comments
<b>Other:</b> Replace Retaining Wall & Concrete Stairs	\$50,000.00	allowance		Required	\$50,000.00	Remove and replace the exterior retaining wall and stairs leading to the lower level.
<b>Sum:</b>			\$50,000.00	\$50,000.00		



Failing Retaining Wall to Lower Level



Typical Foundation at Grade

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H. Structure: Walls and Chimneys

**Description:** The overall facility has a brick veneer on load bearing masonry wall, which displayed locations of deterioration, and is in poor condition. The exterior masonry appears to have inappropriately spaced and inadequately caulked control joints in poor condition. Control joints are not provided at lintel locations, at doors and windows, building corners, and wall offsets. The school does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation. Exterior walls in the overall facility are inadequately insulated. Brick veneer masonry walls are not cavity walls. Mortar joints have deteriorated at numerous locations around the entire building. Weep holes and vents are not provided or required. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration throughout the facade. Architectural exterior accent materials consist of stone, which is in fair condition. Interior walls are plaster covered concrete masonry units, and are in fair condition. Interior masonry appears to have inadequately spaced and caulked control joints in poor condition. Interior soffits are of plaster type construction, and in fair condition. The window sills are stone, and are in fair condition. The exterior lintels are precast steel members that are rusting and in fair condition. Chimneys are in fair condition. Canopies over entrances are plaster type construction, and are 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. Repoint exterior stone window sills. Provide masonry cleaning, sealing, and caulking as required through the overall facility. 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. Interior and exterior soffits need to be repainted. The associated cost of repainting exterior soffits can be found below. The associated cost of repainting interior soffits is included in Item J - General Finishes, under the full replacement of finishes and casework.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
Tuckpointing:	\$5.25	sq.ft. (Qty)		3,500 Required	\$18,375.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		6,500 Required	\$9,750.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		6,500 Required	\$6,500.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		120 Required	\$660.00	(removing and replacing)
Coping Replacement Stone and Masonry:	\$100.00	ln.ft.		362 Required	\$36,200.00	(remove and replace)
Install Control Joints	\$60.00	ln.ft.		360 Required	\$21,600.00	
<b>Other:</b> Prep and Paint Exterior Soffits	\$6.00	sq.ft. (Qty)		75 Required	\$450.00	Sand and prep any damaged paint surfaces on exterior soffits and repaint.
<b>Other:</b> Repoint Stone Sills	\$7.50	sq.ft. (Qty)		150 Required	\$1,125.00	Repoint stone window sills throughout the overall facility.
<b>Other:</b> Scrape and Paint Lintels	\$8.00	ln.ft.		575 Required	\$4,600.00	Scrape and paint exterior steel lintels.
<b>Sum:</b>			\$99,260.00	\$99,260.00		



Exterior Brick Wall



Exterior Brick Wall

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I. Structure: Floors and Roofs

**Description:** The floor construction of the base floor of the overall facility is concrete slab on grade. There is no crawl space. The floor construction of the intermediate floors of the overall facility is cast-in-place concrete type construction, and is in fair condition. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. Existing ceiling heights will accommodate dropping the ceiling. The roof construction of the overall facility is cast-in-place concrete type construction, and is in fair condition.

**Rating:** 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00		



Typical Corridor



Concrete Stair and Lower Floor

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J. General Finishes

**Description:** The overall facility features conventionally partitioned Classrooms with wood, carpet, or asbestos tile type flooring, acoustical lay-in type ceilings, as well as hard plaster type wall finishes, and they are in poor condition. The overall facility has Corridors with VAT, VCT, or painted concrete type flooring, acoustical lay-in type ceilings, as well as hard plaster type wall finishes, and they are in poor condition. The overall facility has Restrooms with painted concrete type flooring, concrete type ceilings, as well as hard plaster type wall finishes, and they are in poor condition. Toilet partitions are wood, and are in poor condition. Classroom casework is not provided in the overall facility. Classrooms are not provided adequate chalkboards, markerboards, tackboards which are in poor condition. The lockers, located in the Corridors, are adequately provided, and are in poor condition. The building does not feature an Art program. The facility is equipped with wood non-louvered interior doors that are recessed without proper ADA hardware and clearances, and in poor condition. There is not a Gymnasium space in the building. Students use the Gymnasium in Broadway Elementary School, which is attached to the building. The Media Center has wood type flooring, acoustical lay-in type ceilings, as well as hard plaster type wall finishes, and they are in poor condition. There is not a Student Dining space in the building. Students dine at Broadway Elementary School, which is attached to the building. The building does not feature a Kitchen space. Food for students is prepared by the Kitchen in Broadway Elementary School, which is attached to the building.

**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 that are in poor condition. The replacement of toilet partitions and toilet accessories has been coordinated with Item O - Handicapped Access. Provide wall insulation, furring, and gypsum wall board along exterior walls. Provide sound attenuation for the Media Center due to inadequate acoustical surface treatments. 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 (1912)	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$15.90	sq.ft. (of entire building addition)		29,288 ft <sup>2</sup> Required	\$465,679.20	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		2 Required	\$2,000.00	(removing and replacing)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		6,500 Required	\$39,000.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Acoustical Plaster Replacement	\$12.00	sq.ft. (Qty)		8,500 Required	\$102,000.00	(Hazardous Material Replacement Cost - See T.)
Hard Plaster Replacement	\$9.00	sq.ft. (Qty)		15,000 Required	\$135,000.00	(Hazardous Material Replacement Cost - See T.)
Laboratory Table / Countertop Replacement	\$150.00	in.ft.		150 Required	\$22,500.00	(Hazardous Material Replacement Cost - See T.)
<b>Other:</b> Acoustical Wall Panels	\$3.00	sq.ft. (Qty)		810 Required	\$2,430.00	Provide sound attenuation acoustical surface treatments in the Media Center.
<b>Sum:</b>			\$768,609.20	\$768,609.20		



Typical Classroom Finishes



Computer Lab

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K. Interior Lighting

**Description:** The typical Classrooms in the overall facility are equipped with T-8 2x4 lay-in acrylic lensed fluorescent fixtures with single level switching. Classroom fixtures are in poor condition, providing an average illumination of 65 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in acrylic lensed fluorescent fixtures with single level switching. Corridor fixtures are in poor condition, providing an average illumination of 25 FC, thus complying with the 20 FC recommended by the OSDM. The Media Center is equipped with 2x4 lay-in T-8 fluorescent fixture type lighting in poor condition, providing an average illumination of 54 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are located in the attached Broadway Elementary School. The Kitchen spaces are located in the attached Broadway Elementary School. The Service Areas in the overall facility are equipped with industrial fluorescent T-8 fixture type lighting in poor condition. The typical Administrative spaces in the overall facility are equipped with 2x4 lay-in T-8 fluorescent fixture type lighting in poor condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age and condition and lack of multi-level switching.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
Complete Building Lighting Replacement	\$5.00	sq. ft. (of entire building addition)		Required	\$146,440.00	Includes demo of existing fixtures
Sum:			\$146,440.00	\$146,440.00		



Corridor Lighting



Storage Lighting Fixture

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L. Security Systems

**Description:** The facility is not equipped with a security system. 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 not equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are not provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is not monitored in Administrative Area. 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 considerations are not relevant, as the playground at the adjacent Broadway Elementary School serves both buildings. The exterior site lighting system is equipped with surface mounted HID metal halide entry lights in poor condition. Pedestrian walkways are not illuminated. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID metal halide fixtures in good condition. The exterior site lighting system provides inadequate illumination due to sparse placement of fixtures.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide a new security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Due to the age group of the students, it is important for proper fencing and security measures to be in place. The proximity to Broadway Elementary School provides access to a fenced playground environment for the TC Enrichment Program students. If students travel through Broadway Elementary School to access the playground area, then a safe route is in place that protects students from the parking lot and Maintenance Building located between the TC Enrichment Program Building and the playground area. Refer to the Broadway Elementary School Assessment for further recommendations regarding the existing playground fencing. If students utilize the open areas to the east of the TC Enrichment Program Building, fencing would be recommended to protect students from surrounding vehicular and pedestrian traffic, but the need for fencing is dependent on whether or not this area of the site is used for school instruction/play. Funding for any potential fencing in this area would be provided under the complete replacement of the security system.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	\$54,182.80	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	\$29,288.00	(complete, area of building)
Sum:			\$83,470.80	\$83,470.80		



Exterior Entry Lighting



Exterior Site Lighting

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### M. Emergency/Egress Lighting

**Description:** The overall facility is equipped with an emergency egress lighting system consisting of non compliant red lettered, incandescent, cast aluminum construction and non illuminated exit signs, and 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 new emergency / egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		29,288 ft <sup>2</sup>		
				Required	\$29,288.00	(complete, area of building)
<b>Sum:</b>			\$29,288.00	\$29,288.00		



Emergency Egress Lighting Fixture



Incandescent Exit Sign

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N. Fire Alarm

**Description:** The Fire Alarm Control Panel is located in Broadway Elementary School. The overall facility is equipped with a Honeywell Fire-Lite MS-5UD type fire alarm system, installed in 2000, and in good condition, consisting of manual pull stations, and horn and strobe indicating devices. The system is not automatic and is monitored by a third party. The system is not equipped with sufficient audible horns / strobe indicating devices, and smoke detectors. The system is not equipped with any flow switches, tamper switches and heat sensors. The system thus will not support future fire suppression systems. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
Fire Alarm System:	\$1.75	sq.ft. (of entire building addition)		29,288 ft <sup>2</sup>		
Sum:			\$51,254.00	Required	\$51,254.00	(complete new system, including removal of existing)



Broadway Elementary School Fire Alarm Panel



Fire Alarm Device

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O. Handicapped Access

**Description:** At the site, there is not an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school due to stairs. ADA access occurs by entering Broadway Elementary School, then going to TC Enrichment Center. There is an accessible route connecting all or most areas of the site. The exterior entrances are not ADA accessible due to stairs. Access from the parking / drop-off area to the building entries is compromised by steps. Adequate handicap parking is not provided. Exterior doors are not equipped with ADA hardware. Building entrances should be equipped with one ADA power assist door, and none are provided. Playground layout and equipping are not compliant. On the interior of the building, space allowances and reach ranges are not compliant. There is not an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Stairs do not meet all ADA requirements, and are insufficient due to non-compliant railings and the lack of enclosure. Elevation changes within the overall facility are facilitated by two non-compliant stairwells in poor condition. This multistory building does not have a compliant elevator that accesses every floor. No Stage is provided. Interior doors are recessed and are not provided adequate clearances or ADA-compliant hardware. 4 ADA-compliant toilets are required, and 0 are currently provided. 4 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 0 are currently provided. Toilet partitions are wood, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Due to the existing grade configuration, no Science Classroom considerations require evaluation. The facility does not feature a Health Clinic or Special Education Restrooms. 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, elevator, electric water coolers, toilets, sinks, urinals, toilet partitions, toilet accessories, doors and frames, door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Parking issues are discussed in Item P - Site Condition. Provide an ADA compliant ramp at the north elevation entry to access the building. Refer to Item U - Life Safety for costs associated with the replacement of non-compliant stair railings and the addition of interior stairwell enclosures. Refer to Item P - Site Condition, for costs associated with exterior stair and guardrail replacement.

Item	Cost	Unit	Whole Building	Original Construction (1912) 29,288 ft <sup>2</sup>	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	\$5,857.60	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)		260 Required	\$10,400.00	(per ramp/interior-exterior complete)
Elevators:	\$42,000.00	each		3 Required	\$126,000.00	(per stop, \$84,000 minimum)
Electric Water Coolers:	\$3,000.00	unit		3 Required	\$9,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		12 Required	\$45,600.00	(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:	\$5,000.00	leaf		17 Required	\$85,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		4 Required	\$1,140.00	
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		4 Required	\$4,000.00	
<b>Sum:</b>			\$301,497.60	\$301,497.60		



Water Fountain



Toilet

P. Site Condition

Description:

The 5.5 acre, relatively flat site is located in a small town residential setting with sparse tree and shrub type landscaping. The site is shared with Broadway Elementary School. Outbuildings include a Maintenance Building. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. Multiple entrances onto the site impede proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone in front of the school, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by a single asphalt parking lot in the rear of the building in poor condition. The lot, containing 43 parking places, is shared with Broadway Elementary School, and does not provide adequate parking for staff members, visitors and the disabled for both facilities. The site and parking lot drainage design, consisting of sheet drainage, does not provide adequate evacuation of storm water, and some ponding in the parking lot was observed. Refer to the Broadway Elementary School Assessment for further information regarding site work. Concrete curbs in fair condition are not located as required. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good condition. Trash pick-up and service drive pavement is not heavy duty and is in fair condition. A concrete pad area has been provided for dumpsters, which is in good condition. The playground equipment, located to the north of Broadway Elementary School, is primarily constructed of metal, and is in poor condition. Playground equipment is placed to provide compliant fall zones, and on a non-compliant wood fiber mulch insufficient depth, hard surface with a basketball court, dropshot, funnel ball being provided on an asphalt surface. The site and playground area are not equipped with any tables or benches. The playground at Broadway Elementary School is partially fenced, and no fencing is provided at the TC Enrichment Program Building. Refer to Item L - Security Systems, for further information and recommendations regarding fencing. The athletic facilities are comprised of a small football field to the east of the facility, which is in good condition. Site features are suitable for outdoor instruction. The site is bounded on all sides by city streets. Therefore, future additions to the facility would have to occur within the existing footprint of the site. Based on current OSDM guidelines, the site is undersized by at least 8.5 acres for Broadway Elementary School alone. Room for expansion is available to the east, but this will only further constrict an already undersized site. Due to the under-utilization of the facility, the most feasible future expansion is within the existing framework of the building. If expansion is desired beyond the footprint of the facility, the front of the building will be destroyed to continue to build to the east. There is an area of approximately 7,000 sf available to the east of the facility for a single-story expansion and 21,000 sf for a three-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 Broadway Elementary School, and general available square footage.

Rating:

2 Needs Repair

Recommendations:

Provide additional parking spaces to meet OSDM guidelines, including adequate provisions for the disabled. Replace all non-compliant exterior guardrails and railings. Provide additional guardrails for the proposed north elevation ramp referenced in Item O - Handicapped Access. Refer to the Broadway Elementary School Assessment for further information regarding site improvement costs.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
Additional Parking Spaces Required for Elementary	\$121.00	per student		184 Required	\$22,264.00	(\$1,100 per parking space; 0.11 space per elementary student. Parking space includes parking lot drive space.)
Exterior Hand / Guard Rails:	\$43.00	ln.ft.		250 Required	\$10,750.00	
Sum:			\$33,014.00	\$33,014.00		



Current Parking Area



Current Parking Area

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Q. Sewage System

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

Rating: 3 Needs Replacement

Recommendations: Replace the existing sanitary service due to condition. Photographs are not available due to the proximity of the sewage system to the tunnel system beneath the parking lot.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
Sewage Main:	\$45.00	ln.ft.		200 Required	\$9,000.00	(include excavation and backfilling)
Sum:			\$9,000.00	\$9,000.00		

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R. Water Supply

**Description:** The domestic water supply system is tied in to the municipal system, features 2" service and 2" water meter, and is in poor condition. The District was not able to provide water supply flow test data. The existing domestic water service does appear to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump. The system does not provide adequate pressure and capacity for the future needs of the school.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace the existing water service due to condition. Photographs are not available due to the proximity of the water supply to the tunnel system beneath the parking lot.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
Domestic Water Main	\$40.00	in.ft.		200 Required	\$8,000.00	(new)
Sum:			\$8,000.00	\$8,000.00		

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S. Exterior Doors

**Description:** Typical exterior doors in the overall facility are aluminum type construction, installed on aluminum frames, and in fair condition. Typical exterior doors feature single glazed tempered glass vision panels, and inappropriate hardware. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed tempered glass vision panels, transoms, and inappropriate hardware. The facility is not equipped with any roof access doors.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Refer to Item F - Windows, for further information regarding costs associated with transom glazing replacement. Due to the replacement of exterior doors, costs associated with vision panel replacement will be included in the funding for new door systems.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		7 Required	\$14,000.00	(includes removal of existing)
Sum:			\$14,000.00	\$14,000.00		



Rear Exterior Door



Front Exterior Door

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T. Hazardous Material

**Description:** The School District provided the AHERA three year reinspection reports, prepared by Westech Environmental Solutions and dated July 29, 2013, documenting known and assumed locations of asbestos and other hazardous materials. Floor tile and floor tile mastic, carpet mastic, ceiling tile, cove base mastic, acoustical ceiling tile and acoustical ceiling tile mastic, drywall/joint compound, texture compound on drywall, wall panels, fume hood, laboratory counters/sinks, sink undercoating, cement boards, window and door caulking, fire doors and solid core doors, hard plaster, and window panels 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 moderate damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

**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. Remove universal waste lamps replaced under Item K, per 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 (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
<i>Environmental Hazards Form</i>				<a href="#">EHA Form</a>	—	
Boiler/Furnace Insulation Removal	\$10.00	sq.ft. (Qty)		150 Required	\$1,500.00	
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)		30,050 Required	\$3,005.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	ln.ft.		600 Required	\$9,000.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		2 Required	\$4,000.00	
Hard Plaster Removal	\$7.00	sq.ft. (Qty)		34,000 Required	\$238,000.00	See J
Laboratory Table/Counter Top Removal	\$100.00	each		7 Required	\$700.00	See J
Fire Door Removal	\$100.00	each		22 Required	\$2,200.00	See S
Door and Window Panel Removal	\$100.00	each		20 Required	\$2,000.00	See J & F
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		2,400 Required	\$4,800.00	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)		7,500 Required	\$22,500.00	See J
Sink Undercoating Removal	\$100.00	each		1 Required	\$100.00	
<b>Other:</b> EHA ACM Other	\$1.00	per unit		2,000 Required	\$2,000.00	Other ACM Fume Hood Removal
<b>Other:</b> EHA ACM Other	\$1.00	per unit		800 Required	\$800.00	Other ACM Window and Door Caulking
<b>Sum:</b>			\$324,605.00	\$324,605.00		



VAT Floor Tile



VAT Floor Tile and Door

U. Life Safety

**Description:** The overall facility is not equipped with an automated fire suppression system. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 2 interior stair towers, which are not protected by a compliant two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Guardrails do not meet the 4" ball test / are constructed in a ladder effect, and do not extend past the top and bottom stair risers as required by the Ohio Building Code. There is not a Kitchen associated with this building. Fire extinguishers are not provided in sufficient quantity. Existing fire extinguishers are inadequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are not equipped with adequate egress.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide a 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. Refer to Item R - Water Supply, for costs associated with this scope of work. Provide additional fire extinguishers to comply with Ohio Building Code. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D - Electrical Systems. Provide new handrails to meet the requirements of the Ohio Building Code. Provide fire-rated enclosures around existing stair towers.

Item	Cost	Unit	Whole Building	Original Construction (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
Sprinkler / Fire Suppression System:	\$3.20	sq. ft. (Qty)		29,288 Required	\$93,721.60	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level		6 Required	\$30,000.00	(includes associated doors, door frames and hardware)
Handrails:	\$5,000.00	level		6 Required	\$30,000.00	
Provide Fire Extinguisher and Wall Cabinet:	\$585.00	each		3 Required	\$1,755.00	(includes preparation of wall to receive recessed cabinet)
<b>Sum:</b>			\$155,476.60	\$155,476.60		



Stairway



Fire Extinguisher Cabinet

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## V. Loose Furnishings

**Description:** The typical Classroom furniture is mismatched, and in generally poor condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, 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 1 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 (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
CEFPI Rating 0 to 3	\$5.00	sq.ft. (of entire building addition)		Required	\$146,440.00	
<b>Sum:</b>			\$146,440.00	\$146,440.00		



Classroom Furniture



Computer Lab

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W. Technology

**Description:** The typical Classroom is equipped with the required one voice port with a digitally based phone system to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with the required four technology data ports for student use, one data port for teacher use, one cable port and monitor, and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is not equipped with a centralized clock system. Specialized electrical / sound system requirements of 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 does not provide Computer Labs for use by students.

**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 (1912)	Sum	Comments
				29,288 ft <sup>2</sup>		
ES portion of building with total SF < 50,000	\$13.18	sq.ft. (Qty)		29,288 Required	\$386,015.84	
<b>Sum:</b>			\$386,015.84	\$386,015.84		



PA System



Typical Classroom Without Computers

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X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		<b>\$4,753,583.04</b>
7.00%	Construction Contingency	\$332,750.81
<b>Subtotal</b>		<b>\$5,086,333.85</b>
16.29%	Non-Construction Costs	\$828,563.78
<b>Total Project</b>		<b>\$5,914,897.64</b>

Construction Contingency	\$332,750.81
Non-Construction Costs	\$828,563.78
<b>Total for X.</b>	<b>\$1,161,314.60</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$1,525.90
Soil Borings / Phase I Envir. Report	0.10%	\$5,086.33
Agency Approval Fees (Bldg. Code)	0.25%	\$12,715.83
Construction Testing	0.40%	\$20,345.34
Printing - Bid Documents	0.15%	\$7,629.50
Advertising for Bids	0.02%	\$1,017.27
Builder's Risk Insurance	0.12%	\$6,103.60
Design Professional's Compensation	7.50%	\$381,475.04
CM Compensation	6.00%	\$305,180.03
Commissioning	0.60%	\$30,518.00
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$56,966.94
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$828,563.78</b>

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School Facility Appraisal

**Name of Appraiser** Paul Brown **Date of Appraisal** 2015-03-31  
**Building Name** Tipp City Enrichment Program  
**Street Address** 223 West Broadway  
**City/Town, State, Zip Code** Tipp City, OH 45371  
**Telephone Number(s)** 937-667-8800  
**School District** Tipp City Exempted Village

**Setting:** Small City

Site-Acreage	5.50	Building Square Footage	29,288
Grades Housed	PK	Student Capacity	346
Number of Teaching Stations	26	Number of Floors	3
Student Enrollment	184		
Dates of Construction	1912		

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

**Type of Construction**

Load bearing masonry  
 Steel frame  
 Concrete frame  
 Wood  
 Steel Joists

**Exterior Surfacing**

Brick  
 Stucco  
 Metal  
 Wood  
 Stone

**Floor Construction**

Wood Joists  
 Steel Joists  
 Slab on grade  
 Structural slab

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<b>1.0 The School Site</b>	Points Allocated	Points
<b>1.1 Site is large enough</b> to meet educational needs as defined by state and local requirements <i>The Ohio School Facilities Commission Ohio School Design Manual requires the site to be 14 acres for Broadway Elementary School alone. The site has approximately 5.5 acres and features two school buildings.</i>	25	0
<b>1.2 Site is easily accessible</b> and conveniently located for the present and future population <i>The site is accessible from small town roads that are suitable for buses, cars, and service vehicles. No entry point is provided from the exterior. The TC Enrichment Program building is accessed through Broadway Elementary School. There is no separation of car and bus traffic.</i>	20	0
<b>1.3 Location</b> is removed from undesirable business, industry, traffic, and natural hazards <i>The small town site is surrounded by neighborhoods. The site is mostly removed from the undesirable uses.</i>	10	3
<b>1.4 Site is well landscaped and developed</b> to meet educational needs <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>	10	8
<b>1.5 ES Well equipped playgrounds are separated</b> from streets and parking areas <b>MS Well equipped athletic and intermural areas are separated</b> from streets and parking <b>HS Well equipped athletic areas</b> are adequate with sufficient solid-surface parking <i>There are 9 separate playground structures and a hard surface play area belonging to Broadway Elementary School. A half size football practice field is located to the east of the TC Enrichment Program building. Parking areas and a Maintenance Building are located between the playground equipment at Broadway Elementary School and the TC Enrichment Program Building. Unless students utilize the Corridors of Broadway Elementary School, they would need to either cross a parking lot or use the surrounding sidewalks in order to reach the playground.</i>	10	2
<b>1.6 Topography</b> is varied enough to provide desirable appearance and without steep inclines <i>A level area is provided to accommodate buildings, perimeter walks, vehicular circulation, mechanical/service yard, parking areas, and physical education areas. There is a minimal slope across the site to allow for positive drainage to storm sewer outlets.</i>	5	5
<b>1.7 Site has stable, well drained soil free of erosion</b> <i>There are no signs of erosion on site. Ponding was observed in the parking lot, and it has been recommended that catch basins be installed to alleviate this issue. Refer to the Broadway Elementary School Assessment for further information regarding site work.</i>	5	3
<b>1.8 Site is suitable for special instructional needs</b> , e.g., outdoor learning <i>There are no fixed benches or enclosed trash receptacles along walks to the main building entrance. There is sufficient seating adjacent to Broadway Elementary School and in the northwest corner of the property to accommodate outdoor learning.</i>	5	4
<b>1.9 Pedestrian services</b> include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Walks vary between 5-10 feet wide around most of the building, and, if necessary, can serve as emergency vehicular access. Minor connecting walks are a minimum of 5 feet wide. All walks are sloped between 1% and 1:20. 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, and along the accessible route. All routes require multiple steps up or down to gain access into the building.</i>	5	1
<b>1.10 ES/MS Sufficient on-site, solid surface parking</b> for faculty and staff is provided <b>HS Sufficient on-site, solid surface parking</b> is provided for faculty, students, staff and community <i>Parking is required for a staff of 30, 8 visitors 7 other. There are 43 spaces provided that are shared between Broadway ES and TC Enrichment Center. There is not sufficient solid surface parking provided for current staff, visitor or special event needs. Overflow parking is provided by parking on small town streets.</i>	5	1
<b>TOTAL - 1.0 The School Site</b>	<b>100</b>	<b>27</b>

2.0 Structural and Mechanical Features	Points Allocated	Points
<b>Structural</b>		
2.1 Structure meets all <b>barrier-free</b> requirements both externally and internally	15	0
<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 at the rear of Broadway Elementary School where the parking is provided, but the TC Enrichment Program Building does not feature accessible entrances. The east and north elevation entrances are not compliant. On the interior of the building, space allowances and reach ranges are mostly not compliant. There is not an accessible route that does not have protruding objects. Ground and floor surfaces are compliant. Stairs do not meet all ADA requirements. The building does not have an elevator. Recessed interior doors do not provide adequate clearances or compliant hardware wide enough. Drinking fountains, water closets, urinals, showers and toilet partitions, mirrors and lavatories are provided, and are not compliant. Toilet rooms do not provide appropriate clearances. 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 or compliant.</i>		
2.2 <b>Roofs</b> appear sound, have positive drainage, and are weather tight	15	2
<i>The roof over the facility is a built-up asphalt membrane system. The roof is in poor condition. Roof drains and metal cap flashings are in poor condition. Additional roof drains and overflow roof drains are needed.</i>		
2.3 <b>Foundations</b> are strong and stable with no observable cracks	10	7
<i>The foundation appears to be in good condition.</i>		
2.4 <b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration	10	2
<i>The school does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking. It has been recommended that control joints be added to the facade to mediate masonry movement. Despite the lack of cracking in the masonry, the exterior walls are in need of extensive tuckpointing.</i>		
2.5 <b>Entrances and exits</b> are located so as to permit efficient student traffic flow	10	8
<i>The main student entrance is located in Broadway Elementary School, near the vehicular loading area and the bus loading area. The school Office is near the main student entrance.</i>		
2.6 <b>Building "envelope"</b> generally provides for energy conservation (see criteria)	10	3
<i>Windows feature single glazing. The roof is insulated but has been recommended to be replaced due to age and condition.</i>		
2.7 Structure is <b>free of friable asbestos</b> and <b>toxic materials</b>	10	1
<i>See asbestos report.</i>		
2.8 Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes	10	2
<i>The interior walls are fixed masonry partition walls.</i>		
<b>Mechanical/Electrical</b>		
2.9 <b>Adequate light sources</b> are well maintained, and properly placed and are not subject to overheating	15	2
<i>The lighting is inadequate and requires replacement, per OSDM standards.</i>		
2.10 <b>Internal water supply</b> 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 <b>wall outlets</b> , phone and computer cabling for technology applications	15	3
<i>The teaching/learning areas do not have the required quantity of wall outlets, phone and computer cabling, per OSDM.</i>		
2.12 <b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible	10	3
<i>Electrical controls will require replacement due to age and the required new HVAC equipment.</i>		
2.13 <b>Drinking fountains</b> 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 <b>restrooms meet requirements</b>	10	5

<i>The number and size of Restrooms do not meet OSDM or ADA requirements.</i>		
2.15 <b>Drainage systems</b> are properly maintained and meet requirements	10	3
<i>The sanitary drainage piping is in poor condition due to age and deterioration.</i>		
2.16 <b>Fire alarms, smoke detectors, and sprinkler systems</b> are properly maintained and meet requirements	10	1
<i>The fire alarm system does not meet the requirements of either OBC or OSDM. A sprinkler system does not exist.</i>		
2.17 <b>Intercommunication system</b> consists of a central unit that allows dependable <b>two-way communication</b> between the office and instructional areas	10	2
<i>An intercommunication system per OSDM does not exist.</i>		
2.18 <b>Exterior water supply</b> is sufficient and available for normal usage	5	2
<i>There are inadequate exterior hose connections.</i>		
<hr/>		
<b>TOTAL - 2.0 Structural and Mechanical Features</b>	200	55

<b>3.0 Plant Maintainability</b>	Points Allocated	Points
<b>3.1 Windows, doors, and walls</b> are of material and finish requiring minimum maintenance  <i>Windows, 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. Exterior doors and frames are aluminum or painted hollow metal. Interior doors are wood on steel frames. Doors are not louvered. Exterior walls are brick and stone. Interior walls are hard plaster.</i>	15	7
<b>3.2 Floor surfaces</b> throughout the building require minimum care  <i>Vinyl asbestos tile floors throughout the overall facility require extensive maintenance. Floors in the Classrooms are wood, carpet, or asbestos tiles. Floors in the Corridors are asbestos tiles of painted concrete. Floors in the Toilet Rooms are painted concrete. Floors in the Stairway are painted concrete or painted diamond plate steel.</i>	15	5
<b>3.3 Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain  <i>Ceilings are suspended acoustical lay-in ceiling tile that are difficult to maintain and do not resist staining. Walls are hard plaster and are easy to maintain.</i>	10	4
<b>3.4 Built-in equipment</b> is designed and constructed for ease of maintenance  <i>Built-in casework does not exist in the Classrooms.</i>	10	0
<b>3.5 Finishes and hardware</b> , 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	4
<b>3.6 Restroom fixtures</b> are wall mounted and of quality finish  <i>The fixtures are floor-mounted and of quality finish but are in fair to poor condition due to age.</i>	10	2
<b>3.7 Adequate custodial storage space</b> with water and drain is accessible throughout the building  <i>There are custodial spaces available on the lower level of the building with water and drain.</i>	10	2
<b>3.8 Adequate electrical outlets and power</b> , to permit routine cleaning, are available in every area  <i>A minimal quantity of outlets is available in most areas.</i>	10	5
<b>3.9 Outdoor light fixtures, electrical outlets</b> , 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
<b>TOTAL - 3.0 Plant Maintainability</b>	100	32

4.0 Building Safety and Security	Points Allocated	Points
<b>Site Safety</b>		
4.1 <b>Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways <i>Student loading areas are shared by buses and vehicular traffic which occur on the small town sidewalks adjacent to street. There are no on site student loading areas.</i>	15	0
4.2 <b>Walkways</b> , both on and offsite, are available for safety of pedestrians <i>There are sidewalks provided in the public right-of-way, along the main road. Sidewalks on site are available for the safety of pedestrian traffic. See also 1.9.</i>	10	10
4.3 <b>Access streets</b> 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	5
4.4 <b>Vehicular entrances and exits</b> permit safe traffic flow <i>See 1.2.</i>	5	1
4.5 <b>ES Playground equipment</b> is free from hazard MS Location and types of <b>intramural equipment</b> are free from hazard HS <b>Athletic field equipment</b> is properly located and is free from hazard <i>Playground equipment is located inside of a fenced enclosure at Broadway Elementary School, is properly located, and free from hazard, but students must cross the parking lot in order to get there.</i>	5	3
<b>Building Safety</b>		
4.6 <b>The heating unit(s)</b> is located away from student occupied areas <i>A forced air system is located above the suspended lay-in ceiling 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 <b>two stairways</b> for student egress <i>Multi-story buildings have at least 2 non-enclosed Stairways that are not ADA and OBC compliant.</i>	15	15
4.8 <b>Exterior doors</b> open outward and are equipped with panic hardware <i>Exterior doors open outward and are not equipped with door contacts. It has been recommended to provide a new security system to meet Ohio School Design Manual guidelines.</i>	10	4
4.9 <b>Emergency lighting</b> is provided throughout the entire building with exit signs on separate electrical circuits <i>Exit and emergency lighting is minimal, not adequate for coverage required by OBC. Separate circuits for exit lights appear to exist.</i>	10	6
4.10 <b>Classroom doors</b> are recessed and open outward <i>Some Classroom doors are 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 <b>Building security systems</b> are provided to assure uninterrupted operation of the educational program <i>The facility is not equipped with a security system.</i>	10	0
4.12 <b>Flooring</b> (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	2
4.13 <b>Stair risers</b> (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair risers do not exceed the 7" permitted by the OBC.</i>	5	5
4.14 <b>Glass</b> 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 <b>Fixed Projections</b> 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 <b>Traffic areas</b> terminate at an exit or a stairway leading to an egress	5	3
<i>Traffic areas terminate at an exit or Corridor leading to an exit.</i>		
<b>Emergency Safety</b>	Points Allocated	Points
4.17 Adequate <b>fire safety equipment</b> is properly located	15	8
<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>		
4.18 There are at least <b>two independent exits</b> from any point in the building	15	12
<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>		
4.19 <b>Fire-resistant materials</b> are used throughout the structure	15	10
<i>The structure is a brick and concrete masonry unit load bearing wall. Finishes comply with OBC requirements. Building materials are mostly fire resistant.</i>		
4.20 Automatic and manual <b>emergency alarm system</b> with a distinctive sound and flashing light is provided	15	10
<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>		
<hr/> <b>TOTAL - 4.0 Building Safety and Security</b>	<hr/> 200	<hr/> 121

<b>5.0 Educational Adequacy</b>	Points Allocated	Points
<b>Academic Learning Space</b>		
5.1 <b>Size of academic learning areas</b> meets desirable standards <i>The typical Classroom is 800 SF. The OSDM recommends 1,200 SF for Kindergarten.</i>	25	10
5.2 <b>Classroom space</b> 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	8
5.3 <b>Location of academic learning areas</b> 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, on the third floor (which is not accessible by disabled students). There is no Gymnasium or Student Dining Area in the building. Students use the Gymnasium and Student Dining spaces of Broadway Elementary School, which is connected to the building.</i>	10	7
5.4 <b>Personal space</b> 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	2
5.5 <b>Storage for student materials</b> is adequate <i>There are lockers in the Corridors, adjacent to the academic areas. There are areas for student storage in the Classrooms.</i>	10	7
5.6 <b>Storage for teacher materials</b> is adequate <i>There are horizontal files, vertical files and bookshelves for the teachers. There is no Storage Room for teachers in the Classrooms. The OSDM recommends 50-200 SF.</i>	10	7
<b>Special Learning Space</b>		
5.7 <b>Size of special learning area(s)</b> meets standards <i>There is not a dedicated Special Learning Classroom. The OSDM recommends 900 SF.</i>	15	0
5.8 <b>Design of specialized learning area(s)</b> 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	0
5.9 <b>Library/Resource/Media Center</b> provides appropriate and attractive space <i>The Media Center and associated spaces measure approximately 2,880 SF. The Media Center alone is approximately 2,340 SF. The OSDM recommends a minimum of 1,800 SF. Overall, the space is aesthetically consistent with the remaining areas of the schools, but furnishings and finishes are in fair to poor condition and will require replacement.</i>	10	6
5.10 <b>Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction <i>There is no dedicated Gymnasium. The OSDM recommends a minimum of 3,500 SF.</i>	5	0
5.11 <b>ES Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction MS/HS <b>Science</b> program is provided sufficient space and equipment <i>The school is designated for Pre-K, but not appropriately set up per OSDM.</i>	10	0
5.12 <b>Music Program</b> is provided adequate sound treated space <i>There is no dedicated Classroom for the Music program.</i>	5	0
5.13 <b>Space for art</b> is appropriate for special instruction, supplies, and equipment <i>There is no dedicated Art Room. The OSDM recommends 1,200 SF.</i>	5	0
<b>School Facility Appraisal</b>		
5.14 <b>Space for technology education</b> permits use of state-of-the-art equipment <i>There is one Computer Lab, measuring approximately 800 SF. The OSDM recommends 1,000 SF.</i>	5	3

5.15 Space for <b>small groups and remedial instruction</b> is provided adjacent to classrooms	5	2
<i>No space is provided for small group or remedial instruction.</i>		
5.16 <b>Storage for student and teacher material</b> is adequate	5	2
<i>There is no space provided for teacher or student storage in the Classrooms. Corridor lockers are adequate for students.</i>		
<b>Support Space</b>	Points Allocated	Points
5.17 <b>Teacher's lounge and work areas</b> reflect teachers as professionals	10	8
<i>The Teacher's Lounge Area is approximately 400 SF. The OSDM recommends a minimum of 300 SF.</i>		
5.18 <b>Cafeteria/Kitchen</b> is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	0
<i>There is no dedicated Student Dining Area. The OSDM recommends a minimum of 3,000 SF. The facility does not feature a Kitchen.</i>		
5.19 <b>Administrative offices</b> provided are consistent in appearance and function with the maturity of the students served	5	0
<i>The Offices are not satisfactory for the age of the students being served.</i>		
5.20 <b>Counselor's office</b> insures privacy and sufficient storage	5	0
<i>There is no dedicated Counselor's Office. The OSDM requires 120 SF with an additional 100 SF for Storage and 200 SF for Conference.</i>		
5.21 <b>Clinic</b> is near administrative offices and is equipped to meet requirements	5	0
<i>There is no dedicated Clinic. The OSDM recommends a minimum of 300 SF.</i>		
5.22 <b>Suitable reception space</b> is available for students, teachers, and visitors	5	0
<i>There is no dedicated Reception Area in the TC Enrichment Program Building. The Reception Area in Broadway Elementary School measures approximately 64 SF. The OSDM recommends a minimum of 200 SF.</i>		
5.23 <b>Administrative personnel</b> are provided <b>sufficient work space and privacy</b>	5	0
<i>There is no dedicated space provided for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, in-school suspension, and Toilet Room. The OSDM recommends around 2250 SF.</i>		
<hr/> <b>TOTAL - 5.0 Educational Adequacy</b>	200	62



<b>6.0 Environment for Education</b>	Points Allocated	Points
<b>Exterior Environment</b>		
6.1 Overall <b>design is aesthetically pleasing</b> to age of students	15	10
<i>The building is a traditional design, with non-classical detailing. The building is constructed with concrete and brick. The design is not aesthetically pleasing to Elementary School/Pre-K students. Fenestration, utilizing large Classroom windows and opaque panels in the 1912 Original Construction, is repetitive and uninteresting. Stone accent panels were added to break up the brick and glass elevation.</i>		
6.2 Site and building are <b>well landscaped</b>	10	8
<i>See 1.4.</i>		
6.3 <b>Exterior noise and poor environment</b> do not disrupt learning	10	7
<i>External noise is a minimum disruption to this facility in its small town setting. See item 1.3 for a listing of surrounding site usage.</i>		
6.4 <b>Entrances and walkways</b> are <b>sheltered</b> from sun and inclement weather	10	2
<i>The main building entrance is not sheltered. Exits are not sheltered.</i>		
6.5 <b>Building materials</b> provide attractive color and texture	5	4
<i>The exterior surface of the building is one color and style of brick with aluminum windows and stone accent panels. The combination of color and materials is attractive.</i>		
<b>Interior Environment</b>		
6.6 <b>Color schemes, building materials, and decor</b> provide an impetus to learning	20	8
<i>The color palette is comprised mostly 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. Classrooms have a blonde toned wood floor. The facility color schemes and decor mostly do not provide an impetus to learning.</i>		
6.7 <b>Year around comfortable temperature and humidity</b> are provided throughout the building	15	4
<i>The building is not equipped with a central air conditioning system.</i>		
6.8 <b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	8
<i>The ventilation system does not provide adequate outside air to the building.</i>		
6.9 <b>Lighting system</b> provides proper intensity, diffusion, and distribution of illumination	15	6
<i>The lighting system does provide adequate illumination, per OSDM, but it has been recommended to provide complete replacement of lighting system due to condition and lack of multilevel switching.</i>		
6.10 <b>Drinking fountains and restroom facilities</b> 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 <b>Communication among students</b> is enhanced by commons area(s) for socialization	10	3
<i>There are areas for students to gather in the Media Center, which is on the third floor and is not accessible to disabled students.</i>		
6.12 <b>Traffic flow</b> is aided by appropriate foyers and corridors	10	3
<i>The Foyers and Corridors are sufficiently wide and provide a mostly ADA accessible route on the first floor only. There is no ADA access to the second or third floors.</i>		
6.13 <b>Areas for students to interact</b> are suitable to the age group	10	3
<i>Areas for students to interact are not suitable for the age group.</i>		
6.14 <b>Large group areas are designed</b> for effective management of students	10	3
<i>Large group areas are not effectively designed for management of students.</i>		
6.15 <b>Acoustical treatment</b> of ceilings, walls, and floors provides effective sound control	10	2
<i>Classrooms have ACT, carpet or wood floors, suspended acoustical ceilings, and hard plaster walls. Sound control in the Classrooms, Corridors, and most spaces is ineffective.</i>		
6.16 <b>Window design</b> contributes to a pleasant environment	10	5

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

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

10

1

*There are tables, desks, and chairs provided for the students in the Classrooms, as recommended by the OSDM but 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.*

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**TOTAL - 6.0 Environment for Education**

200

87

# LEED Observation Notes

**School District:** Tipp City Exempted Village  
**County:** Miami  
**School District IRN:** 45617  
**Building:** Tipp City Enrichment Program  
**Building IRN:**

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## Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

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

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## Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

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

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## Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

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

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## Material & Resources

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

(source: LEED Reference Guide, 2001:167)

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

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## Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

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

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## Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

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

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**Justification for Allocation of Points**

Building Name and Level: **Tipp City Enrichment Program**

**PK**

**Building features that clearly exceed criteria:**

1. The Media Center square footage exceeds the OSDM recommended size.
- 2.
- 3.
- 4.
- 5.
- 6.

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

1. Overall, the facility does not provide proper clearances, hardware, or access for disabled students.
2. The facility does not feature a Gymnasium space.
3. The facility does not feature a Student Dining space.
4. The facility does not feature a Music Classroom.
5. The facility does not feature a Special Education Classroom.
6. Classrooms are not designed for Pre-K students and are undersized per OSDM standards.

[Back to Assessment Summary](#)

# Environmental Hazards Assessment Cost Estimates

<b>Owner:</b>	Tipp City Exempted Village
<b>Facility:</b>	Tipp City Enrichment Program
<b>Date of Initial Assessment:</b>	Mar 31, 2015
<b>Date of Assessment Update:</b>	Mar 5, 2018
<b>Cost Set:</b>	2018

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

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1912 Original Construction	29,288	\$324,605.00	\$314,605.00
<b>Total</b>	<b>29,288</b>	<b>\$324,605.00</b>	<b>\$314,605.00</b>
Total with Regional Cost Factor (98.97%)	—	\$321,261.57	\$311,364.57
Regional Total with Soft Costs & Contingency	—	\$399,746.73	\$387,431.87

**Environmental Hazards - Tipp City Exempted Village (45617) - Tipp City Enrichment Program () - Original Construction**

Owner: Tipp City Exempted Village Bldg. IRN:  
 Facility: Tipp City Enrichment Program BuildingAdd: Original Construction  
 Date On-Site: 2014-03-31 Consultant Name: PSI

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	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	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	600	\$15.00	\$9,000.00
10. Dismantling of Boiler/Furnace/Incinerator	Assumed Asbestos-Containing Material	2	\$2,000.00	\$4,000.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Assumed Asbestos-Containing Material	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Reported Asbestos-Containing Material	34000	\$7.00	\$238,000.00
15. Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Assumed Asbestos-Containing Material	7	\$100.00	\$700.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	22	\$100.00	\$2,200.00
23. Door and Window Panel Removal	Assumed Asbestos-Containing Material	20	\$100.00	\$2,000.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Reported Asbestos-Containing Material	2400	\$2.00	\$4,800.00
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	7500	\$3.00	\$22,500.00
30. Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Assumed Asbestos-Containing Material	1	\$100.00	\$100.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. Other ACM Window and Door Caulking	Assumed Asbestos-Containing Material	lump sum		\$800.00
36. Other ACM Cove Mastic Removal	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
37. Other ACM Drywall Joint Compound Removal	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
38. Other ACM Fume Hood Removal	Assumed Asbestos-Containing Material	lump sum		\$2,000.00
39. (Sum of Lines 1-38)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$311,600.00
40. (Sum of Lines 1-35, 38)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$311,600.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 29288	30050	\$0.10	\$3,005.00	

E. Other Environmental Hazards/Remarks			<input type="checkbox"/> None Reported
Description			Cost Estimate
1. See Bulk Sample Record numbers 1-11			\$0.00
2. See comments on Broadway Elementary EHA on the detached boiler room and crawl spaces shared with this building.			\$0.00
3. Radon testing was performed for the school district, but results were not available at the time of the survey			\$0.00
4. NEW Other Hazards			\$0.00
5. NEW Other Hazards			\$0.00
6. (Sum of Lines 1-5)	<b>Total Cost for Other Environmental Hazards - Renovation</b>		\$0.00
7. (Sum of Lines 1-5)	<b>Total Cost for Other Environmental Hazards - Demolition</b>		\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A39, B1, C3, D1, and E6	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$324,605.00
2. A40, B1, D1, and E7	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$314,605.00

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

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

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