

September 6, 2018 Via E-Mail

Superintendent Kyle Ramey Oakwood City School District 20 Rubicon Road Oakwood, Ohio 45409

Re: Smith Elementary, Harman Elementary and Oakwood Junior/Senior High School - 2/3 Waiver Request

Dear Superintendent:

Your letter dated **July 25, 2018** requested that your School District be allowed to retain **Smith Elementary, Harman Elementary and Oakwood Junior/Senior High School** as active school facilities in your master facilities plan, despite the fact that the renovate-to-replace cost ratio (Facility Condition Index (FCI)) is above **66%**. As you know, for any existing facility with an FCI in excess of **66%**, the Ohio Facilities Construction Commission (Commission) has a policy requiring a formal 'waiver' in order to retain that facility in the master facilities plan.

At the **September 4, 2018 Planning Meeting**, the Commission Planning Group granted your request for the aforementioned buildings. Enclosed please find the signed waiver. While this allows us to advance your desired revisions to the master facilities plan, I would like to draw your attention to the following:

- 1) The 'actual' ratio (identified as 'Right Ratio' on the master plan) of total project cost as compared to the cost of a new facility is 107% for the Smith Elementary, 91% for Harman Elementary and 80% for Oakwood Junior/Senior High School, as currently planned in the revised master facilities plan. This is significant in that the Commission will only co-fund the cost of the project up to 100% of the cost of a new facility. Any costs in excess of the 100% mark will be wholly the responsibility of the School District (attached is a copy of the relevant section of Code).
- 2) Due to the limitation on state funding for renovations that exceed the cost of new construction, we recommend that you work with your selected architect to evaluate the financial risk of proceeding with the proposed renovation and consider providing an appropriate local contingency to manage your assessment of the potential financial risk of the project.
- 3) As of September 27, 2007, the Commission standard is LEED 'Silver' certification. Our experience is that it is not onerously difficult to achieve this requirement in renovated facilities; however, existing conditions do potentially limit some of the available 'GREEN' strategies necessary to accommodate the goal.

We recommend that you and your architect thoroughly review each of these considerations. Please contact me at 614/466-6290 or melanie.drerup@ofcc.ohio.gov should you need additional assistance.

Sincerely,

Melanie E. Drerup Chief of Planning July 25, 2018

Dear Ohio Facilities Construction Commission,

As leaders of Oakwood Schools, we are officially requesting a waiver to keep our existing buildings, making renovations to the existing structures. We appreciate the opportunity to explain why.

Oakwood Schools embarked on a Master Facilities Plan process in the summer of 2017. The process started with existing facility assessments, followed by a Visioning and Options Phase. Various options were presented to the community during a number of public meetings. Seven final options were then explored, ranging from complete renovation to a combination of partial renovation and new construction.

After extensive community input and feedback, our community is willing to support the all renovation option, retaining the existing school buildings for continued educational use. Primary points that support the community's wishes include:

- Because Oakwood Schools do not provide busing, it is important to maintain walkable neighborhood schools
- Our English Tudor school buildings are the centerpiece of a community that values historic architecture
- The existing buildings are functional and well maintained, including renovations and improvements paid for by a \$20M community investment, which taxpayers are still paying for, in 2003.
- Oakwood Schools are currently near the top of the state in regards to educational performance. Community members do not see clear a value proposition between building replacement and educational outcomes. In a community that has comparatively high tax rates, funding new buildings does not appear to be politically viable.

In summary, our Master Facilities Plan process has confirmed the community's desire to keep the existing school buildings and use them for the foreseeable future.

We appreciate the OFCC's consideration of this waiver request.

Ke Ramy

OFCC Planning Review Form

School District:	Oakwood CSD	(Montgome	ery)		Date:	8/20/2018
OFCC Program:	ELPP		Ec	quity Rank	:	FY18- 450
Request:	District wants t High School ve			hing for nev	v constru	
CEFPI Rating:	The building w	as rated as E	Borderline (66	%).		
Existing buildings:	7-12	1062	178,238	67%	5 Acres	
we dis	ne building is a hell as the commustrict has spent \$ ndlocked, so new	nity are com 10 million p	nmitted to con lus on buildin	tinuing to ung upgrades/	tilize. Sinadditions	
Written by:	Approved.		Y.	□ Denied	I	
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EVALUATION OF EXISTING FACILITY for 2/3RDS VARIANCE

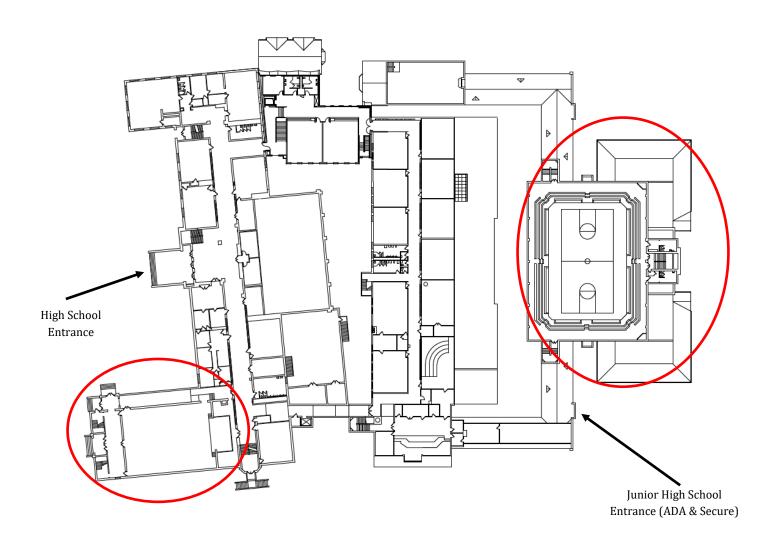
School District: Oakwood CSD Date Performed: June 6, 2018 Reported By: Stephanie Kensler

Oakwood Junior/Senior High School:

1. Adjacency of uses (Specifically, identify any uses or support spaces that should be relocated for functional reasons).

Overall, the uses of the building are arranged appropriately. The spaces most likely to be accessed by the public are on the periphery and can be closed off from the rest of the building during events. Academic spaces are arranged in a variety of ways throughout the building- by grade/school, subject or both.

It would be ideal to have a secured/ADA entrance on the high school side of the building near their administrative offices.



2. Means of Egress (Are the means of egress generally adequate; note instances of dead end corridors and corridors that are too narrow, and name any spaces that must exit through another occupied space).

There are around 20 exterior doors (excluding those leading to the interior courtyard). There are no dead end corridors. Corridor widths throughout the building ranges from 8' to 14'. There is a secure entrance on the east side of the building into the Junior High office. There are few occurrences where one would exit through a potentially occupied space- some examples include the boy's and girl's locker rooms and classrooms with direct access to interior courtyards.

3. Circulation (Is the circulation logical, flows well for use and egress, specifically identify any instances where circulation should be changed).

Circulation seemed sufficient. Being a first time user of any facility, wayfinding could always be improved, but daily users seemed satisfied with layout and flow. It was easy to identify where we were by looking at the floor plans. Although technically, the Junior High is on the east side of the building and the High School is on the west, both schools share spaces throughout the building (i.e. science labs, library, cafeteria, etc.). Where appropriate there are separate spaces for Junior High and High School (i.e. art, engineering, etc.).

4. ADA Door Alcoves (Do corridor walls require partial demolition in order to provide an alcove for ADA access? If so, provide a number of instances.)

Some door alcoves would need to be adjusted to be ADA accessible. Throughout the building, there are a variety of door alcoves. The building does contain ADA restroom facilities as well as an elevator and an accessible stair by way of chair lift. Corridors are sufficiently wide enough for ADA accessibility.











5. What is the size or range of sizes of a typical classroom? What is the typical number of students per classroom?

Most classrooms are between 500 to 800 SF with a few larger outliers (1,000+ SF). Depending on the grade level and subject, classes can range in size from 25 to 30+ students.





6. Open Stairwells (Note the number of instances; note rooms which have doors off stair wells).

Most stairs throughout the building are open.



7. Ease of expansion (Note if there is not an apparent solution to providing an addition to the building).

The original 1927 construction has undergone a series of additions in 1932, 1960, 1969, 1989 and 2003. Opportunities for expansion are limited on the current site.

Oakwood School District Junior/Senior High School Plot Plan

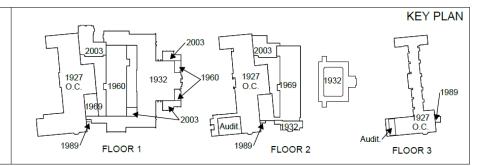
GRADE CONFIGURATION: 7-12 CURRENT ENROLLMENT: 1062

CONSTRUCTION DATES: 1927, 1932, 1960,

1969, 1989, & 2003

ACREAGE: 5.00

EXISTING BUILDING AREA: 178,238 SF SQUARE FOOTAGE PER STUDENT: 167.83



Site conditions (Can a bus drop be accommodated? Can adequate parking and playground 8. areas be created?).

The district does not have bussing; therefore, a bus drop is not necessary at Oakwood Junior/ Senior High School. There is limited parking along E. Schantz Avenue, primarily for staff. All students and visitors park along the streets of the neighborhood. Parents drop off at the street on E. Schantz Avenue. Playgrounds are not necessary at the Junior/Senior High School building.



General Response:

Oakwood Junior/Senior High School is a landmark in the Community. The historic facility is home to both a 500+ fixed seat, art deco auditorium as well as the iconic "Pit" gymnasium in addition to various other architectural significant elements.















In addition to the cultural significance of the building, practically it would be very difficult for Oakwood City Schools to build a new building. The existing site is built out and land locked as is the rest of the neighborhood.

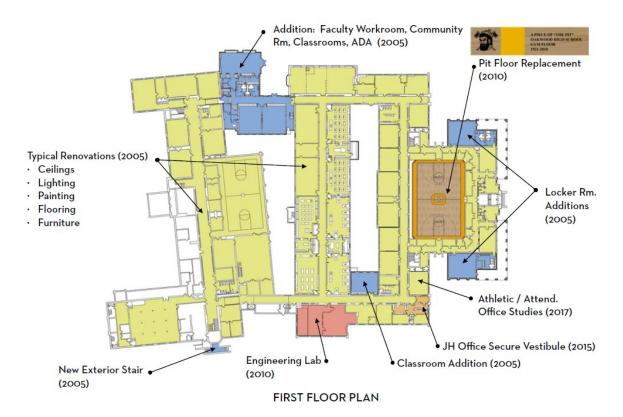


Some quirks of the building and district that would prove problematic for others works for Oakwood. For example, there is no space for a bus drop off, but the district does not have bussing so this is a non-issue. The cafeteria is small, but the district has open lunch so many of the students leave or eat elsewhere anyways.

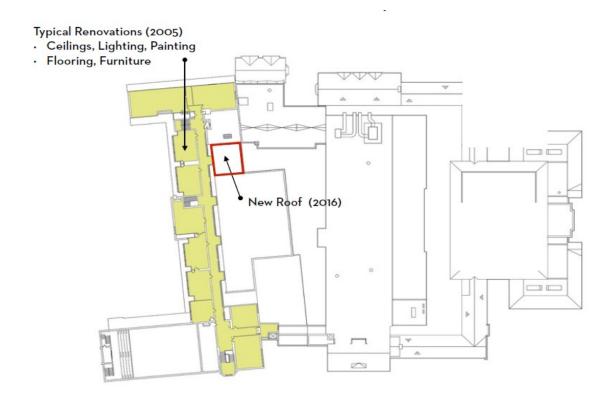




Being an older building, there is room for improvement in areas such as ADA accessibility, security and energy efficiency, but the district has shown commitment to the building and has made improvements in these areas over the years. The building has undergone a myriad of additions to expand and adapt. The district continues to invest in the school, having spent roughly 10 million dollars since 2005.

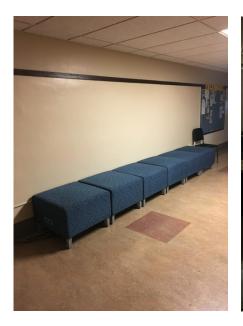






THIRD FLOOR PLAN

Despite its challenges being an older building, it does support progressive planning philosophy such as being walkable, containing maker spaces, movable walls, outdoor learning space and teacher workstation/collaboration space outside of the classroom. Additionally, there is opportunity to take advantage of large corridor spaces for Extended Learning Areas.







After reviewing the condition assessment for Oakwood Junior/Senior High School and participating in a walkthrough of the building, it is my recommendation that a 2/3 waiver be granted for the facility.

OFCC Planning Review Form

School District:	Oakwood CSD (Montgomery	Da Da	ate: 8/20/2018
OFCC Program:	ELPP	Equity Rank:	FY18- 450
Request:	District wants to keep and co versus abandoning/demolishi		Elementary School
CEFPI Rating:	The building was rated as Bo	rderline (61%).	
Existing buildings:	1-6 452	70,084 85%	2.2 Acres
we dis	ne building is a historic landma ell as the community are comm strict has spent \$5 million plus ndlocked, so new construction	nitted to continuing to utilize on building upgrades/addi	ze. Since 2004, the
Written by:	Approved E Dum	□ Denied	
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EVALUATION OF EXISTING FACILITY for 2/3RDS VARIANCE

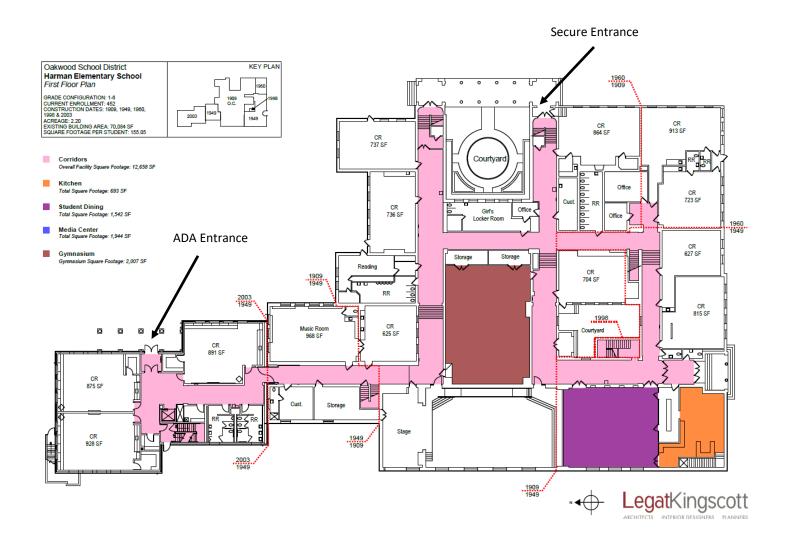
School District: Oakwood CSD Date Performed: June 6, 2018 Reported By: Stephanie Kensler

Harman Elementary School:

1. Adjacency of uses (Specifically, identify any uses or support spaces that should be relocated for functional reasons).

Overall, the uses of the building are arranged appropriately. Academic spaces are primarily organized by grade level. Most of the "specials" (art, music, gym) are centrally located.

The building does have a secure entrance, but it is not ADA. As such, visitors needing to get to the office, would be required to go through the building by way of the 2003 addition.



2. Means of Egress (Are the means of egress generally adequate; note instances of dead end corridors and corridors that are too narrow, and name any spaces that must exit through another occupied space).

There are around 10 exterior doors. There are no dead end corridors. Corridor widths throughout the building were about 8' to 12'. There is a secure entrance on the east side of the building into the office. The only occurrences where one would exit through a potentially occupied space would be a few classrooms and the reading room on the 1st floor.

3. Circulation (Is the circulation logical, flows well for use and egress, specifically identify any instances where circulation should be changed).

Daily users seemed satisfied with layout and flow. ADA circulation for visitors and wayfinding could be improved.

4. ADA Door Alcoves (Do corridor walls require partial demolition in order to provide an alcove for ADA access? If so, provide a number of instances.)

Some door alcoves may need to be adjusted for ADA, but most doors are flush with corridor walls. There is a ramp in the gym immediately inside the door that should be adjusted for ADA. The building does contain ADA restroom facilities as well as an elevator and an accessible stair by way of chair lift. Corridors are sufficiently wide enough for ADA accessibility.





5. What is the size or range of sizes of a typical classroom? What is the typical number of students per classroom?

Typical classrooms are between 700 and 800 SF with a few outliers both larger (900+ SF) and smaller (547 SF). Average class size is approximately 25 students. Only 1 classroom has no exterior windows (it does have windows to the hallway). They gymnasium also does not have any doors or windows to the exterior of the building.

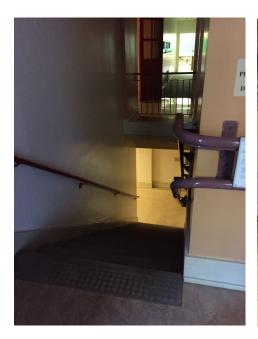






6. Open Stairwells (Note the number of instances; note rooms which have doors off stair wells).

Most stairs throughout the building are open.







7. Ease of expansion (Note if there is not an apparent solution to providing an addition to the building).

The original 1909 construction has undergone a series of additions in 1949, 1960, 1998 and 2003. Opportunities for expansion are limited on the current site.

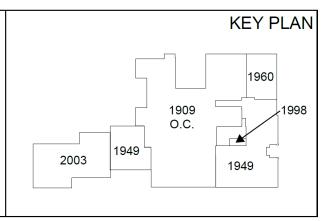
Oakwood School District **Harman Elementary School** *First Floor Plan*

GRADE CONFIGURATION: 1-6 CURRENT ENROLLMENT: 452

CONSTRUCTION DATES: 1909, 1949, 1960,

1998 & 2003 ACREAGE: 2.20

EXISTING BUILDING AREA: 70,084 SF SQUARE FOOTAGE PER STUDENT: 155.05



8. Site conditions (Can a bus drop be accommodated? Can adequate parking and playground areas be created?).

The district does not have bussing; therefore, a bus drop is not necessary at Harman Elementary School. There is limited parking north of the building for staff. All visitors park along the streets of the neighborhood. Parents drop off at the street on Harman Avenue. There is a soft playgrounds to the north of the building. The hard surface play area is to the east and northeast of the building.



General Response:

Harman Elementary School is a landmark in the Community. The historic facility boasts a variety of architecturally significant elements.

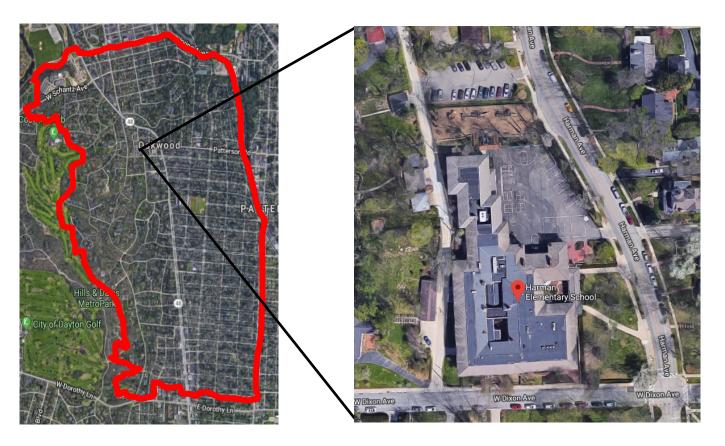








In addition to the cultural significance of the building, practically it would be very difficult for Oakwood City Schools to build a new building. The existing site is built out and land locked as is the rest of the neighborhood.

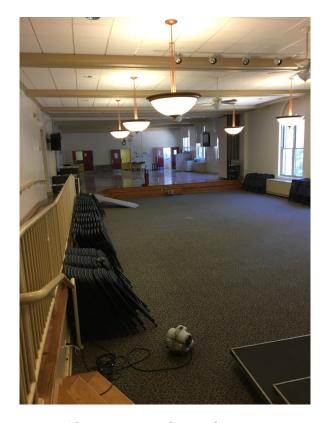


Some quirks of the building and district that would prove problematic for others works for Oakwood. For example, there is no space for a bus drop off, but the district does not have bussing so this is a non-issue. The cafeteria is small, but the district has open lunch so between students leaving and staggering lunch times, it works.

Being an older building, there is room for improvement in areas such as ADA accessibility, security and energy efficiency, but the district has shown commitment to the building and has made improvements in these areas over the years. The building has undergone a myriad of additions to expand and adapt. The district continues to invest in the school, having spent roughly 5 million dollars since 2004.



Despite its challenges being an older building, it does support progressive planning philosophy such as being walkable, incorporating movable walls and flexible furniture. Additionally, there is opportunity to take advantage of large corridor spaces for Extended Learning Areas.





After reviewing the condition assessment for Harman Elementary School and participating in a walkthrough of the building, it is my recommendation that a 2/3 waiver be granted for the facility.

OFCC Planning Review Form

School District:	Oakwood CSD (Montgomery)	Date:	8/20/2018
OFCC Program:	ELPP	Equity Rank:	FY18- 450
Request:	District wants to keep and continuversus abandoning/demolishing for		entary School
CEFPI Rating:	The building was rated as Borderl	line (61%).	
Existing buildings	PK; 1-6 458 85,:	563 83% 3 Acı	res
Rationale:	The building is a historic landmark in well as the community are committed district has spent \$5 million plus on blandlocked, so new construction wou	d to continuing to utilize. Souilding upgrades/addition	Since 2004, the
Written by:	Stephanie Kensler Approved.	□ Denied	
l	Approved. Approved. Mallell 8	Demeu	

EVALUATION OF EXISTING FACILITY for 2/3RDS VARIANCE

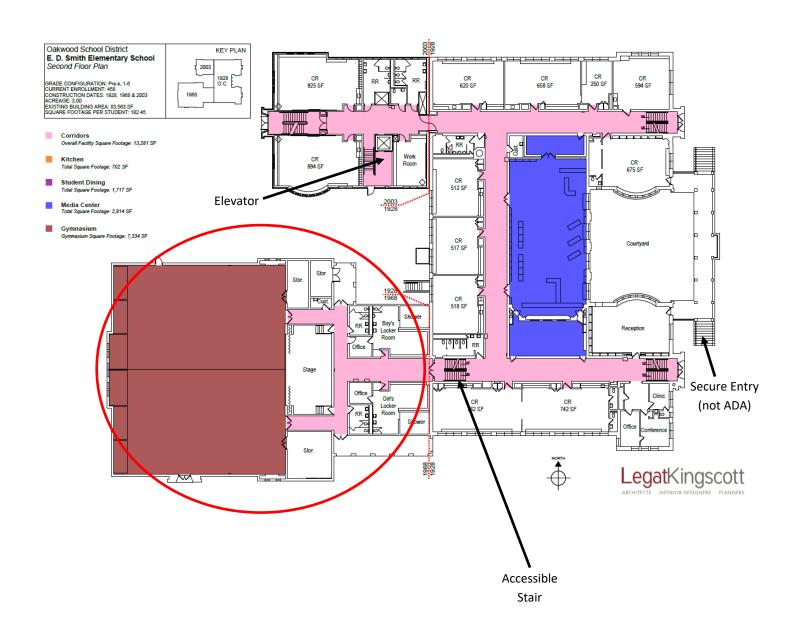
School District: Oakwood CSD Date Performed: June 6, 2018 Reported By: Stephanie Kensler

Smith Elementary School:

1. Adjacency of uses (Specifically, identify any uses or support spaces that should be relocated for functional reasons).

Overall, the uses of the building are arranged appropriately. The space most likely to be accessed by the public, the gymnasium— where junior high sports are played, is on the periphery and can be closed off from the rest of the building during events. Academic spaces are primarily organized by grade level. The school has a very large library/computer lab that is centrally located.

The building does have a secure entrance, but it is not ADA. As such, visitors needing to get to the office, would be required to go through the building by way of either the addition (elevator) or the gym area (stair lift).



2. Means of Egress (Are the means of egress generally adequate; note instances of dead end corridors and corridors that are too narrow, and name any spaces that must exit through another occupied space).

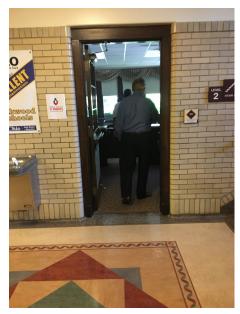
There are around 12 exterior doors. There are no dead end corridors. Corridor widths throughout the building were about 6' to 10'. There is a secure entrance on the east side of the building into the office. The only occurrence where one would exit through a potentially occupied space would be the gymnasium.

3. Circulation (Is the circulation logical, flows well for use and egress, specifically identify any instances where circulation should be changed).

Circulation seemed sufficient. Being a first time user of any facility, wayfinding could always be improved, but daily users seemed satisfied with layout and flow. It was easy to identify where we were by looking at the floor plans even though the building does contain partial levels. ADA circulation for visitors could be improved.

4. ADA Door Alcoves (Do corridor walls require partial demolition in order to provide an alcove for ADA access? If so, provide a number of instances.)

Some door alcoves would need to be adjusted to be ADA accessible. Throughout the building, there are a variety of door alcoves. Building does contain ADA restroom facilities as well as an elevator and an accessible stair by way of chair lift. Corridors are sufficiently wide enough for ADA accessibility.









it

Classrooms range from 500 to 800 SF with a few outliers both larger (1,000+ SF) and smaller (250 SF). Average class size is approximately 25 students. Only 1 classroom has no windows (PK), but connects to another classroom that does have windows.









6. Open Stairwells (Note the number of instances; note rooms which have doors off stair wells).

Most stairs throughout the building are open.







7. Ease of expansion (Note if there is not an apparent solution to providing an addition to the building).

The original 1928 construction has undergone a series of additions in 1968 and 2003. Opportunities for expansion are limited on the current site.

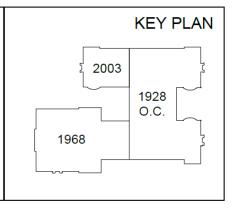
Oakwood School District E. D. Smith Elementary School Second Floor Plan

GRADE CONFIGURATION: Pre-k, 1-6 CURRENT ENROLLMENT: 458

CONSTRUCTION DATES: 1928, 1968 & 2003

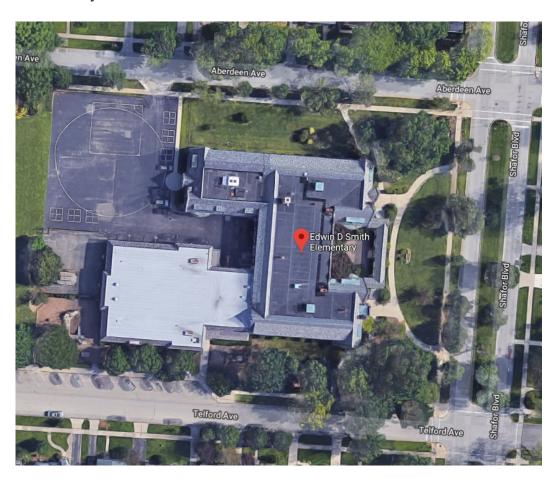
ACREAGE: 3.00

EXISTING BUILDING AREA: 83,563 SF SQUARE FOOTAGE PER STUDENT: 182.45



8. Site conditions (Can a bus drop be accommodated? Can adequate parking and playground areas be created?).

The district does not have bussing; therefore, a bus drop is not necessary at Smith Elementary School. There is limited parking along Telford Avenue, primarily for staff. All visitors park along the streets of the neighborhood. Parents drop off at the street on Shafor Boulevard. There are small soft playgrounds to the south and southwest of the building. The hard surface play area is to the west and northwest of the building. There is also a city park adjoining the site the school occasionally uses .



General Response:

Smith Elementary School is a landmark in the Community. The historic facility boasts a variety of architecturally significant elements.











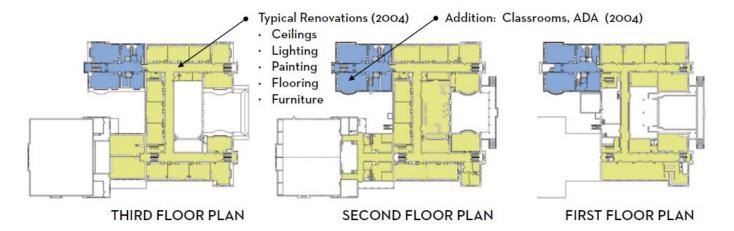
In addition to the cultural significance of the building, practically it would be very difficult for Oakwood City Schools to build a new building. The existing site is built out and land locked as is the rest of the neighborhood.



Some quirks of the building and district that would prove problematic for others works for Oakwood. For example, there is no space for a bus drop off, but the district does not have bussing so this is a non-issue. The cafeteria is small, but the district has open lunch so between students leaving and staggering lunch times, it works.



Being an older building, there is room for improvement in areas such as ADA accessibility, security and energy efficiency, but the district has shown commitment to the building and has made improvements in these areas over the years. The building has undergone a myriad of additions to expand and adapt. The district continues to invest in the school, having spent roughly 5 million dollars since 2004.



Despite its challenges being an older building, it does support progressive planning philosophy such as being walkable and incorporating movable walls. Additionally, there is opportunity to take advantage of large corridor spaces for Extended Learning Areas.



After reviewing the condition assessment for Smith Elementary School and participating in a walkthrough of the building, it is my recommendation that a 2/3 waiver be granted for the facility.

Master Plan Name Oakwood City SD (Montgomery) - ELPP MP #A-1 - DRAFT

Program CFAP 2015-08-18 (Active)

Rank

Oakwood City School District School District

School District IRN 44586

County Montgomery County

2 (New Construction Cost Factor: 98.97%) Cost Region

Cost Set 2018 **Bracketing Set** 2018 Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2021–2022	Gr	ade Co	nfigura	tions
PK	29	Grades	TotalF	lacedR	emaining
K	123	PK-12	1945	1945	a
1	145	PK-5	866	866	a
2	123	6-8	446	446	O
3	138	9-12	633	633	O
4	130	PK-8	1312	1312	O
5	178	6-12	1079	1079	O
6	147	CT	44	44	O
7	136				
8	163				
9	160				
10	166				
11	153				
12	154				
CT Offsite	44				
CT Low Bay Comprehensive	0				
CT High Bay Comprehensive	0				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	1989				

Project Scope:
Abandon Lange School (2/3 Guideline).
Renovations to Edwin D. Smith Elementary to house grades PK-6.
Renovations to Harman Elementary to house grades 1-6.

Renovations to Oakwood Jr. / Sr. High to house grades 7-12 plus Career Tech.

Master Planner Commentary:

The project budget for new buildings or building additions shown on this plan anticipates attaining the USGBC LEED For Schools (U.S. Green Building Council, Leadership in Energy and Environmental Design) Silver certification (with a preference for attaining points in the Energy and Atmosphere category).

Building	Allowance	
Oakwood Jr./Sr. High	LEED Allowance for building renovation	\$634,823.42
Oakwood Jr./Sr. High	Storm Shelter allowance (hardening 6,702 SF)	\$623,523.98
Edwin D Smith Elem	LEED Allowance for building renovation	\$288,783.07
Edwin D Smith Elem	Storm Shelter allowance (hardening 3,625 SF)	\$355,436.18
Harman Elem	LEED Allowance for building renovation	\$242,201.37
Harman Elem	Storm Shelter allowance (hardening 3,619 SF)	\$354,911.33

	Lange School	Oakwood Jr./Sr. High	Edwin D Smith Elem	Harman Elem
Building	Master Planning Considerations	Master Planning Considerations	Master Planning Considerations	Master Planning Considerations
Program	Expedited Local Partnership Program	Expedited Local Partnership Program	Expedited Local Partnership Program	Expedited Local Partnership Program
rogiani	(ELPP)	(ELPP)	(ELPP)	(ELPP)
Cost Set	2018	2018	2018	2018
Assessing Consultant	Resource International, Inc.	Resource International, Inc.	Resource International, Inc.	Resource International, Inc.
Туре	Elementary	Middle/High	Elementary/Middle	Elementary/Middle
Acres	1.60	5.00	3.00	2.20
Grades Housed	K	7-12	PK, 1-6	1-6
Current Enrollment	135	1062	458	452
Additions to Demolish	1940 Original Construction	1927 Auditorium Fixed Seating	1928 Original Construction	1909 Original Construction
	68% 16,330 ft		89% 54,713 ft ² 1968 Gymnasium Addition	
		1927 Original Construction		1949 Classroom Addition
		74% 76,823 ft ²		
		1932 Addition 1	2003 Classroom Addition	☐ 1960 Classroom Addition
		59% 44,332 ft ²	50% 12,606 ft ²	
		1960 Addition 2		1998 Stairwell Addition
		51% 15,790 ft ²		43% 366 ft
		1969 Addition 3		2003 Classroom Addition
		49% 21,881 ft ²		50% 13,878 ft
		1989 Addition 4		
		45% 550 ft ²		
		2003 Addition 5		
		47% 14,156 ft ²		
Grades Housed - Proposed		7-12, CT Offsite	PK-6	1-6
Projected Enrollment		932	507	506
CT Projected Enrollment		44		
Scope of Work	Abandon	Renovate	Renovate	Renovate
CEFPI Rating	Borderline	Borderline	Borderline	Borderline
Existing ft ²	16,330	178,238	83,563	70,084
Cost/ft² (DM)	\$253.50	\$241.06	\$233.90	\$233.90
Cost to Replace	\$4,139,655.00	\$42,966,052.28	\$19,545,385.70	\$16,392,647.60
Cost to Renovate	\$2,808,900.46	\$28,544,206.62	\$16,115,402.18	\$13,652,186.16
Reprogramming	\$0.00	<u>\$362,886.97</u>	<u>\$182,764.94</u>	<u>\$224,077.21</u>
Renovate÷Replace	68%	67%	83%	85%
Right Replacement		\$36,358,596.51	\$15,198,107.81	\$15,167,872.05
Right Ratio		80%	107%	91%
Addition Required	No	No	No	No
	Addition ft ²	Addition ft ²	Addition ft ²	Addition ft ²
Proposed Enrollment	Students sf/Student sf required		Students sf/Student sf required	
Elementary (PK-K)	x =			
Elementary (PK-5)	× =			
Middle (6-8)	x = (
High (9-12)	× =	000 N 100110 - 100,000		
Career Technical Core Space	× =			
Total ft ² Required		152,402.59		
ft ² Existing	16,330			
Large Group Restroom Fixture	No	No	No	No
Replacement	Ne	No	No	No
Comprehensive Vocational Oversized ft ²	No	No 7 200		
Less Oversized ft ²	16,330	7,362 170,876		
CT ft ² Existing	10,550	170,870	10,213	07,300
CT ft ² Not Programmed				
Less CT ft ²	16,330	170,876	78,273	67,583
Addition ft ²	-16,330			
Cost per ft ²	see below	see below	see below	see below
Total Addition Cost	GGG DGIGW	SSS DEIOW	GGG DGIOW	GGC DGIOW
	Cost of Additions	Cost of Additions	Cost of Additions	Cost of Additions
Cost Of New SF	SF Required \$/SF Cos			
Elementary (PK-5)	× = \$0.00			
Middle (6-8)	× = \$0.00			
High (9-12)	× = \$0.00			
Career Technical Program Space				
CT Existing ft ²				
CT New ft ²				
CT Total ft ²				
CT Program Total	\$0.00			
Total Proposed ft ²		159,765		
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram		\$28,907,093.59	\$16,298,167.12	\$13,876,263.3
Total Addition Cost				
Total Career Technical	\$0.00			
Project Cost	\$0.00			
Asbestos Abatement		\$0.00		
Demolition		\$0.00		\$0.0
Exclude Storm Shelter	— \$0.00	- C4 050 047 40	—	—
Specific Allowance Total Building Cost	\$0.00			
Total Building Cost	\$0.00			\$14,473,376.0
Page Subtotal			1,203.43	
General Allowance Project Agreement LFI		\$0.00 \$8,115,721.96		
Co-Funded Project		\$53,465,481.47		
Total Project Cost		\$53,465,481.47 \$61,581,203.43		
rotar i roject oust		ψυ1,301,203.43		I

Building Summary - Lange School (94458601)

Contact: Mr. Frank Earton Payron, CH 45429 Date Prepared: 2017-08-25 By: Paul W. Garland Date Prevised: 2018-08-25 By: Paul W. Garland Date Prevised: 2018-08-25 By: Paul W. Garland Date Prevised: 2018-08-25 By: Paul Brown Points Earned Percentage Rating Category Cover Sheet Cover								·			
Processor Proc	District: Oakwood City				County:	Montgomery		: West Central Ohio (2)			
Dayson, OH 145429 Seed Segment Dayson, OH 145429 Seed Segment	•					Mr. Frank Eaton					
Bidg. IRK: 9445801	Address: 219 W. Dorothy L	.ane			Phone:	(937) 299-8730					
Duriest Totales K	Dayton,OH 4542	9			Date Prepared:	: 2017-08-25	By:	Paul W. Garland			
Proposed Findment NA Teaching Stations 11 Current Enrollment 155 Classrooms: 9 Section Points Possible Points Earned Percentage Rating Category Course Sheet Cou	Bldg. IRN: 94458601				Date Revised:	2018-03-09	Ву:	Paul Brown			
Section Points Possible Points Possible Possible Points Possible	Current Grades K	Acreage:	1	.60 S	uitability Appraisa	l Summary					
Projected Enrollment N/A Number of Floors Floor	Proposed Grades N/A	Teaching	Stations: 1	1							
Addition Date HA Number of Current Square Ploors Feet Ploors Feet Ploors Ploor Ploors Ploors Ploor Ploors Ploor Ploors Ploor Ploors Ploor P	Current Enrollment 135	Classroon	ns: 9			Section		Points Possible	Points Earned	Percentage	Rating Category
Floors Feet 2 2 16.330 3 15.33								_	_	_	_
Description 1940 2 2 16,330 3.0 Plant Maintainability 100 55 55% Borderline 16,330	Addition Date HA										
A Building Safety and Security 200 134 67% Borderline 16,330 File 16,330 So Educational Adequacy 200 122 61% Borderline 120 Safety 130				_			res				
Total		2	16,			•					
Flat Flating			16								
Rating		nned Acces									
Const P/S Present/Scheduled Construction		• •						200	138	69%	Borderline
Sample S						3		_	_	_	_
FACILITY ASSESSMENT Cost Set: 2018 Rating Rati		<u> </u>	+					-	_	_	_
FACILITY ASSESSMENT		•		_				1000	644	64%	Borderline
Cost Set 2018					=Under Contract						
A Heating System 3 \$557,179.60 Cost per SQ. Ft. \$0.00 B. Roofing 3 \$156,958.10 Cost per SQ. Ft. \$0.00 C. Ventilation / Air Conditioning 3 \$0.00 \$0.00 Structures Systems 3 \$265,045.00 \$0.00 D. Electrical Systems 3 \$266,045.00 February Cost \$0.00 \$0.00 G. Structure: Floors and Roofs 2 \$44,000.00 February Cost \$0.00 \$0.00 G. Structure: Floors and Roofs 2 \$42,378.50 Frame Airmey \$0.00 Frame Airmey Frame Airmey \$0.00 G. Structure: Floors and Roofs 2 \$95,426.00 Frame Airmey \$0.00 Fram					xisting Square Fe	et					
B. Roofing 3 \$158,958.10 Condition 7 Air 3 \$0.00 Conditioning \$0.00 Conditioning \$0.00 Cost to Renovate (Cost Factor applied) \$0.00 \$0.00 Cost to Renovate (Cost Factor applied) \$0.00 Cost to Renovate (Cost Factor applied) \$0.00 Cost to Renovate (Cost Factor applied) \$0.00 Cost to Renovate (Rost Factor applied) \$0.00 Cost To Rost Williams (Rost Factor applied) \$0.00 Cost To Ros	A. Heating System										\$0.00
C. Ventilation / Air C. Ventilation Air C. Ventilation Air Conditioning So.00			-	10 - R							98.97%
Conditioning		3		$\frac{1}{C}$			ed)				
☐ D. Electrical Systems 3 \$265,035.90 - Cost to Replace \$0.00 E. Plumbing and Fixtures 2 \$44,000.00 - Renovate/Replace N/Ps E. Plumbing and Fixtures 3 \$46,800.00 - These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan sufficiency is specially supported by the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.] E. Structure: Floors and Roofs G. J. General Finishes 2 \$95,426.00 - Roofs G. L. Security Systems 3 \$65,640.50 - Renovate/Replace ratio, which is representative of the Building without the demolished additions.] N. Fire Alarm 2 \$95,426.00 - Renovate/Replace ratio, which is representative of the Building without the demolished additions.] N. Fire Alarm 2 \$28,577.50 - Renovate/Replace ratio, which is representative of the Building without the demolished additions.] N. Fire Alarm 2 \$28,577.50 - Renovate/Replace ratio, which is representative of the Building without the demolished additions.] N. Fire Alarm 2 \$28,577.50 - Renovate/Replace ratio, which is representative of the Building without the demolished additions.] N. Fire Alarm 2 \$28,577.50 - Renovate/Replace ratio, which is representative of the Building without the demolished additions.] N. Fire Alarm 2 \$28,577.50 - Renovate/Replace ratio, which is representative of the Building without the demolished additions.] N. Fire Alarm 2 \$28,577.50 - Renovate/Replace ratio, which is representative of the Building without the demolished additions.]							1				
F. Windows 3 \$46,800.00 \$42,378.50	D. Electrical Systems	3	\$265,035.9			, reprogramming	1				\$0.00
G. Structure: Foundation 1 \$0.00 H. Structure: Walls and Chimneys 2 \$42,378.50 Chimneys 2 \$194,585.00 Roofs 3 \$85,405.00 K. Interior Lighting 3 \$85,405.00 L. Security Systems 3 \$56,540.50 M. Emergency/Egress 3 \$16,330.00 Fig. Alarm 2 \$28,577.50 C. Handicapped Access 2 \$132,066.00 P. Site Condition 2 \$135,276.52 C. Sewage System 1 \$0.00 R. Water Supply 1 \$0.00 R. Water Supply 1 \$0.00 K. Water Supply 1 \$0.00 K. Sterior Doors 3 \$22,000.00 K. Sterior Doors 3 \$24,533.00 C. Sewage System 1 \$0.00 K. Life Safety 2 \$74,256.00 K. Life Safety 3 \$215,229.40 K. Loose Furnishings 1 \$16,330.00 K. Life Safety 2 \$74,256.00 K. Life Safety 3 \$215,229.40 K. Construction Contingency \$557,231.21 K. Cons	E. Plumbing and Fixtures	2	\$44,000.0								N/A
Structure: Foundation 1 \$0.00	F. Windows	3	\$46,800.0								
H. Structure: Walls and Chimneys I. Structure: Floors and Roofs J. General Finishes 2 \$95,426.00 - K. Interior Lighting 3 \$85,400.00 - L. Security Systems 3 \$56,540.50 - M. Emergency/Egress Lighting N. Fire Alarm 2 \$28,577.50 - O Handicapped Access 2 \$132,066.00 - P. Site Condition 2 \$185,276.52 - Q. Sewage System 1 \$0.00 - R. Water Supply 1 \$0.00 - S. Exterior Doors 3 \$22,000.00 - T. Hazardous Material 3 \$44,533.00 - U. Life Safety 2 \$74,256.00 - V. Loose Furnishings 1 \$16,330.00 - V. Technology 3 \$215,229.40 - V. Construction Contingency / Non-Construction Cost	G. Structure: Foundation	1	\$0.0	1/1/			•		• •	a different Ren	ovate/Replace ratio,
Roofs	H. Structure: Walls and Chimneys	2	\$42,378.5		-merrie representa	are e. are Banan	g mar	ioat are derreneried dad			
K. Interior Lighting 3 \$85,400.00 - L. Security Systems 3 \$56,540.50 - M. Emergency/Egress Lighting 3 \$16,330.00 - N. Fire Alarm 2 \$28,577.50 - O. Handicapped Access 2 \$132,066.00 - P. Site Condition 2 \$185,276.52 - Q. Sewage System 1 \$0.00 - R. Water Supply 1 \$0.00 - S. Exterior Doors 3 \$22,000.00 - T. Hazardous Material 3 \$44,533.00 - U. Life Safety 2 \$74,256.00 - U. Loose Furnishings 1 \$16,330.00 - W. Technology 3 \$215,229.40 - X. Construction Contingency / Non-Construction Cost *557,231.21 -		2	\$194,585.0	00 -							
I. Security Systems 3 \$56,540.50 - M. Emergency/Egress Lighting 3 \$16,330.00 - N. Fire Alarm 2 \$28,577.50 - O. Handicapped Access 2 \$132,066.00 - P. Site Condition 2 \$185,276.52 - Q. Sewage System 1 \$0.00 - R. Water Supply 1 \$0.00 - S. Exterior Doors 3 \$22,000.00 - T. Hazardous Material 3 \$44,533.00 - U. Life Safety 2 \$74,256.00 - V. Loose Furnishings 1 \$16,330.00 - W. Technology 3 \$215,229.40 - V. Loose Furnishings 1 \$557,231.21 - V. Construction Contingency / Non-Construction Cost \$557,231.21 -	J. General Finishes	2	\$95,426.0	00 -							
M. Emergency/Egress Lighting 3 \$16,330.00 - M. Fire Alarm 2 \$28,577.50 - O. Handicapped Access 2 \$132,066.00 - P. Site Condition 2 \$185,276.52 - Q. Sewage System 1 \$0.00 - R. Water Supply 1 \$0.00 - S. Exterior Doors 3 \$22,000.00 - ✓ T. Hazardous Material 3 \$44,533.00 - U. Life Safety 2 \$74,256.00 - V. Loose Furnishings 1 \$16,330.00 - W. Technology 3 \$215,229.40 - V. X. Construction Contingency / Non-Construction Cost \$557,231.21 -	K. Interior Lighting	3	\$85,400.0	00 -							
Lighting N. Fire Alarm 2 \$28,577.50 - O. Handicapped Access 2 \$132,066.00 - P. Site Condition 2 \$185,276.52 - Q. Sewage System 1 \$0.00 - R. Water Supply 1 \$0.00 - S. Exterior Doors 3 \$22,000.00 - T. Hazardous Material 3 \$44,533.00 - U. Life Safety 2 \$74,256.00 - V. Loose Furnishings 1 \$16,330.00 - W. Technology 3 \$215,229.40 - X. Construction Contingency Non-Construction Cost 2 \$28,577.50 - 4 \$132,066.00 - 5 \$185,276.52 - 5 \$100.00 - 6 \$100.00 - 7 \$100.00 - 8 \$100.00 - 8 \$100.00 - 8 \$100.00 - 8 \$100.00 - 8 \$100.00 - 8 \$100.00 - 8 \$100.00 - 9 \$100	L. Security Systems	3	\$56,540.5	50 -							
Gold O. Handicapped Access 2 \$132,066.00 - \$185,276.52 - \$185,276		3	\$16,330.0	00 -							
 P. Site Condition Q. Sewage System Mater Supply S. Exterior Doors S. Exterior Doors S. Hazardous Material S. Hazardous Material S. Life Safety V. Loose Furnishings M. Technology W. Technology X. Construction Contingency / Non-Construction Cost S. Site Condition Sound Sound	🛅 N. Fire Alarm	2	\$28,577.5	50 -							
☐ Q. Sewage System 1 \$0.00 - ☐ R. Water Supply 1 \$0.00 - ☐ S. Exterior Doors 3 \$22,000.00 - ☑ T. Hazardous Material 3 \$44,533.00 - ☐ U. Life Safety 2 \$74,256.00 - ☐ V. Loose Furnishings 1 \$16,330.00 - ☐ W. Technology 3 \$215,229.40 - X. Construction Contingency / Non-Construction Cost \$557,231.21 -	O. Handicapped Access	2	\$132,066.0	00 -							
☐ R. Water Supply 1 \$0.00 - ☐ S. Exterior Doors 3 \$22,000.00 - ☑ T. Hazardous Material 3 \$44,533.00 - ☐ U. Life Safety 2 \$74,256.00 - ☐ V. Loose Furnishings 1 \$16,330.00 - ☐ W. Technology 3 \$215,229.40 - X. Construction Contingency / Non-Construction Cost \$557,231.21 -	P. Site Condition	2	\$185,276.5	52 -							
 S. Exterior Doors J. Hazardous Material W. Life Safety W. Loose Furnishings W. Technology W. Construction Contingency / Non-Construction Cost S. Exterior Doors W. Hazardous Material W. Safety W. Safety W. Technology Safety Safety W. Technology Safety Safety	Q. Sewage System	1	\$0.0	00 -							
T. Hazardous Material 3 \$44,533.00 - U. Life Safety 2 \$74,256.00 - V. Loose Furnishings 1 \$16,330.00 - W. Technology 3 \$215,229.40 - X. Construction Contingency / Non-Construction Cost \$557,231.21 -	R. Water Supply	1	\$0.0	00 -							
U. Life Safety 2 \$74,256.00 - V. Loose Furnishings 1 \$16,330.00 - W. Technology 3 \$215,229.40 - X. Construction Contingency / Non-Construction Cost \$557,231.21 -	S. Exterior Doors	3	\$22,000.0	00 -							
V. Loose Furnishings 1 \$16,330.00 - W. Technology 3 \$215,229.40 - X. Construction Contingency / Non-Construction Cost - \$557,231.21 -	T. Hazardous Material	3	\$44,533.0	00 -							
V. Loose Furnishings 1 \$16,330.00 - W. Technology 3 \$215,229.40 - X. Construction Contingency / Non-Construction Cost - \$557,231.21 -	U. Life Safety	2	\$74,256.0	00 -							
W. Technology 3 \$215,229.40 - X. Construction Contingency / Non-Construction Cost 5557,231.21 -	V. Loose Furnishings	1		_							
X. Construction Contingency - \$557,231.21 - \(/ \text{Non-Construction Cost} \)	M. Technology	3		-							
Total \$2,838,133.23	- X. Construction Continge			$\overline{}$							
	Total	,	\$2,838,133.2	23							

a building footprint of approximately 7,500 square feet.

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 (1940)		1729		1152	1119		836	412						
Total	0	1,729	0	1,152	1,119	0	836	412	0	0	0	0	0	0
Master Plan Considerati		Due to the site being very small and inclusive of the building, drives, parking and hard surface play, any building additions would require underground stormwater detainage. Very close proximity to the property lines limit any additions to the east and west. Any possible additions to the south would be very limited due to the frontage zoning setback. Any additions would be on the area of the hard-surface play, and be limited to												itions to

Building Component Information - Oakwood City (44586) - Lange School (94458601)

Building Summary - Oakwood Jr./Sr. High ()

Distri	i ct: Oal	wood	City		Cou	inty:	Montgomery	Aroa	· Most	Central Ohio (2)		
Name			Jr./Sr. H	iah	I	ility.	Paul Waller (HS) & Tim Badenhop (Jr. I		. west	Central Offic (2)		
	ess: 120			•	Pho		HS-(937) 297-5325 / Jr. High - (937) 29	0 /				
Addit				ilue			()	7-3326 By:	Doul V	N. Garland		
Bldg.	•	ton, 4	5419		I .	-	ared: 2017-08-23 sed: 2018-03-09					
	nt Grades		7-12	Acreage:		_	Suitability Appraisal Summary	Ву:	Paul I	5101111		
	sed Grad		N/A		Stations:	75	Sultability Appraisal Sulfilliary					
<u> </u>	nt Enrollm		1062			68	Section	Points Po	ssible	Points Earned	Percentage	Rating Category
-	ted Enrol		N/A	Classioo	1115.	00	Cover Sheet	_		_		—
Additio			ate HA	Number o	of Current 9	Sauare	1.0 The School Site	100		64	64%	Borderline
Addition	OII	٦	ale i iA	Floors	Fee		2.0 Structural and Mechanical Features	200		122	61%	Borderline
Origin	al	1	927 2	3		76,823	3.0 Plant Maintainability	100		56	56%	Borderline
	ruction						4.0 Building Safety and Security	200		131	66%	Borderline
Additio	on 1	1	932 2	2		44,332	5.0 Educational Adequacy	200		139	70%	Satisfactory
Additio	on 2	1	960 2	1		15,790	6.0 Environment for Education	200		152	76%	Satisfactory
Additio	on 3	1	969 2	2		21,881	LEED Observations	_		_	_	_
Additio	tion 4 1989 1 3 5					550	Commentary	_		_	_	_
Additio	on 5	2	003 1	2		14,156	Total	1000		664	66%	Borderline
	orium Fixe	d 1	927 2	1		4,706	C=Under Contract					
Seatin												
Total						78,238	Existing Square Feet					178,238
	*HA			ped Acces	ss		Cost per Sq. Ft. Renovation Cost Factor					\$241.06 98.97%
	*Rating	=1 5	Satisfact	ory			Cost to Renovate (Cost Factor applied)					\$28,544,206.62
		=2 1	Needs R	epair			Reprogramming Cost					\$362,886.97
		\rightarrow		eplacemen			Cost to Renovate w/ Reprogramming					\$28,907,093.59
	*Const P	/S = F	Present/S	Scheduled	Construction		Cost to Replace					\$42,966,052.28
FA	FACILITY ASSESSMENT Dollar						Renovate/Replace /These calculations are for the case where no	one of the Ru	ildina's	Additions are slat	ed for demolitic	67.28%
	Cost Set: 2018 Rating Assessment						suggests partial demolition of this Building, th					
	A. Heating System 3 \$6,081,480.56						ratio, which is representative of the Building v					,
	Roofing			3	\$1,050,61	_						
C.	Ventilation Condition			1	\$	0.00						
MD	Electrica		me	3	\$2,892,80	2 74 -						
	Plumbing			3	\$1,522,90							
	Windows		ixturoo	2	\$94,70							
	Structure		dation	2		8.00 -						
_	Structure			2	\$267,33							
	Chimney		Jana	-	Ψ201,00	1.20						
<u>6</u> 1.	Structure		rs and	2	\$86,79	3.00 -						
$\sqcup \!\!\! \perp$	Roofs											
🛅 J.	General			2	\$3,842,87	8.15 -						
	Interior L			3	\$941,69							
	Security			3	\$542,97	_						
ı́a M.	Emerger	icy/Egi	ress	3	\$178,23	8.00 -						
[25] N.I	Lighting				ФО44 O4	6.50						
	Fire Alar			3	\$311,91							
	Handica		ccess	3	\$861,94							
	Site Con			2	\$385,62	_						
	Sewage		II	1		0.00 -						
	Water St			1		0.00 -						
	Exterior Hazardo		oriol	3	\$173,10							
			enal	3	\$1,943,04	_						
	Life Safe			2	\$575,06	_						
	V. Loose Furnishings 2 \$178,238.00 W. Technology 3 \$1,246,698.32											
			antir									
	/ Non-Construction Cost											
Total					\$28,841,27	1.72						

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium		Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices		Auxiliary Gymnasium
Auditorium Fixed Seating (1927)	4706													
Original Construction (1927)		13393					2820	1106						4480
Addition 1 (1932)		8861		5379	2248									
Addition 2 (1960)		2135												
Addition 3 (1969)		3730												
Addition 4 (1989)		48												
Addition 5 (2003)		1609												
Total	4,706	29,776	0	5,379	2,248	0	2,820	1,106	0	0	0	0	0	4,480

Master Planning Considerations

The adjacent residential properties all share a property line with the school building. There is no available land for building additions. Any possible space for building addition would be to either infill the interior courtyard at approximately 8,300 SF, or to add in front of the main entry, at approximately 16,000 SF per floor. There is no space to include additional parking or site circulation at their current locations due to proximity to the School or the adjacent properties.

Building Summary - Edwin D Smith Elem (34694)

Name: Edwin D Smith Elem				. M+ O+ O-:- (0)	A	Name - Mandana				4	-1 0:4	0-1		D:-
Address: 1701 Shafor Blvd Dayton, OH 45419 Date Prepared: 2017-08-24 By: Paul W. Garland Date Prepared: 2017-08-24 By: Paul W. Garland Date Prepared: 2017-08-24 By: Paul Brown Proposed Grades N/A Teaching Stations: 36 Clarent Enrollment 458 Classrooms: 34 Cover Sheet Cover Shee				: vvest Central Onio (2)		• • •				•				
Date Prepared: 2017-08-24 By: Paul W. Garland Bidg. IRN: 34684 Bidg. IRN: 34684 By: Paul Brown					I	•			ı					
Date Revised 2018-03-09 By Paul Brown						(/							ress	Add
Current Grades					-	•				15419	OH 4	•		
Proposed Grades				Paul Brown	Ву:		_							
Current Enrollment						itability Appraisal Summary	_				_			
Projected Enrollment N/A Cover Sheet			Date From I	Delete December		0		-			_			
Addition	ting Category	Percentage	Points Earned	Points Possible			34	ms:	Classroo					
Floors Feet 2.0 Structural and Mechanical Features 200 107 54%	— Dandadia		_	400				1	<u> </u>					
Original Construction	Borderline										Date		tion	Add
Construction 2003 1 3 3 12,606 5.0 Educational Adequacy 200 123 62%	Borderline				itures						1000			O-: -
Classroom	Borderline					•	54,713	,	3		1926			
Supposition 1968 2 2 16,244 2 2 16,244 3 2 2 3 3 3 3 3 3 3	Borderline					D Building Safety and Security	12 606		3	1	2003			
Symmasium 1968 2 2 16,244 LEED Observations	Borderline						,		-			.		
Total	Satisfactory	12%	143	200			16,244		2	2	1968	ım	nasi	Gyn
**HA = Handicapped Access	_	_	_	_									tion	Add
*Rating = Instinctapped Access *Rating = Instinctor *Rating System	— Dondor!	610/	611	4000		•	83,563							Tota
Rating =1 Satisfactory 2 Needs Repair =3 Needs Replacement *Const P/S Present/Scheduled Construction EACILITY ASSESSMENT Cost Set: 2018 Rating Assessment Cost Set: 2018 Rating System 3 \$2,851,169.56 Cost to Renovate w/ Reprogramming Cost Cost to Renovate w/ Reprogramming Cost Cost to Renovate w/ Reprogramming Cost Oct to Replace These calculations are for the case where none of the Building's Additions are slated for demolition. If suggests partial demolition of this Building, the Master Plan will very probably show a different Renovation Cost Set: 2018 Renovate (Cost Factor applied) Cost to Renovate w/ Reprogramming Cost Cost to Renovate w/ Reprogramming Cost Oct To Replace These calculations are for the case where none of the Building's Additions are slated for demolition. If suggests partial demolition of this Building, the Master Plan will very probably show a different Renovation which is representative of the Building without the demolished additions.] E. Plumbing and Fixtures 3 \$988,099.00 Fix Windows 2 \$143,985.00 Fix Windows 2 \$143,985.00 Fix Windows 2 \$112,694.75 Chimneys Fix Windows 2 \$112,694.75	Borderline	01%	011	1000				3					_	
Structure: Floors and Stru						-chaci Contract					_	· -	*Ra	
*Const P/S = Present/Scheduled Construction FACILITY ASSESSMENT Cost Set: 2018 Rating Assessment Cost to Renovate (Cost Factor applied) A. Heating System 3 \$2,851,169.56 B. Roofing 3 \$378,166.60 C. Ventilation / Air 3 \$5,000.00 Conditioning 5 Special Systems 3 \$1,356,227.49 E. Plumbing and Fixtures 3 \$988,099.00 F. Windows 2 \$143,985.00 G. Structure: Foundation 2 \$2,100.00 H. Structure: Walls and Cost factor applied) Renovate (Cost Factor applied) Reprogramming Cost to Renovate W/ Reprogramming Cost to Renovate W/ Reprogramming Cost to Renovate W/ Reprogramming These calculations are for the case where none of the Building's Additions are slated for demolition. It is suggests partial demolition of this Building, the Master Plan will very probably show a different Renovation, which is representative of the Building without the demolished additions.] F. Windows 2 \$143,985.00 - \$2,100.00 - \$2,1	83,563					isting Square Feet					_	_		
FACILITY ASSESMENT Cost Set: 2018 Rating Assessment Cost to Renovate (Cost Factor applied) Reprogramming Cost Cost to Renovate w/ Reprogramming Cost Cost to	\$233.90								lacement	eds Rep	3 Nee	=		
Cost Set: 2018	98.97%				. I:IV		1	Construction	heduled C	esent/Sc	Pre	nst P/S =	*C	
Cost to Renovate W/ Reprogramming Cost to Renovate W/ Reprograming Cost to Renovate Weller Building the Master Plan will to Reproduce Weller Building the Master Plan will to Reproduce Weller Building the Master Plan will to Reproduce Welle	\$16,115,402.19 \$182,764.94				ollea)									-
 ☐ B. Roofing ☐ C. Ventilation / Air ☐ D. Electrical Systems ☐ E. Plumbing and Fixtures ☐ G. Structure: Foundation ☐ C. Structure: Foundation ☐ C. Structure: Foundation ☐ C. Structure: Foundation ☐ C. Structure: Floors and Roofs ☐ J. General Finishes ☐ C. September 1 ☐ C. Structure: Floors and Roofs ☐ C. Structure: Floo	\$16,298,167.13				ing									
C. Ventilation / Air Conditioning 3 \$5,000.00 - These calculations are for the case where none of the Building's Additions are slated for demolition. It suggests partial demolition of this Building, the Master Plan will very probably show a different Renove ratio, which is representative of the Building without the demolished additions.] E. Plumbing and Fixtures 3 \$988,099.00 - F. Windows 2 \$143,985.00 - G. Structure: Foundation 2 \$2,100.00 - H. Structure: Walls and Chimneys 1. Structure: Floors and Roofs 3 \$437,815.00 - K. Interior Lighting 3 \$437,815.00 - Chimneys 3 \$437,815.00 - Chimneys - Chimney	\$19,545,385.70					st to Replace								
Conditioning Conditioning Suggests partial demolition of this Building, the Master Plan will very probably show a different Renoval ratio, which is representative of the Building without the demolished additions.] E. Plumbing and Fixtures Suggests partial demolition of this Building, the Master Plan will very probably show a different Renoval ratio, which is representative of the Building without the demolished additions.] F. Windows Suggests partial demolition of this Building, the Master Plan will very probably show a different Renoval ratio, which is representative of the Building without the demolished additions.] F. Windows Suggests partial demolition of this Building, the Master Plan will very probably show a different Renoval ratio, which is representative of the Building without the demolished additions.]	83.39%							-			_			
☑ D. Electrical Systems 3 \$1,356,227.49 - ratio, which is representative of the Building without the demolished additions.] ☑ E. Plumbing and Fixtures 3 \$988,099.00 - ratio, which is representative of the Building without the demolished additions.] ☑ F. Windows 2 \$143,985.00 - ratio, which is representative of the Building without the demolished additions.] ☑ G. Structure: Foundation 2 \$2,100.00 - ratio, which is representative of the Building without the demolished additions.] ☑ H. Structure: Foundation 2 \$112,694.75 - ratio, which is representative of the Building without the demolished additions.] ☑ I. Structure: Foundation 2 \$12,700.00 - ratio, which is representative of the Building without the demolished additions.] ☑ I. Structure: Foundation 2 \$143,985.00 - ratio, which is representative of the Building without the demolished additions.] ☑ I. Structure: Foundation 2 \$12,700.00 - ratio, which is representative of the Building without the demolished additions.] ☑ I. Structure: Foundation 2 \$2,700.00 - ratio, which is representative of the Building without the demolished additions.] ☑ I. Structure: Foundation 2 \$2,700.00 - ratio, which is representative of the Building without the demolished additions.] ☑ I. Structure: Foundation 3 \$2,736,565.75 - ratio, which is representative of the Building without the demolished ad								\$5,00	3		Air			
E. Plumbing and Fixtures 3 \$988,099.00	te/rteplace	a dillerent iven	• •	•	-		_	\$1 356 22	3		etame		-	e r
☑ F. Windows 2 \$143,985.00 - ☑ G. Structure: Foundation 2 \$2,100.00 - ☑ H. Structure: Walls and Chimneys 2 \$112,694.75 - ☑ I. Structure: Floors and Roofs 1 \$0.00 - ☑ J. General Finishes 2 \$2,736,565.75 - ☑ K. Interior Lighting 3 \$437,815.00 -						•							_	
☑ G. Structure: Foundation 2 \$2,100.00 - ☑ H. Structure: Walls and Chimneys 2 \$112,694.75 - ☑ I. Structure: Floors and Roofs 1 \$0.00 - ☑ J. General Finishes 2 \$2,736,565.75 - ☑ K. Interior Lighting 3 \$437,815.00 -										tures	u i ixt			
H. Structure: Walls and 2 \$112,694.75 - Chimneys I. Structure: Floors and 80.00 - Roofs J. General Finishes 2 \$2,736,565.75 - K. Interior Lighting 3 \$437,815.00 -										ation	unda		_	_
Chimneys													_	_
Roofs J. General Finishes 2 \$2,736,565.75 - K. Interior Lighting 3 \$437,815.00 -												imneys	Ch	
K. Interior Lighting 3 \$437,815.00 -							0.00 -	\$		and		ofs	Ro	
							5.75 -	\$2,736,56	2				_	_
Image 3 \$256.154.55 -													-	<u>í</u>
									3				_	<u>á</u> L
M. Emergency/Egress 3 \$83,563.00 - Lighting							3.00 -	\$83,56	3	ss	gres	0 ,		<u>i</u>
☐ N. Fire Alarm 3 \$146,235.25 -							5.25 -	\$146,23	3			e Alarm	I. Fir	🛅 N
O. Handicapped Access 3 \$748,512.60 -							2.60 -	\$748,51	3	ess			_	<u>í</u>
P. Site Condition 2 \$336,787.98 -							7.98 -	\$336,78	2		n	e Conditio	Sit	6 F
[d] Q. Sewage System 1 \$0.00 -							0.00 -	\$	1		tem	wage Sys). Se	<u>a</u>
R. Water Supply 1 \$0.00 -							0.00 -	\$	1			ter Suppl		
☐ S. Exterior Doors 3 \$39,300.00 -								\$39.30	3					
T. Hazardous Material 3 \$1,310,756.30 -												terior Doo	_	_
U. Life Safety 2 \$208,184.00 -							6.30 -	\$1,310,75	3	ial		terior Doo zardous N	. Ha	ă
V. Loose Furnishings 1 \$0.00 -							6.30 - 4.00 -	\$1,310,75 \$208,18	3 2		1ateri	terior Doo zardous N e Safety	. Ha	i T
M. Technology 3 \$944,819.19 -							6.30 - 4.00 - 0.00 -	\$1,310,75 \$208,18 \$	3 2 1		1ateri	terior Doo zardous M Safety ose Furnis	. Ha J. Lif '. Lo	6 T
- X. Construction Contingency - \$3,196,982.29 -							6.30 - 4.00 - 0.00 -	\$1,310,75 \$208,18 \$	3 2 1 3 3	S	fateria hings	terior Doo zardous N e Safety ose Furnis chnology	. Ha J. Lif '. Lo V. Te	6 T
/ Non-Construction Cost							6.30 - 4.00 - 0.00 - 9.19 -	\$1,310,75 \$208,18 \$ \$944,81	3 2 1 3 3	s	lateria hings Cont	terior Doo zardous N e Safety ose Furnis chnology nstruction	. Ha J. Lif '. Lo V. Te	6 T

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 (1928)		9542			2814		1717	702						
Gymnasium Addition (1968)		1045		7334										
Classroom Addition (2003)														
Total	0	13,281	0	7,334	2,814	0	1,717	702	0	0	0	0	0	0
Master Planr Consideration	•		he small size o											

Building Summary - Harman Elem (15289)

Picture Coloured City														
District: Oakwood City								inty:	Montgomery		: West Central Ohio (2)			
Name: Harman Elem						ntact:	Mrs. Sarah Patterso	n						
								one:	(937) 297-5338	_				
L.									1: 2017-08-24	By:	Paul W. Garland			
Bldg. IRN: 15289									2018-04-10	Ву:	Paul Brown			
, , ,								Suitability A	Appraisal Summary					
Proposed Grades N/A Teaching Stations:							31		0		Dainta Danaikia	Dainta Farrad	D	Datina Catanana
Current Enrollment 452 Classrooms:						S:	27	Cover She	Section		Points Possible	Points Earned	Percentage	Rating Category
Projected Enrollment N/A						1					100			— Dardarlina
Addition Date I			HA	Number of Floors			1.0 The Sc			100	60	60%	Borderline Borderline	
Classroom 1			1949	2	2				ıral and Mechanical Fe Naintainability	alures	200 100	109 56	55% 56%	Borderline
Addition			1343	_	2		10,733		g Safety and Security		200	128	64%	Borderline
			1960	2	2		4,170	0 5.0 Educational Adequacy			200	119	60%	Borderline
Addition							6.0 Environment for Education 200 140					70%	Satisfactory	
Sta	Stairwell Addition		1998	2	2		366	LEED Obs			200		7070	—
Classroom		2003	1	2	13		Commenta					_		
-	Addition							Total	ai y		1000	612	61%	Borderline
	Original Construction		1909	2	2	3	32,931	C=Under C	Contract		1000	012	01/0	Boldenille
-	tal	ruction				70,084		- Ondor O	, ontraot					
10	ıaı	*HA =	= Handicapped Acce					Existing Sq						70,084
			= Handicapped A =1 Satisfactory =2 Needs Repair		•	•		Cost per So						\$233.90
		Raung							n Cost Factor novate (Cost Factor ap	nlied)				98.97% \$13,652,186.17
		-	_	Needs Replacemer				Reprogram		phica)				\$224,077.21
	*Const D								novate w/ Reprogramr	ning				\$13,876,263.38
			S = Present/Scheduled		Scheduled C	Dollar		Cost to Rep						\$16,392,647.60
	r <i>P</i>		Cost Set: 2018		Rating			Renovate/F				A -1-11111-1	! !!!!	84.65%
A	Α.	Heating Sys			3	\$2,391,266.08 -					ere none of the Building's ng, the Master Plan will ve			
	+	Roofing			3	\$293,854					ding without the demolishe		- a ao.o	rovatori topiaco
_	C. Ventilation /		' Air		2	\$5,000.00								
-	0.	Conditioning			-	\$3,000.00								
õ	D.	Electrical Systems		;	3	\$1,137,463.32 -]						
Ó	E.	Plumbing and Fixt		ures	2	\$670,880.00 -		1						
á	F.	Windows			2	\$43,217.00		1						
õ	G.	. Structure: Foundation		tion	1	\$0.00 -								
Ó	H. Structure: V Chimneys		Valls ar	nd	2	\$190,093.								
Õ	I. Structure: F		loors and		2	\$934,991.5								
ő	J. General Finishes			2	\$1,667,766.05 -		1							
	_			3	\$367,420.00 -		1							
ő	L.		Security Systems		3	\$211,739.40 -		1						
Õ	M.		Emergency/Egress 3		3	\$70,084								
ő	N.	N. Fire Alarm			2	\$122,647	7.00 -	1						
		Handicappe	d Acce	ess	3	\$684,366.80 -		1						
	_		Site Condition		2	\$221,360.80 -		1						
_	<u> </u>	Sewage Sys			1		0.00 -	1						
	_	Water Supp	0 ,		0.00 -	1								
	_	Exterior Dod				1								
_	-		zardous Material 3 \$849,348.4				1							
		Life Safety			_	1								
_	_		•		\$140,168		1							
	_	Technology			3	\$786,310		1						
-	0.			\$2,708,328										
To	tal	, 14011 OUIISI	401101	. 003		\$13,794,267	7 12	1						
. 0	·ui					ψ,ο,,,στ,201		<u> </u>						

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	1	Auxiliary Gymnasium
Original Construction (1909)		6652		2007										
Classroom Addition (1949)		3831					1542	693						
Classroom Addition (1960)		73			1944									
Stairwell Addition (1998)		228												
Classroom Addition (2003)		1874												
Total	0	12,658	0	2,007	1,944	0	1,542	693	0	0	0	0	0	0
Total Master Plar	•	This School		not have bussi te, which creat	ing for st	udents, whiced for a high	h removes	s the need f cast con	d for a bus loc crete retaining	g wall. Ti	nere is no ro	om on thi	is site for bu	uilding

Master Planning Considerations

This School District does not have bussing for students, which removes the need for a bus loop. The site is sloped with the high point in the southeast corner of the site, which created a need for a high quantity of cast concrete retaining wall. There is no room on this site for building expansion without using area designated for hard-surface play area. The site borders are two residential streets and 2 alleys in very close proximity to the adjacent residences.

Master Plan Worksheets for Oakwood Jr./Sr. High

Reprogramming

Building Name: Oakwood Jr./Sr. High 7-12 () 178,238 Current Grades Housed: Existing Building Size (SF): OSDM Required Building Size: 152,402.59 Additional SF: 0 District Has Central Food Prep: yes Casework Replacment (Assessment Item J) yes Large Restroom Fixture Replacement no Comprehensive Vocational no

Projected Enrollment				
Level	Enrollment			
Middle School	299			
High School	633			
Career Technical School	44			

Oversized Spaces Review						
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Corridors	29,776	27,120	2,656	54,240	0	
Ag Ed		3,100	0	6,200	0	
Gymnasium	5,379	19,000	0	28,500	0	
Media Center	2,248	3,417	0	6,834	0	
Vocational		3,100	0	6,200	0	
Student Dining	2,820	5,693	0	11,386	0	
Kitchen	1,106	1,952	0	3,904	0	
Auxilary Gym	4,480	7,000	0	10,500	0	
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Auditorium Fixed Seating	4,706	0	4,706	04	,706	
Total Oversized			7,362	4	,706	

Reprogramming Costs	
HARD COST SUB-TOTAL	\$294,673.90
CONSTRUCTION CONTINGENCY	\$20,627.17
SOFT COSTS (16.29%)	\$51,362.54
COST REGION ADJUSTMENT (98.97%)	-\$3,776.64
TOTAL REPROGRAMMING BUDGET	\$362,886.97

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	0	0.00%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.49	\$0.00
Gymnasium	-13,621	71.69%	0	\$19.49	\$0.00
Media Center	-1,169	34.21%	3,417	\$19.49	\$66,597.33
Vocational		0.00%		\$0.00	\$0.00
Student Dining	-2,873	50.47%	5,693	\$19.49	110,956.57
Kitchen	-846	43.34%	1,952	\$60.003	\$117,120.00
Natatorium		0.00%		\$0.00	\$0.00
Indoor Track		0.00%		\$0.00	\$0.00
Adult Education		0.00%		\$0.00	\$0.00
Board Offices		0.00%		\$0.00	\$0.00
Outside Agency		0.00%		\$0.00	\$0.00
Auxilary Gym	-2,520	36.00%		\$0.00	\$0.00
Total			11062	9	294,673.90

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room \$21,450.00

Conversion to 1-5 Classroom per Room \$7,700.00

Large Group Restroom conversion per SF \$13.00

Total Students Est. Classrooms

Estimate Classroom Co	unt & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	0	0	\$0.00
1-5 Rooms	0	0	\$0.00
Restrooms	0	0	\$0.00
Total			\$0.00

LEED

Building Name: Oakwood Jr./Sr. High Current Grades Housed: 7-12 () Existing Building Size (SF): 178,238 **Demolished Additions** 0 Cost Per SF \$241.06 Cost To Replace \$42,966,052.28 \$634,823.42 Leed Allowance OSDM Required Bldg Size: 152,402.59 Additional SF:

LEED Allowance Funded and Project Agreement LFI Level Required SF Middle School 44 446 35 High School 103,660.08 Career Technical School 4,296.16 CT Program SF Required 0 Total 152,402.59 SF Addition Level Middle School High School Career Technical School CT Program New 0 Total SF Addition: 0 Total SF Required: 152,402.59 Total SF Addition: 0

152,402.59

SF Required minus SF Addition:

Oversized Spaces

Co-Funded SF: 2,656 Non-Co-Funded SF: 4,706 Total SF Oversized Spaces:7,362

Excess Space

Excess Space SF: 18,473
Excess SF Space CT: 0
Total SF Excess Space:18,473

LEED Allowance for Co-fundable Spaces:

 Total SF Required minus SF Addition:
 152,402.59

 Oversized Co-funded SF:
 2,656

 Total Co-fundable SF:
 155,059

 Total SF x Cost / SF:
 155,059 x \$241.06 = \$37,378,522.54

 1.5% LEED Allowance:
 \$37,378,522.54 x 98.5% x 1.5% = \$552,267.67

LEED Allowance for Non-Cofundable Spaces:

 Non-Cofunded SF:
 Excess Space
 18,473

 Total SF × Cost / SF:
 18,473 × \$241.06 = \$4,453,101.38

 1.5% LEED Allowance:
 4,453,101.38 × 98.5% × 1.5% = \$65,794.57

Non-Cofunded SF: Excess Building Component OSDM Space 0 Total SF \times Cost / SF: 0 \times 241.06 = \$0.00 \times 1.5% LEED Allowance: \$0.00 \times 98.5% \times 1.5% = \$0.00

LEED Allowance Co-fundable: \$552,267.67 LEED Allowance Non-Cofundable: \$82,555.75 Total LEED Allowance: \$634,823.42

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	2,656
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxilary Gym	0
Total	2,656
Non-Cofunded Oversized Space	s:Oversized Amount

nt Corridors 0 Ag Ed Gymnasium 0 Media Center 0 Vocational Student Dining 0 Kitchen 0 Auxilary Gym 0 Auditorium Fixed Seating 4,706 Total 4.706

Cost Data

Complete Building Cost Data

Total Cost To Renovate	\$28,544,206.62
M	\$178,238.00
N	\$311,916.50
U fire suppression ONLY	\$525,062.40
Subtotal	\$1,015,216.90
Contigency	\$71,065.18
Non-Construction Costs	\$176,955.35
Regional Cost Factor	-\$13,011.35
Total Life Safety Cost	\$1,250,226.08
less total non-cofunded PALFI life safety	\$34,482.49
Total Co-Funded Life Safety Cost	\$1,215,743.61

Auditorium Fixed Seating

Cost to Renovate (Cost Factor app	lied):\$892,473.11
M	\$4,706.00
N	\$8,235.50
U fire suppression ONLY	\$15,059.20
Sub Total	\$28,000.70
Contigency	\$1,960.05
Non-Construction Costs	\$4,880.61
Regional Cost Factor	-\$358.87
non-cofunded PALFI life safety	\$34,482.49
Non-OSDM LEED Costs:	\$16,761.18

PALFI

Total Enrollment	976
Middle School SF Required	44,446.35
High School SF Required	103,660.08
Career Technical School SF Required	4,296.16
CT Program SF Required	0
Existing Building SF	178,238
Total Oversized	7,362
Total Usable Building SF:	170,876
Addition or (Excess Space) SF:*	-18,473
* No addition or excess space if between 1,000 S	SF and -1,000 SF

LFI Calculation - Excess SF

Building SF:**	173,532
Renovation Costs	\$27,651,733.51
Reprogramming Costs	\$362,886.97
Cost per SF to Renovate	\$161.44
Life Safety Costs	\$1,215,743.61
Co-Funded Life Safety Cost per SF	\$7.01
LFI Cost per SF	\$154.43
LEED Cost per SF	\$3.56
** Building SF does not include nor	n-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary

Auditorium Fixed Seating

Cost to renovate space: Auditorium Fixed Seating
LEED Costs for Space: Auditorium Fixed Seating
\$857,990.62
\$16,761.18

Project Agreement LFI Excess Square Foot Summary

Total Excess Square Footage Renovation PALFI: \$2,852,785.39
Total Excess Square Footage LEED PALFI: \$65,763.88
TOTAL PALFI for:Oakwood Jr./Sr. High \$3,793,301.07

Project Agreement LFI Excess Square Foot Spaces

Excess Building Cost To Renovate Space 18,473 SF @ \$154.43/SF\$2,852,785.39 LEED Cost For Space 18,473 SF @ \$3.56/SF \$65,763.88 Corridors Cost To Renovate Space 0 SF @ \$154.43/SF \$0.00 LEED Cost For Space 0 SF @ \$3.56/SF \$0.00 Cost To Renovate Space 0 SF @ \$154.43/SF \$0.00 LEED Cost For Space 0 SF @ \$3.56/SF \$0.00 Gymnasium Cost To Renovate Space 0 SF @ \$154.43/SF \$0.00 LEED Cost For Space 0 SF @ \$3.56/SF \$0.00 Media Center Cost To Renovate Space 0 SF @ \$154.43/SF \$0.00 LEED Cost For Space 0 SF @ \$3.56/SF \$0.00 Vocational Cost To Renovate Space 0 SF @ \$154.43/SF \$0.00 LEED Cost For Space 0 SF @ \$3.56/SF \$0.00 Student Dining Cost To Renovate Space 0 SF @ \$154.43/SF \$0.00 LEED Cost For Space 0 SF @ \$3.56/SF \$0.00 Kitchen Cost To Renovate Space 0 SF @ \$154.43/SF \$0.00 LEED Cost For Space 0 SF @ \$3.56/SF \$0.00 Auxilary Gym Cost To Renovate Space 0 SF @ \$154.43/SF \$0.00 LEED Cost For Space 0 SF @ \$3.56/SF \$0.00 Non OSDM Spaces In OSDM Additions Cost to renovate space: 0 SF @ \$154.43/SF \$0.00 LEED Costs for Space: 0 SF @ \$3.56/SF \$0.00 Total Excess Square Footage Renovation PALFI: \$2,852,785.39 Total Excess Square Footage LEED PALFI: \$65,763.88

100% Cap

Project Agreement Locally Funded Initiati	ves — Renovation
Corridors	\$0.00
Ag Ed	\$0.00
Gymnasium	\$0.00
Media Center	\$0.00
Vocational	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Auxilary Gym	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Auditorium Fixed Seating	\$857,990.62
Excess SF from Webtool	\$2,852,785.39
Total Renovation PALFI	\$3,710,776.01

Project Agreement Locally Funded Initiatives — LEED Costs Corridors \$0.00 Ag Ed \$0.00 Gymnasium \$0.00 Media Center \$0.00 Vocational \$0.00 Student Dining \$0.00 Kitchen \$0.00 Auxilary Gym \$0.00 Non OSDM Spaces In OSDM Additions \$0.00 Auditorium Fixed Seating \$16,761.18 Excess SF from Webtool \$65,763.88 Total LEED PALFI \$82,525.06

Right Ratio Calculations	
Cost of Renovation	\$28,544,206.62
Reprogramming	\$362,886.97
LEED Allowance	\$634,823.42
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$0.00
Other (specific allowance)	\$0.00
Total Building Cost	\$29,541,917.01
Total LFI's/Building	\$3,793,301.07
Revised Project Cost	\$25,748,615.94
Right Replacement	\$36,358,596.52
100% Cap Differential	-\$10,609,980.58
Negative numbers indicate the dollars remaining until project	ct reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.	

Storm Shelter

Storm shelter to be built as part of renovation

Storm shelter to be built as part of renovation	
ES enrollment	_
MS enrollment	299
HS enrollment	633
CTS enrollment	44
Staff	109
Total occupants	1,085
SF required for occupants (@ 5 SF / occupant)	5,425
Wheelchair occupants (@ 1 / 200 occupants)	6
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	60
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest))4
SF required for water closets (@ 15 SF / WC)	60
Lavatories required (@ 1 lavatory / 1,000 occupants)	2
SF required for lavatories (@ 9 SF / lavatory)	18
Required shelter SF	5,563
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	6,702
Required SF with mechanical area (+ 0.0%)	6,702
Total Required SF (+ 0.0% construction factor)	6,702
SF cost (@ \$88.03 / SF hardened)	\$590,013.12
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$630,013.12
Total storm shelter cost (x 98.97% regional cost factor for West Central Ohio)	\$623,523.98

Master Plan Worksheets for Edwin D Smith Elem

Reprogramming

Building Name:	Edwin D Smith Elem
Current Grades Housed:	PK, 1-6 (1)
Existing Building Size (SF):	83,563
OSDM Required Building Size:	62,452.55
Additional SF:	0
District Has Central Food Prep:	yes
Casework Replacment (Assessment Item J) yes
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment Level Enrollment Elementary School 507

Oversized Spaces Review					
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	13,281	12,618	663	25,236	0
Gymnasium	7,334	4,000	3,334	6,0001	,334
Media Center	2,814	1,521	1,293	3,042	0
Student Dining	1,717	3,000	0	6,000	0
Kitchen	702	1,014	0	2,028	0
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Total Oversized			5.290	1	.334

Reprogramming Costs	
HARD COST SUB-TOTAL	\$148,410.00
CONSTRUCTION CONTINGENCY	\$10,388.70
SOFT COSTS (16.29%)	\$25,868.31
COST REGION ADJUSTMENT (98.97%)	-\$1,902.07
TOTAL REPROGRAMMING BUDGET	\$182,764.94

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	0	0.00%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.49	\$0.00
Gymnasium	0	0.00%	0	\$19.49	\$0.00
Media Center	0	0.00%	0	\$19.49	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining	-1,283	42.77%	3,000	\$19.49	\$58,470.00
Kitchen	-312	30.77%	1,014	\$60.00	\$60,840.00
Natatorium		0.00%		\$0.00	\$0.00
Indoor Track		0.00%		\$0.00	\$0.00
Adult Education		0.00%		\$0.00	\$0.00
Board Offices		0.00%		\$0.00	\$0.00
Outside Agency		0.00%		\$0.00	\$0.00
Auxilary Gym		0.00%		\$0.00	\$0.00
Total			4014	,	\$119,310.00

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room \$21,450.00

Conversion to 1-5 Classroom per Room \$7,700.00

Large Group Restroom conversion per SF \$13.00

Total Students Est. Classrooms

Estimate Classroom Coun	t & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	8	0	\$0.00
1-5 Rooms	18	3	\$23,100.00
Restrooms	2,006	33.0659340659341	\$6,000.00
Total			\$29,100.00

LEED

Building Name: Edwin D Smith Elem Current Grades Housed: PK, 1-6 (1) Existing Building Size (SF): 83,563 **Demolished Additions** 0 Cost Per SF \$233.90 Cost To Replace \$19,545,385.70 Leed Allowance \$288,783.07 OSDM Required Bldg Size: 62,452.55 Additional SF:

LEED Allowance Funded and Project Agreement LFI

Required SF Level Elementary School 51,548.65 Middle School 10,903.9 CT Program SF Required 0 62,452.55 Total Level SF Addition Elementary School Middle School CT Program New 0 Total SF Addition: 0 Total SF Required: 62.452.55 Total SF Addition: 0 SF Required minus SF Addition: 62,452.55

Oversized Spaces

Co-Funded SF: 3,956 Non-Co-Funded SF: 1,334 Total SF Oversized Spaces:5,290

Excess Space

Excess Space SF: 15,820
Excess SF Space CT: 0
Total SF Excess Space:15,820

LEED Allowance for Co-fundable Spaces:

 Total SF Required minus SF Addition:
 62,452.55

 Oversized Co-funded SF:
 3,956

 Total Co-fundable SF:
 66,409

 Total SF x Cost / SF:
 66,409 x \$233.90 = \$15,533,065.10

 1.5% LEED Allowance:
 \$15,533,065.10 x 98.5% x 1.5% =
 \$229,501.04

LEED Allowance for Non-Cofundable Spaces:

 Non-Cofunded SF:
 Excess Space
 15,820

 Total SF × Cost / SF:
 15,820 × \$233.90 = \$3,700,298.00

 1.5% LEED Allowance:
 3,700,298 × 98.5% × 1.5% = \$54,671.90

 Non-Cofunded SF:
 Excess Building Component OSDM Space
 1334

 Total SF × Cost / SF:
 1334 × 233.90 =
 \$312,022.60

 1.5% LEED Allowance:
 \$312,022.60 × 98.5% × 1.5% =
 \$4,610.13

LEED Allowance Co-fundable:\$229,501.04LEED Allowance Non-Cofundable:\$59,282.03Total LEED Allowance:\$288,783.07

Co-Funded Oversized Spaces: Oversized Amount Corridors Gymnasium 2.000 Media Center 1,293 Student Dining 0 0 Kitchen Total 3.956 Non-Cofunded Oversized Spaces: Oversized Amount Corridors 0 Gymnasium 1,334 Media Center 0 0 Student Dining Kitchen 0

Cost Data

Total

Complete Building Cost Data		
Total Cost To Renovate	316,115,402.19	
M	\$83,563.00	
N	\$146,235.25	
U fire suppression ONLY	\$193,184.00	
Subtotal	\$422,982.25	
Contigency	\$29,608.76	
Non-Construction Costs	\$73,727.08	
Regional Cost Factor	-\$5,421.08	
Total Life Safety Cost	\$520,897.01	
less total non-cofunded PALFI life safety	\$0.00	
Total Co-Funded Life Safety Cost	\$520,897.02	

PALFI

1,334

Total Enrollment	507
Elementary School SF Required	51,548.65
Middle School SF Required	10,903.9
CT Program SF Required	0
Existing Building SF	83,563
Total Oversized	5,290
Total Usable Building SF:	78,273
Addition or (Excess Space) SF:*	-15,820
* No addition or excess space if between 1,000 S	SF and -1 000 SF

LFI Calculation - Excess SF

Building SF:** \$16,115,402.19 83,563 Renovation Costs Reprogramming Costs \$182,764.94 Cost per SF to Renovate \$195.04 Life Safety Costs \$520,897.02 Co-Funded Life Safety Cost per SF \$6.23 LFI Cost per SF \$188.81 LEED Cost per SF \$3.46
** Building SF does not include non-OSDM spaces \$3.46

Project Agreement LFI For Non-OSDM Spaces Summary Project Agreement LFI Excess Square Foot Summary

Total Excess Square Footage Renovation PALFI:\$3,238,846.74
Total Excess Square Footage LEED PALFI: \$59,352.84
TOTAL PALFI for:Edwin D Smith Elem \$3,298,199.58

Project Agreement LFI Excess Square Foot Spaces

Excess Building

Excess Building	
Cost To Renovate Space 15,820 SF @ \$1	188.81/SF\$2,986,974.20
LEED Cost For Space 15,820 SF @ \$3.46	S/SF \$54,737.20
Corridors	
Cost To Renovate Space 0 SF @ \$188.81	I/SF \$0.00
LEED Cost For Space 0 SF @ \$3.46/SF	\$0.00
Gymnasium	
Cost To Renovate Space 1,334 SF @ \$18	38.81/SF \$251,872.54
LEED Cost For Space 1,334 SF @ \$3.46/	SF \$4,615.64
Media Center	
Cost To Renovate Space 0 SF @ \$188.81	I/SF \$0.00
LEED Cost For Space 0 SF @ \$3.46/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$188.81	I/SF \$0.00
LEED Cost For Space 0 SF @ \$3.46/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$188.81	
LEED Cost For Space 0 SF @ \$3.46/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$188.81/5	
LEED Costs for Space: 0 SF @ \$3.46/SF	\$0.00
Total Excess Square Footage Renovation	
Total Excess Square Footage LEED PALF	FI: \$59,352.84

100% Cap

Project Agreement Locally Funded Initiatives — Renovation

Corridors	\$0.00
Gymnasium	\$251,872.54
Media Center	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Excess SF from Webtool	\$2,986,974.20
Total Renovation PALFI	\$3.238.846.74

Project Agreement Locally Funded Initiatives — LEED Costs

Corridors	\$0.00
Gymnasium	\$4,615.64
Media Center	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Excess SF from Webtool	\$54,737.20
Total LEED PALFI	\$59.352.84

Right Ratio Calculations	
Cost of Renovation	\$16,115,402.19
Reprogramming	\$182,764.94
LEED Allowance	\$288,783.07
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$0.00
Other (specific allowance)	\$0.00
Total Building Cost	\$16,586,950.20
Total LFI's/Building	\$3,298,199.58
Revised Project Cost	\$13,288,750.62
Right Replacement	\$15,198,107.80
100% Cap Differential	-\$1,909,357.18
Negative numbers indicate the dollars remaining until projec	t reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.	

Storm Shelter

Storm shelter to be built as part of renovation

Storm shelter to be built as part of renovation	
ES enrollment	433
MS enrollment	74
HS enrollment	_
CTS enrollment	_
Staff	78
Total occupants	585
SF required for occupants (@ 5 SF / occupant)	2,925
Wheelchair occupants (@ 1 / 200 occupants)	3
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	30
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the r	est)3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	3,009
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,625
Required SF with mechanical area (+ 0.0%)	3,625
Total Required SF (+ 0.0% construction factor)	3,625
SF cost (@ \$88.03 / SF hardened)	\$319,135.27
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$359,135.27
Total storm shelter cost (x 98.97% regional cost factor for West Central Ohio)	\$355,436.18

Master Plan Worksheets for Harman Elem

Reprogramming

Building Name: Harman Elem Current Grades Housed: 1-6 () Existing Building Size (SF): 70,084 OSDM Required Building Size: 62,326.17 Additional SF: 0 District Has Central Food Prep: yes Casework Replacment (Assessment Item J) no Large Restroom Fixture Replacement no Comprehensive Vocational no

Projected Enrollment
Level Enrollment
Elementary School 506

Oversized Spaces Review					
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	12,658	10,583	2,075	21,166	0
Gymnasium	2,007	4,000	0	6,000	0
Media Center	1,944	1,518	426	3,036	0
Student Dining	1,542	3,000	0	6,000	0
Kitchen	693	1,012	0	2,024	0
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Total Oversized			2.501		0

 Reprogramming Costs

 HARD COST SUB-TOTAL
 \$181,956.67

 CONSTRUCTION CONTINGENCY
 \$12,736.97

 SOFT COSTS (16.29%)
 \$31,715.59

 COST REGION ADJUSTMENT (98.97%)
 -\$2,332.02

 TOTAL REPROGRAMMING BUDGET
 \$224,077.21

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	0	0.00%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.49	\$0.00
Gymnasium	-1,993	49.83%	0	\$19.49	\$0.00
Media Center	0	0.00%	0	\$19.49	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining	-1,458	48.60%	3,000	\$19.49	\$58,470.00
Kitchen	-319	31.52%	1,012	\$60.00	\$60,720.00
Natatorium		0.00%		\$0.00	\$0.00
Indoor Track		0.00%		\$0.00	\$0.00
Adult Education		0.00%		\$0.00	\$0.00
Board Offices		0.00%		\$0.00	\$0.00
Outside Agency		0.00%		\$0.00	\$0.00
Auxilary Gym		0.00%		\$0.00	\$0.00
Total			4012	,	\$119,190.00

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room \$26,850.00

Conversion to 1-5 Classroom per Room \$13,100.00

Large Group Restroom conversion per SF \$13.00

Total Students Est. Classrooms

Estimate Classroom Cou	nt & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	0	0	\$0.00
1-5 Rooms	26	4.33333333333333	\$56,766.67
Restrooms	1,683	46.75	\$6,000.00
Total			\$62,766.67

LEED

Building Name: Harman Elem Current Grades Housed: 1-6 () Existing Building Size (SF): 70,084 **Demolished Additions** O Cost Per SF \$233.90 Cost To Replace \$16,392,647.60 Leed Allowance \$242,201.37 OSDM Required Bldg Size: 62,326.17 Additional SF:

LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Elementary School	51,565.97
Middle School	10,760.2
CT Program SF Required	0
Total	62,326.17
Level	SF Addition
Elementary School	
Middle School	
CT Program New	0
Total SF Addition:	0
Total SF Required:	62,326.17
Total SF Addition:	0
SF Required minus SF Addition:	62,326.17

Oversized Spaces

Co-Funded SF: 2,501 Non-Co-Funded SF: 0 Total SF Oversized Spaces:2,501

Excess Space

Excess Space SF: 5,257
Excess SF Space CT: 0
Total SF Excess Space:5,257

LEED Allowance for Co-fundable Spaces:

 Total SF Required minus SF Addition:
 62,326.17

 Oversized Co-funded SF:
 2,501

 Total Co-fundable SF:
 64,827

 Total SF x Cost / SF:
 64,827 x \$233.90 = \$15,163,035.30

 1.5% LEED Allowance:
 \$15,163,035.30 x 98.5% x 1.5% =
 \$224,033.85

LEED Allowance for Non-Cofundable Spaces:

 Non-Cofunded SF:
 Excess Space
 5,257

 Total SF × Cost / SF:
 5,257 × \$233.90 = \$1,229,612.30

 1.5% LEED Allowance:
 1,229,612.3 × 98.5% × 1.5% =
 \$18,167.52

Non-Cofunded SF: Excess Building Component OSDM Space 0 Total SF \times Cost / SF: 0 \times 233.90 = \$0.00 1.5% LEED Allowance: \$0.00 \times 98.5% \times 1.5% = \$0.00

LEED Allowance Co-fundable:\$224,033.85LEED Allowance Non-Cofundable:\$18,167.52Total LEED Allowance:\$242,201.37

Co-Funded Oversized Spaces: Oversized Amount Corridors Gymnasium 0 Media Center 426 Student Dining 0 Kitchen 0 Total 2.501 Non-Cofunded Oversized Spaces: Oversized Amount Corridors 0 Gymnasium 0 Media Center 0 0 Student Dining

Kitchen

Total

Cost Data

Complete Building Cost Data			
Total Cost To Renovate	\$13,652,186.17		
M	\$70,084.00		
N	\$122,647.00		
U fire suppression ONLY	\$183,763.20		
Subtotal	\$376,494.20		
Contigency	\$26,354.59		
Non-Construction Costs	\$65,624.07		
Regional Cost Factor	-\$4,825.27		
Total Life Safety Cost	\$463,647.59		
less total non-cofunded PALFI life safet	y \$0.00		
Total Co-Funded Life Safety Cost	\$463,647.59		

PALFI

0

0

Total Enrollment	506
Elementary School SF Required	51,565.97
Middle School SF Required	10,760.2
CT Program SF Required	0
Existing Building SF	70,084
Total Oversized	2,501
Total Usable Building SF:	67,583
Addition or (Excess Space) SF:*	-5,257
* No addition or excess space if between 1,000 S	F and -1,000 SF

LFI Calculation - Excess SF

Building SF:** 70.084 Renovation Costs \$13,652,186.17 Reprogramming Costs \$224,077.21 Cost per SF to Renovate \$197.99 Life Safety Costs \$463,647.59 Co-Funded Life Safety Cost per SF \$6.62 LFI Cost per SF \$191.37 LEED Cost per SF \$3.46 ** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary Project Agreement LFI Excess Square Foot Summary

Total Excess Square Footage Renovation PALFI:\$1,006,032.09
Total Excess Square Footage LEED PALFI: \$18,189.22
TOTAL PALFI for:Harman Elem \$1,024,221.31

Project Agreement LFI Excess Square Foot Spaces

Cost To Renovate Space 5,257 SF @ \$191.37/SF\$1,006,032.09 LEED Cost For Space 5,257 SF @ \$3.46/SF \$18,189.22 Corridors Cost To Renovate Space 0 SF @ \$191.37/SF \$0.00 LEED Cost For Space 0 SF @ \$3.46/SF \$0.00 Gymnasium Cost To Renovate Space 0 SF @ \$191.37/SF \$0.00 LEED Cost For Space 0 SF @ \$3.46/SF \$0.00 Media Center Cost To Renovate Space 0 SF @ \$191.37/SF \$0.00 LEED Cost For Space 0 SF @ \$3.46/SF \$0.00 Student Dining Cost To Renovate Space 0 SF @ \$191.37/SF \$0.00 LEED Cost For Space 0 SF @ \$3.46/SF \$0.00 Kitchen Cost To Renovate Space 0 SF @ \$191.37/SF \$0.00 LEED Cost For Space 0 SF @ \$3.46/SF \$0.00 Non OSDM Spaces In OSDM Additions Cost to renovate space: 0 SF @ \$191.37/SF \$0.00 LEED Costs for Space: 0 SF @ \$3.46/SF \$0.00 Total Excess Square Footage Renovation PALFI: \$1,006,032.09 Total Excess Square Footage LEED PALFI: \$18,189.22

100% Cap

Project Agreement Locally Funded Initia	tives — Renovation
Corridors	\$0.00
Gymnasium	\$0.00
Media Center	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Excess SF from Webtool	\$1,006,032.09
Total Renovation PALFI	\$1,006,032.09

Project Agreement Locally Funded Initiatives — LEED Costs

 Corridors
 \$0.00

 Gymnasium
 \$0.00

 Media Center
 \$0.00

 Student Dining
 \$0.00

 Kitchen
 \$0.00

 Non OSDM Spaces In OSDM Additions
 \$0.00

 Excess SF from Webtool
 \$18,189.22

 Total LEED PALFI
 \$18,189.22

Right Ratio Calculations	
Cost of Renovation	\$13,652,186.17
Reprogramming	\$224,077.21
LEED Allowance	\$242,201.37
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$0.00
Other (specific allowance)	\$0.00
Total Building Cost	\$14,118,464.75
Total LFI's/Building	\$1,024,221.31
Revised Project Cost	\$13,094,243.44
Right Replacement	\$15,167,872.04
100% Cap Differential	-\$2,073,628.61
Negative numbers indicate the dollars remaining until projection	ct reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.	

Storm Shelter

Storm shelter to be built as part of renovation

433
73
_
_
78
584
2,920
3
30
st)3
45
1
9
3,004
83%
3,619
3,619
3,619
\$318,604.96
\$15,000.00
\$25,000.00
\$358,604.96
\$354,911.33

Return To MasterPlan					
Specific Allowances					
Building	Category	Name	Amount	Comments Cost Column	Include In Right Ratio
Oakwood Jr./Sr. Hig	nLEED	LEED Allowance for building renovation	\$634,823.42	Base CM & A/E	Services no
Oakwood Jr./Sr. Hig	Storm Shelte	r Storm Shelter allowance (hardening 6,702 SF)	\$623,523.98	Base CM & A/E	Services no
Edwin D Smith Elem	LEED	LEED Allowance for building renovation	\$288,783.07	Base CM & A/E	Services no
Edwin D Smith Elem	Storm Shelte	r Storm Shelter allowance (hardening 3,625 SF)	\$355,436.18	Base CM & A/E	Services no
Harman Elem	LEED	LEED Allowance for building renovation	\$242,201.37	Base CM & A/E	Services no
Harman Elem	Storm Shelte	Storm Shelter allowance (hardening 3,619 SF)	\$354,911.33	Base CM & A/E	Services no
Total			\$2,499,679.35		
		Return To Maste	<u>rPlan</u>		

		Return To MasterPlan		
Proje	ct Agreement LFIs			
	Building	Name	Amount	Comments
	Oakwood Jr./Sr. High	Cost to renovate space Excess Building SF	\$2,852,785.39)
	Oakwood Jr./Sr. High	LEED Costs Excess Building SF	\$65,763.88	
	Oakwood Jr./Sr. High	Cost to renovate space Auditorium Fixed Seating	\$857,990.62	:
	Oakwood Jr./Sr. High	LEED Costs for space Auditorium Fixed Seating	\$16,761.18	
	Edwin D Smith Elem	Cost to renovate space Excess Building SF	\$2,986,974.20)
	Edwin D Smith Elem	LEED Costs Excess Building SF	\$54,737.20)
	Edwin D Smith Elem	Cost to renovate space Gymnasium	\$251,872.54	
	Edwin D Smith Elem	LEED Costs for space Gymnasium	\$4,615.64	
	Harman Elem	Cost to renovate space Excess Building SF	\$1,006,032.09	1
	Harman Elem	LEED Costs Excess Building SF	\$18,189.22	:
Total			\$8,115,721.96	
		Return To MasterPlan		

Requirement Forecast Report - Summary

Subtotal Cons	struction Cost	9,977,424
Estimate Contingency	10.0%	997,742
Contractor General Conditions	5.0%	498,871
Project Contingency	7.0%	698,420
Phasing Costs	3.0%	299,323
Total Estimate of Probable Cons	truction Costs	12,471,780
Project Soft Costs	18.0%	2,244,920
Hazardous Material Remediation	OFCC x 75%	1,882,145
TOTAL Estimate of Probable	Project Costs	16,598,845
Available Bo	nd Issue Funds	16,500,000
Difference Between Est. of Project Costs and A	vailable Funds	98,845

Architectural	\$ 2,047,000
HVAC/Plumbing	\$ 4,556,536
Electrical	\$ 757,779
Technology	\$ 1,016,109
Smith Elementary	\$ 800,000
Harman Elementary	\$ 800,000

Oakwood City Schools Assessment Prioritization for Junior High / High School Architectural

Requirement Forecast Report - Architectural

Cliant	Oplayond City S	oboo	No.	Ratings to			wing scoring system			
Client:	Oakwood City S High School / Ju					nd of useful li				
Campus: Asset:	Oakwood High S					ondition is sa	air/Replacement			
Building Area:	178,238		J Julio Fign			Recently replace	•			
	170,230	31				lew work is Re				1
					J. 1	IEW WOLK IS IX	ecommended	Prioriti	ization	
Building Envelope JH	Quantity		Detail (models, sizing, etc.)	Condition		Unit Cost	Total Cost	Yes	No	1
Single-Ply Membrane - Fully Adhered	7,150	sf	Gym roof was replaced approximately 1994 and has exceeded the system's life expectancy. Also includes outdated membrane roofing over locker room areas.		2 \$	12.00	85,800	Х		
Slate Tile Roofing (Original)	18,250	sf	Individual tiles are brittle, cracked, broken, missing throughout the roof areas. Nails are reported as brittle and breaking causing tiles to come loose. Flashings appear worn throughout, and are staining tiles at drip areas. (Area is estimated with slope)		1 \$	27.00	394,200	X		Set at 80%
Slate Tile Roofing (2005 Additions)	6,450	sf	Area of Slate installed in 2005 is in satisfactory condition.		3 \$	-	-			
Modified Bitumen Roofing	7,500	sf	Built-up roofing appears to be very worn and past the useful life of the system. Flashings appear worn. Recommend to replace with single-ply membrane roofing to match existing membrane. Miscellaneous membrane roofing areas installed in 2005, and		1 \$	15.00	112,500	х		
Single-Ply Membrane - Fully Adhered	5,270	sf	within the past few years.		3 \$	-	-			
Gutters and Downspouts	200	lf	5-10% of Miscellaneous gutters and downspouts need immediate repair and/or replacement.		2 \$	17.75	3,550	Х		_
Interior Renovations for Building Systems - JH										
Interior Walls - Plaster Renovation	500	sf	Assumed for Patch / Repair for HVAC replacements.		2 \$	30.00	15,000	Χ		
Interior Walls - Plaster Renovation	250	sf	Assumed for Patch / Repair for Elec/Tech replacements.		2 \$	30.00	7,500	Х		
Interior Walls - CMU Renovation	1,000	sf	Assumed for Patch / Repair for HVAC replacements.		2 \$	45.00	45,000	X		
Interior Walls - CMU Renovation	250	sf	Assumed for Patch / Repair for Elec/Tech replacements.		2 \$	45.00	11,250	Х		
Concrete Renovation for Systems	2,150	sf	Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement.		2 \$	52.50	45,150	X		Set at 40%
Plaster Ceiling Renovation	5,100	sf	Remove portion of ceiling to accommodate new Building Systems, and replace after Building Systems.		2 \$	13.50	68,850	Х		
ACT Ceiling Renovation	1,000	sf	Remove ceiling tiles, protect, and replace after new Building Systems are installed.		2 \$	3.00	3,000	X		
Custom Millwork Renovation	1,200	lf	At media center, remove millwork, protect, and replace after new HVAC piping is installed.		5 \$	15.00	18,000	X		_
										1

Oakwood City Schools Assessment Prioritization for Junior High / High School Architectural

Slate Tile Roofing (2005 Addition) 2,250 sf Area of Slate installed in 2005 is in satisfactory condition. 3 \$	uilding Envelope HS									
Seption		23,200	sf		4 \$	_	-			
Contained State Tile Roofing (Original) 37,500 st 10 10 10 10 10 10 10 1						15.00	25,500	Х		
Built-up roofing appears to be very worm and past the useful life of the system. Flashings appear worn. Recommend to replace with single-ply membrane roofing to match existing membrane. 1	Slate Tile Roofing (Original)	37,500	sf	roof areas. Nails are reported as brittle and breaking causing tiles to come loose. Flashings appear worn throughout, and are staining	1 \$	27.00	810,000	х		Set at 809
Modified Bitumen Roofing	Slate Tile Roofing (2005 Addition)	2,250	sf	Area of Slate installed in 2005 is in satisfactory condition.	3 \$	-	-			
Copper Metal Roofing 14 sf 2005 Addition appears in good condition. 3 5	Modified Bitumen Roofing	1,400	sf	the system. Flashings appear worn. Recommend to replace with	1 \$	15.00	21,000	x		
Gutters and Downspouts S-10% of Miscellaneous gutters and downspouts need immediate repair and/or replacement. 2 \$ 17.75 3,550 X		,				_	-			
Interior Walls - Plaster Renovation 1,500 sf Assumed for Patch / Repair for HVAC replacements. 2 \$ 30.00 45,000 X Interior Walls - Plaster Renovation 750 sf Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 30.00 22,500 X Interior Walls - CMU Renovation 1,500 sf Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Interior Walls - CMU Renovation 500 sf Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 22,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 22,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 22,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 22,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 22,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 22,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 22,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 57,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 67,500 X Assumed for Patch / Repair for Elec/Tech replacements.				5-10% of Miscellaneous gutters and downspouts need immediate		17.75	3,550	Х		
Interior Walls - Plaster Renovation 1,500 sf Assumed for Patch / Repair for HVAC replacements. 2 \$ 30.00 45,000 X Interior Walls - Plaster Renovation 1,500 sf Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 30.00 22,500 X Interior Walls - CMU Renovation 1,500 sf Assumed for Patch / Repair for HVAC replacements. 2 \$ 45.00 67,500 X Interior Walls - CMU Renovation 500 sf Assumed for Patch / Repair for HVAC replacements. 2 \$ 45.00 22,500 X Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 22,500 X Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement. 2 \$ 52,50 34,650 X Set Remove portion of celling to accommodate new Building Systems, and replace after Building Systems. 2 \$ 13.50 97,200 X If Theatre ductwork requires insulation: Remove entire cafeteria plaster Celling Renovation - Add Alternate 2,400 sf Plaster Celling (net add of 2400 sf over base bid) and replace. 2 \$ 13.50 32,400 Assumed for Cutting Openings for vertical HVAC piping and ductwork requires insulation: Remove entire cafeteria plaster Celling (net add of 2400 sf over base bid) and replace. 2 \$ 13.50 32,400 Assumed for Cutting Openings for vertical HVAC piping and ductwork requires insulation: Remove entire cafeteria plaster Celling (net add of 2400 sf over base bid) and replace. 2 \$ 13.50 32,400 Assumed for Cutting Openings for vertical HVAC piping and ductwork requires insulation: Remove takes bid) and replace. 2 \$ 13.50 32,400 Assumed for Cutting Openings for vertical HVAC piping and ductwork requires insulation: Remove takes bid) and replace. 2 \$ 13.50 32,400 Assumed for Cutting Openings for vertical HVAC piping and ductwork requires insulation: Remove takes bid) and replace. 2 \$ 13.50 32,400 Assumed for Cutting Openings for vertical HVAC piping and ductwork requires insulation: Remove takes for Cutting Openings for vertical HVAC piping and ductwork replace with 2x4 Cleanable ACT throughout entire Kitchen to accommodate new Building Systems. 1 \$ 5.00 6,500 Assumed for Patch /							-			
Interior Walls - Plaster Renovation 1,500 sf Assumed for Patch / Repair for HVAC replacements. 2 \$ 30.00 45,000 X Interior Walls - Plaster Renovation 1,500 sf Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 30.00 22,500 X Interior Walls - CMU Renovation 1,500 sf Assumed for Patch / Repair for HVAC replacements. 2 \$ 45.00 67,500 X Interior Walls - CMU Renovation 5 5 Assumed for Patch / Repair for HVAC replacements. 2 \$ 45.00 22,500 X Assumed for Patch / Repair for Elec/Tech replacements. 3 \$ 45.00 22,500 X Assumed for Patch / Repair for Elec/Tech replacements. 4 \$ 50.00 22,500 X Assumed for Cutting Openings for vertical HVAC piping and 4 assumed for Cutting Openings for vertical HVAC piping and 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	terior Renovations for Building Systems - HS						-			
Interior Walls - Plaster Rehovation		1,500	sf	Assumed for Patch / Repair for HVAC replacements.	2 \$	30.00	45,000	Х		
Interior Walls - CMU Renovation 500 sf Assumed for Patch / Repair for Elec/Tech replacements. Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement. 2 \$ 45.00 22,500 X Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement. 2 \$ 52.50 34,650 X Set Remove portion of ceiling to accommodate new Building Systems, and replace after Building Systems. 2 \$ 13.50 97,200 X If Theatre ductwork requires insulation: Remove entire cafeteria plaster ceiling (net add of 2400 sf over base bid) and replace. Remove 12x12 metal tile ceiling system and replace with 2x4 Cleanable ACT throughout entire Kitchen to accommodate new 12x12 Metal Tile Ceiling Demolition 1,300 sf Building Systems. 1 \$ 5.00 6,500 X ACT Ceiling Renovation 500 sf Assumed for Patch / Repair for Elec/Tech replacements. 2 \$ 45.00 22,500 X 2 \$ 52.50 34,650 X Set Acsumed for Patch / Repair for Elec/Tech replacements. 2 \$ 52.50 34,650 X Set Actor Ceiling Renovation 500 sf Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement. 2 \$ 52.50 34,650 X Set Actor Ceiling Renovation 500 sf Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement. 2 \$ 52.50 34,650 X Set Actor Ceiling Renovation 500 sf Assumed for Cutting Openings for vertical HVAC piping and ductwork requires insulation: Remove entire cafeteria plaster ceiling Systems. 2 \$ 13.50 32,400 X Actor Ceiling Renovation - Add Alternate 500 sf Assumed for Cutting Openings for vertical HVAC piping and ductwork requires insulation: Remove entire cafeteria plaster ceiling for each suit and replace after insulation: Remove entire cafeteria plaster ceiling for each suit and replace after insulation: Remove entire cafeteria plaster ceiling for each suit and replace after insulation: Remove entire cafeteria plaster ceiling for each suit and replace after insulation: Remove entire cafeteria plaster ceiling for each suit and r	Interior Walls - Plaster Renovation	750	sf	Assumed for Patch / Repair for Elec/Tech replacements.	2 \$	30.00	22,500	X		
Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement. Plaster Ceiling Renovation Plaster Ceiling Renovation - Add Alternate 2,400 sf plaster ceiling (net add of 2400 sf over base bid) and replace. Remove 12x12 metal tile ceiling System and replace with 2x4 Cleanable ACT throughout entire Kitchen to accommodate new Building Systems. 1,300 sf Building Systems. Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement. 2 \$ 52.50 34,650 X Set X Plaster Ceiling Renovation Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement. 2 \$ 52.50 34,650 X Set Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement. 2 \$ 52.50 34,650 X Set Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement. 2 \$ 52.50 34,650 X Set Assumed for Cutting Openings for vertical HVAC piping and ductwork reciping tiles piping replacement. 2 \$ 52.50 34,650 X Action Assumed for Cutting Openings for vertical HVAC piping and ductwork reciping to accommodate new Building Systems, 2 \$ 13.50 97,200 X Action	Interior Walls - CMU Renovation	1,500	sf	Assumed for Patch / Repair for HVAC replacements.	2 \$	45.00	67,500	X		
Assumed for Cutting Openings for vertical HVAC piping and ductwork and sanitary piping replacement. Plaster Ceiling Renovation Plaster Ceiling Renovation - Add Alternate Plaster Ceiling Renovation - Add Alternate 2,400 sf plaster ceiling (net add of 2400 sf over base bid) and replace. Remove portion of ceiling systems. 2,5 13.50 97,200 X If Theatre ductwork requires insulation: Remove entire cafeteria plaster ceiling (net add of 2400 sf over base bid) and replace. Remove 12x12 metal tile ceiling system and replace with 2x4 Cleanable ACT throughout entire Kitchen to accommodate new 12x12 Metal Tile Ceiling Demolition 1,300 sf Building Systems. 1,500 6,500 Remove ceiling tiles, protect, and replace after new Building Systems are installed. 2,5 52.50 34,650 X 2,5 13.50 97,200 X X AX AX AX AX AX AX AX AX A	Interior Walls - CMU Renovation	500	sf	Assumed for Patch / Repair for Elec/Tech replacements.	2 \$	45.00	22,500	X		
Plaster Ceiling Renovation 7,200 sf and replace after Building Systems. 2 \$ 13.50 97,200 X If Theatre ductwork requires insulation: Remove entire cafeteria Plaster Ceiling Renovation - Add Alternate 2,400 sf plaster ceiling (net add of 2400 sf over base bid) and replace. 2 \$ 13.50 32,400 Remove 12x12 metal tile ceiling system and replace with 2x4 Cleanable ACT throughout entire Kitchen to accommodate new 12x12 Metal Tile Ceiling Demolition 1,300 sf Building Systems. 1 \$ 5.00 6,500 ACT Ceiling Renovation 16,300 sf Systems are installed. 2 \$ 3.00 48,900	Concrete Renovation for Systems			Assumed for Cutting Openings for vertical HVAC piping and		52.50	·	Х		Set at 409
Plaster Ceiling Renovation - Add Alternate 2,400 sf plaster ceiling (net add of 2400 sf over base bid) and replace. 2,400 sf plaster ceiling (net add of 2400 sf over base bid) and replace. 2,400 sf Remove 12x12 metal tile ceiling system and replace with 2x4 Cleanable ACT throughout entire Kitchen to accommodate new 1,300 sf Building Systems. 1,300 sf Remove ceiling tiles, protect, and replace after new Building ACT Ceiling Renovation 1,300 sf Systems are installed. 2,400 sf 13.50 32,400 X X X X X X X X X X X X	Plaster Ceiling Renovation	7,200	sf		2 \$	13.50	97,200	Х		
Cleanable ACT throughout entire Kitchen to accommodate new 12x12 Metal Tile Ceiling Demolition 1,300 sf Building Systems. 1 \$ 5.00 6,500 Remove ceiling tiles, protect, and replace after new Building ACT Ceiling Renovation 2 \$ 3.00 48,900	Plaster Ceiling Renovation - Add Alternate	2,400	sf	·	2 \$	13.50	32,400	X		
ACT Ceiling Renovation 16,300 sf Systems are installed. 2 \$ 3.00 48,900	12x12 Metal Tile Ceiling Demolition	1,300	sf	Cleanable ACT throughout entire Kitchen to accommodate new	1 \$	5.00	6,500	X		
	ACT Ceiling Renovation	16,300	sf		2 \$	3.00	48,900	Х		
							-		Х	
Subtotal Project Cost 2,047,000										•

Oakwood City Schools Assessment Prioritization for Junior High / High School Plumbing / HVAC

Requirement Forecast Report - Plumbing/HVAC

Client:	Oakwood City	Sobo		Ratings to b		d on the follow End of useful li	ring scoring system			
Campus:	High School /						air/Replacement			
Asset:			pol / Junior High			Condition is sa				
Building Area:	178,238	Sf	John Striigh			Recently repla				
	170,230	+ "								7
					5. I	New work is re	commenaea	Driorit	tization	
	Quantity		Detail (models sizing etc.)	Condition		Unit Cost	Total Cost	Yes	No	-
Fire Protection	Quantity		Detail (models, sizing, etc.)	Condition		Unit Cost	Total Cost	162	INO	-
			Limited area spinklers in storage rooms and mechanical rooms							1
			only. Consider adding full wet sprinkler system throughout							
Limited Area Sprinkler - High School/Junior High	164,082	sf	building.		5 \$	-	_			
Sprinkler - 2005 Addition	14,156	sf	Full wet sprinkler throughout		3 \$	-	-			4
							-			
										1
Plumbing 		-					-			-{
			Original sanitary piping is in poor condition and has collapsed in					X		Set at 40%
 Sanitary Piping - High School/Junior High	164,082	sf	many locations. Replace all original sanitary piping.		1 \$	2.42	158,831	^		3et at 40%
Sanitary Fibring - Fright School/Junior Fright	104,082	31	many locations. Replace an original samitary piping.		<u>τ</u> γ	2.42	138,831			1
Sanitary Piping - 2005 Addition	14,156	sf	Existing sanitary piping in the 2005 addition is in good condition.		3 \$	_	_			
Samuel y Figure 2003 Floation	11,130	+	Original domestic water piping is primarily galvanized and should		J ,					1
Domestic Water Piping - High School/Junior High	164,082	sf	be replaced with copper piping.		2 \$	2.20	144,392	X		Set at 40%
1 0 0 7	Ź		Existing domestic water piping in the 2005 addition is in good				,			1
Domestic Water Piping - 2005 Addition	14,156	sf	condition.		3 \$	-	-			
Demostic Water Heater High School/Junior High	1	lc.	12E MRH /2EO Callon Storago		2 ¢					1
Domestic Water Heater - High School/Junior High	1	ls	135 MBH/250 Gallon Storage 514 MBH/(2) 325 Gallon Storage. Storage tanks recently replaced.		3 \$	-	-			1
Domestic Water Heater - High School/Junior High	1	ls	Heater nearing replacement.		2 \$	36,160.00	36,160	X		
Domestic Water Freder Tright School/Junior Tright	<u> </u>	13				30,100.00	30,100			1
Domestic Water Heater - Kitchen	1	ls	40 Gallon Electric		4 \$	-	-			
Domestic Water Heater - 2005 Addition	1	ls	40 Gallon Electric		3 \$	_	_			
			Existing water service is adequate for current usage. If the existing							
			High School/Junior High is sprinklered, a new water service will be							
Incoming Water Service	1	ls	required.		2 \$	-	-			
			57 Water Closets, 23 Urinals, 43 Lavatories, 14 Drinking Water					Х		Set at 40%
Plumbing Fixtures - High School/Junior High	256	ea			5 \$	1,525.00	156,160			
			8 Water Closets, 2 Urinals, 10 Lavatories, 4 Drinking Water							
Plumbing Fixtures - 2005 Addition	26	ea	Coolers, 2 Sinks		3 \$	-	-			4
IN/AC										7
HVAC		1	Fire-tube steam boilers, should be replaced with new condensing							-
Boiler Plant - High School/Junior High	10,000	mhh	heating water boilers.		2 \$	27.10	271,000	X		
		1				27.10	271,000			┪
Boiler Plant - 2005 Addition	500	mbh	Copper-Fin heating water boiler		3 \$	-	-			4
			Black Steel and Galvanized steam piping, condensate piping,							
			condensate pumps, make-up water system, steam traps,					X		
	10.000	_	insulation, specialties, etc. should be replaced with new heating				201.121			
Steam Supply and Condensate Return System	164,082	sf	water piping, pumps, etc.		1 \$	5.25	861,431			4
Heating Hot Water Supply/Return System - 2005 Addition	14,156	sf	Copper heating water piping, insulation, pumps, specialties, etc.		3 \$					

Oakwood City Schools Assessment Prioritization for Junior High / High School Plumbing / HVAC

Drigonal Air Systems - High School S2,800 of the part handling and an expectation go with as a mounted first to expectation and a special property of the part handling and and (2) is give for call and the part handling and the secretarion of the part handling and the par				Fluitibility / TVAC					
Degrand Air System - Ingin School - September 2011 1,144,702 1									
Original Air System - High School Chyginal Air System - High School Chyginal Air System - High School Chyginal Air System - High School Authorities Air System 1,2,500 Chyginal Air System - Javies High 1,2,500 Chyginal Air System - Javies High 1,2,500 Chyginal Air System - High School Authorities Air System 1,2,500 Chyginal Air System - High School Air System - High School Air System - High School Chyginal Air System								X	
congosil Air systems - Junior Rigis		52.000				24.70	4 4 4 5 7 6 0		
Original Arti Spatem - Junior High 22,500 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries and mouth	Original Air System - High School	52,800	стт	air nandling unit and (25) 4-pipe fan coll units.	1 \$	21.70	1,145,760		
Original Arti Spatem - Junior High 22,500 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries 25,000 cm and mouth for replaced with new deficiented countries and mouth				Existing central heating and ventilating unit has exceeded its life					
Organis Air System - Junion right 12,000 dm air handling unit and (19) 4 per fam coll units. 1 \$ 2,170 279,000								X	
Californium Air System 17,000 Ceff Inches Center Cente	Original Air System Junior High	12,000		· · · · ·	1 6	21.70	270 020		
Auditiorium Air System 2 2 000 of movine system 3 Ton DX Cooling and seam heating classroom unit ventilition have received of the first the explanation of the register of with new heating classroom unit ventilitions have received by the received of the	Original Air System - Junior High	12,900	_	. , , , ,	1 3	21.70	279,930		
Addition/in Air System 12,000 of the motors systems. 2 \$ 1.00 12,000 of the motor systems. 3 from Excoding and steam heating closeroom unit ventilators have mostly exceeded their life expectancy and should be replaced with new charges stated where closeroom unit control is a control of the state of t								V	
Silon IX cooling and steam heating dispression in exhibitors Silon IX cooling and steam heating dispression in exhibitors Silon IX cooling and steam heating water/child water classroom unit Silon IX cooling and steam heating water/child water classroom unit Silon IX cooling and steam heating water/child water classroom unit Silon IX cooling and steam heating water/child water classroom unit Silon IX cooling and steam heating water classroom unit Silon IX cooling and steam heating water classroom water Silon IX cooling and steam heating water and	Auditorium Air Custore	12.000			3 6	1.00	12,000	^	
Dix Unit Vertilators	Auditorium Air System	12,000	_	·	2 \$	1.00	12,000		
De Unit Vermilators 30 expension of the expectancy and sharing part handling unit service the 45 administration unit 100 cm and steam heating earl handling unit service the 45 administration unit 100 cm and steam heating air handling unit service the 45 administration unit 100 cm and steam heating air handling unit service the 45 administration was be secretary and should be replaced with a new discovery verbeat terminals. 100 cm and steam heating air handling unit service the 45 administration was be secretary been replaced and in good condition. The existing experts werein good to a steam being early been replaced and in any other problem. The existing experts werein good to a steam being unit is nearly been replaced with a new discovery of the existing experts and working governmenting units. 100 cm and the problem of the existing permansion air handling unit is nearly the existing of the existing permansion air handling units is nearly the existing permansion and handling permansion air handling units is nearly the existing permansion and handling permansion. 100 cm and the impact of the existing permansion and handling permansion and handling permansion. 100 cm and the impact of the existing permansion and handling permansion. 100 cm and the impact of the existing permansion and handling permansion. 100 cm and the impact of the existing permansion and handling permansion. 100 cm and the impact of the existing permansion and handling permansion. 100 cm and the impact of the existing permansion and handling permansion. 100 cm and the impact of the existing permansion and handling permansion. 100 cm and the impact of the existing permansion and handling permansion. 100 cm and the permansion of the existing permansion and handling perm				1					
Ox Unit Verilibitors Section Continue									X
Listing DX cooling and steam heating air handling unit service the is deministration Unit. 1500 cfm instration in the subsected if is life operatory and should be regulated within new tilling water and the regular water. 15 12.35 - 1600 cfm instration Unit. 1500 cfm instration Unit. 1500 cfm instration in the subsection of the su				'					
A sadministration unit 1500 cities expectancy and should be replaced with a new elegated with elegated w	DX Unit Ventilators	30	ea	ventilators.	2 \$	7,550.00	-		
A sadministration unit 1500 cities expectancy and should be replaced with a new elegated with elegated w									
High School Administration Unit 1500 In the property of the particular of the property of the									
High School Administration Unit 1500 Ceff variable air volume air handling unit and 7 VAV reheat terminals. 1 \$ 12.35 -				· ,					X
Seisting DX cooling systems serving the H administration area has recently been replaced and is in good condition. The existing steam heating and vertileting gymnasium air handling unit is nearing the end of it; life and should be replaced with new heating which is the standard of the cooling heating and vertileting gymnasium air handling unit is nearing the end of it; life and should be replaced with a vertice of the standard of the cooling heating and vertileting gymnasium air handling unit. The existing heating and vertileting gymnasium air handling units have exceeded their life expectancy and obtaining water air handling units have exceeded their life expectancy and obtaining water air handling units have exceeded their life expectancy and obtaining water air handling units have exceeded their life expectancy and obtaining water air handling units have exceeded their life expectancy and obtaining water air handling units have exceeded their life expectancy and obtaining water air handling units have exceeded their life expectancy and obtaining water air handling units have exceeded their life expectancy and obtaining water air handling units have exceeded their life expectancy and obtaining water air handling units have exceeded their life expectancy and obtaining water air handling units have exceeded their life expectancy and obtaining water air handling units have exceeded their life expectancy and obtained by explaned with a control of their life expectancy and obtaining water air handling units. See an expectancy and obtained the replaced with a control of their life expectancy and obtained in a six of their life expectancy and obtained in a six of their life expectancy and obtained water and their life expectancy and obtained water and their life expectancy and obtained water and their life expectancy and obtained in a six of their life expectancy and obtained water expense and expense water installed in 2005 The existing bytames and ventures are not expected ormpletely. The existing expense in									
Junior High Administration System 800 cfm water fin-tube radiation. The existing plasting and ventilating gyrmasium air handling unit is nearly file and should be replaced with new hearing radiators. The existing plasting and ventilating gyrmasium air handling unit is nearly file and should be replaced with a new chilled water cooling and heating water air handling unit. 10,000 cfm childed water cooling and heating water air handling units have exceeded their file expectancy and should be replaced with a new chilled water cooling and heating water air handling units have exceeded their file expectancy and should be replaced with a new chilled water cooling and heating water air handling unit. 10,000 cfm cooling and heating water air handling unit. 10,000 cfm cooling and heating water air handling unit. 11	High School Administration Unit	1500	cfm	variable air volume air handling unit and 7 VAV reheat terminals.	1 \$	12.35	-		
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Exhaust Systems - High School/Junior High 164,082 sf 50% to be replaced. 5 \$ 0.25 20,510 The toilet room exhaust fans were installed in 2005 and are in good condition. 5 \$ 0.25 20,510 The toilet room exhaust fans were installed in 2005 and are in good condition. 5 \$ 0.25 20,510 The toilet room exhaust fans were installed in 2005 and are in good condition. 5 \$ 0.25 20,510 The toilet room exhaust fans were installed in 2005 and are in good condition. 5 \$ 0.25 20,510 X \$ 0.25 20,510 Exhaust Systems - 2005 Addition 14,156 sf Existing temperature controls consist of pneumatic with limited DDC. The system needs to be replaced completely. The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. A new chilled water system including (2) outdoor, air-cooled chillers, pumps, piping, specialties, etc. shall be installed to serve Chilled Water System 400 tons the existing DX and un-air-conditioned spaces. 5 \$ 0.25 20,510 X \$ 0.25 20,510 A \$ 0.25 20,51				The toilet room and general exhaust fans serving with original					
The toilet room exhaust fans were installed in 2005 and are in good condition. Temperature Controls - High School/Junior High 164,082 sf DDC. The system needs to be replaced completely. The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. A new chilled water system including (2) outdoor, air-cooled chillers, pumps, piping, specialties, etc. shall be installed to serve Chilled Water System 400 tons the existing DX and un-air-conditioned spaces. The toilet room exhaust fans were installed in 2005 and are in good condition. 3 \$ Existing temperature controls consist of pneumatic with limited DDC. The system needs to be replaced completely. 1 \$ 3.20 \$525,062 X The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. 2 \$ 3.20 45,299 X Chilled Water System 400 tons the existing DX and un-air-conditioned spaces. \$ 1,917.50 767,000				buildings are of various ages but are in good condition. Allow for				X	
Exhaust Systems - 2005 Addition 14,156 sf good condition. Temperature Controls - High School/Junior High 164,082 sf DDC. The system needs to be replaced completely. The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. 2 \$ 3.20 X The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. A new chilled water system including (2) outdoor, air-cooled chillers, pumps, piping, specialties, etc. shall be installed to serve the existing DX and un-air-conditioned spaces. \$ 1,917.50 767,000	Exhaust Systems - High School/Junior High	164,082	sf	50% to be replaced.	5 \$	0.25	20,510		
Exhaust Systems - 2005 Addition 14,156 sf good condition. Temperature Controls - High School/Junior High 164,082 sf DDC. The system needs to be replaced completely. The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. 2 \$ 3.20 X The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. A new chilled water system including (2) outdoor, air-cooled chillers, pumps, piping, specialties, etc. shall be installed to serve the existing DX and un-air-conditioned spaces. \$ 1,917.50 767,000				The toilet room exhaust fans were installed in 2005 and are in					_
Temperature Controls - High School/Junior High 164,082 sf DDC. The system needs to be replaced completely. The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. 2 \$ 3.20 45,299 X Chilled Water System 400 tons Existing temperature controls consist of pneumatic with limited DDC. The system needs to be replaced completely. 1 \$ 3.20 2 \$ 3.20 45,299 X Chilled Water System 400 tons Existing temperature controls consist of pneumatic with limited DDC. The system needs to be replaced along with the system is DDC, but will need to be replaced along with the system in the High School/Junior High. 2 \$ 3.20 45,299 X Chilled Water System 400 tons 400 tons 400 tons 400 tons 400 tons 400 tons 400 The existing System is DDC, but will need to be replaced along with the system in the High School/Junior High. 2 \$ 3.20 45,299 X 400 The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. 2 \$ 3.20 45,299 X 400 The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. 2 \$ 3.20 45,299 X	Exhaust Systems - 2005 Addition	14,156	sf	good condition.	3 \$	-	-		
Temperature Controls - High School/Junior High 164,082 sf DDC. The system needs to be replaced completely. The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. A new chilled water system including (2) outdoor, air-cooled chillers, pumps, piping, specialties, etc. shall be installed to serve Chilled Water System 400 tons the existing DX and un-air-conditioned spaces. \$ 3.20 525,062			_					V	
Temperature Controls - 2005 Addition 14,156 14,156 14,156 14,156 The existing system is DDC, but will need to be replaced along with the system in the High School/Junior High. 2 \$ 3.20 45,299 X Chilled Water System 400 tons the existing DX and un-air-conditioned spaces. \$ 1,917.50 767,000	Temperature Controls - High School/Junior High	164.082		, ,	1 s	3.20	525,062	X	
Temperature Controls - 2005 Addition 14,156 sf the system in the High School/Junior High. 2 \$ 3.20 45,299 X A new chilled water system including (2) outdoor, air-cooled chillers, pumps, piping, specialties, etc. shall be installed to serve Chilled Water System 400 tons the existing DX and un-air-conditioned spaces. \$ 1,917.50 767,000		,	1	· · · · ·	<u> </u>		,		
A new chilled water system including (2) outdoor, air-cooled chillers, pumps, piping, specialties, etc. shall be installed to serve Chilled Water System 400 tons the existing DX and un-air-conditioned spaces. \$ 1,917.50 767,000	Temperature Controls - 2005 Addition	14,156	sf		2 s	3.20	45,299	X	
Chilled Water System 400 tons the existing DX and un-air-conditioned spaces. \$ 1,917.50 767,000	,	.,		, , , , , , , , , , , , , , , , , , , ,			- ,		
Chilled Water System 400 tons the existing DX and un-air-conditioned spaces. \$ 1,917.50 767,000				A new chilled water system including (2) outdoor, air-cooled				<u> </u>	
Chilled Water System 400 tons the existing DX and un-air-conditioned spaces. \$ 1,917.50 767,000				· · · · · · · · · · · · · · · · · · ·				X	
	Chilled Water System	400			ا د	1 917 50	767 000		
Subtotal Project Costs 4,556,536	Graned Water System	400	10113	the existing Dr. and an all conditioned spaces.	- J	1,517.50	707,000		
Subtotal Project Costs 4,556,536			1		6. 1	main at Cont	4 550 500		
					Subtotal P	TOJECT COSTS	4,556,536		

Page 5

Oakwood City Schools Assessment Prioritization for Junior High / High School Electrical

Requirement Forecast Report - Electrical

	Condition	Unit Cost	Total Cost			
		5. New work Re	commended			
4. Recently replaced						
3. Condition is satisfactory						
		2. In need of Re	pair/Replacement			
		1. End of useful	life			
	Ratings to be	based on the follo	owing scoring system			

Client:	Oakwood City	School	pls		1. End of useful lif	e e			
Campus:	High School /				2. In need of Repa	air/Replacement			
Asset:	Oakwood High	Scho	ool / Junior High		Condition is sat	tisfactory			
Building Area:	178,238	sf			4. Recently replace	ed			_
					5. New work Reco	ommended			
							Priorit	ization	
	Quantity		Detail (models, sizing, etc.)	Condition	Unit Cost	Total Cost	Yes	No	
Electrical									
			New 1200A 480V electrical service to serve new HVAC (chiller)						
			loads. Consists of a 1200A distribution panelboard with				X		
New Electrical Service	1	ls	approximately 10 circuit breakers.		5 42,980.00	42,980			
Incoming Electrical Service	4	ea	2x800's 2x400's		3	-			
			Newer Undamaged Distribution Panels (serving as switchgear). (2)						
Switchboards	5	ea	800A, (3) 400A.		3 -	-			
	1		Older 800A switchgear (Square D). Needs replaced.		2 36,300.00	36,300	Х		
			(, , , , , , , , , , , , , , , , , , , ,		3.5		
Panelboards	14	ea	Old/Damaged Panelboards. Need Replaced. Assume 42 ckt. 225A.		2 5,325.00	74,550	X		
			Newer Undamaged Panelboards. Average of >15 year life						
	31	ea	remaining.		3 -	-			
Disconnects	6	ea	Old/Damaged Disconnects. Need Replaced		2 1,200.00	7,200	Х		1
			Newer Undamaged Disconnects. Average of >15 year life						
	8	ea	remaining.		3 -	-			
Emergency System	-	ea	No emergency generator or fire pump		-	-			
							V		
Interior Lighting	164,082	sf	Circuiting as needed for new lighting fixtures denoted below		2 1.50	123,062	X		Set
			T8 troffers. Upgrade to LED (number assumes 12 fixtures per					Х	
Classrooms	564	ea	classroom)		2 310.00	-		^	
								X	
Labs	176	ea	T8 troffers. Upgrade to LED (number assumes 16 fixtures per Lab)		2 310.00	-		^	_
Corridors	363	ea	T8 troffers (primarily). Upgrade to LED		2 310.00	112,530	X		
Gymnasium - HS	15	ea	Incandescent downlights. Upgrade to LED.		2 295.00	4,425	X		
							Х		
Gymnasium - JR HS	29	ea	Surface mounted metal halide high bay fixtures. Upgrade to LED.		2 775.00	22,475	^		_
Auditorium	30	ea	Recessed incandescent lighting. Upgrade to LED		2 375.00	11,250	X		
							Х		
Cafeteria	59	ea	Direct/Indirect T12 suspended fixtures. Replace with LED.		2 390.00	23,010	/\		

at 50%

Oakwood City Schools Assessment Prioritization for Junior High / High School Electrical

Kitchen	15	ea	T8 troffers (4-lamp). Upgrade to LED.	2	310.00	4,650	Х		1
Necheli	13	Cu	10 Decorative Pendants, 10 recessed downlights (10" aperature),		310.00	4,030		v	
Media Center	28	ea	and 8 decorative sconces. Upgrade all to LED.	2	550.00	-		Х	
Administration	50	ea	T8 troffers. Upgrade to LED.	2	310.00	-		Х	
Restroom	67	ea	T12 surface fixtures. Cove lighting in 2 small bathrooms. 1'x4' T8 troffers in 10 medium sized bathrooms. Upgrade to LED.	2	350.00	-		х	
General	77	ea	Mostly damaged and aged T12 surface or suspended wraparound type fixtures. Upgrade to LED.	2	310.00	-		Х	_
Switching (2 per classroom & lab, all else 1)	168	ea	Good Condition.	3	-	-			
	42	ea	Damaged/Aged. (20%)	2	63.15	-		X	
Classroom Receptacles	188	ea	Good Condition.	3	-	-			
	188	ea	Damaged/Aged. (50%)	2	157.00	-		Х	
Lab Receptacles	88		Good Condition.	3	-	-			
	22		Damaged/Aged. (20%)	2	157.00	-		Х	
Corridor Receptacles	24		Good Condition.	3	-	-			
·			Damaged/Aged. (20%)	2	157.00	-		Х	
Receptacles - All other areas	50		Good Condition.	3	-	-			
	50	ea	Damaged/Aged. (50%)	2	157.00	-		Х	
Receptacle Circuiting	164,082		Circuiting as needed for new receptacles	2	1.50	49,225		Х	Set at 20%
Mechanical Equipment Power	164,082	sf	Disconnect and reconnect HVAC systems	2	1.50	246,123	X		
Fire Alarm System	1	ea	Devices and panels appear to be in excellent condition. Typically these systems are replaced every 15 years.	4	-	-			
Exit/Emergency Lighting	164,082	sf	All exit signs have been recently replaced.	3	-	-			
Exterior Lighting	9	ea	Decorative Post top luminaires on 15' poles. Poles in good condition. Luminaires need upgraded to LED.	2	1,100.00	-		Х	
	7	ea	Inground luminaires. Need re-aimed.	3	50.00	-		X	
	8	ea	Inground luminaires. Need replaced/upgraded to LED	2	845.00	-		Х	
	7	ea	Decorative Wall Sconce at Entrances. Replace/Upgrade to LED	2	710.00	-		Х	
	3	ea	Jelly Jar Lights above side entry doors. Replace/Upgrade to LED	2	255.00	-		Х	
	8	ea	Over door sconce. Upgrade to LED	2	710.00	-		Х	
	15		Trapezoid Wallpacks. Upgrade to LED	2	685.00	-		Х	
	16		Soffit Can lights. Replace with LED	2	385.00	-		Х	
		<u> </u>		Cubica	al Project Costs	757,779			J
				L Justot	ai Fioject Costs	151,119			

Oakwood City Schools Assessment Prioritization for Junior High / High School Technology

Requirement Forecast Report - Technology

D = (' 1 -		.1	C - H 2			
Ratings to	i ne nase	a on the	אמואאטווטז י	SCOTING	SVSTAM	

Client:	Oakwood City Sch	ools		r tallings to so		nd of useful	life		
	gh School / Junior		ol .		2. In	need of Rep	pair/Replacement		
Asset: Oakwo	ood High School / 、	Junior	High		3. C	ondition is sa	atisfactory		
Building Area:	178,238	sf			4. R	ecently repla	aced		
					5. No	ew work Red	commended		
								Priorit	ization
Building Envelope	Quantity		Detail (models, sizing, etc.)	Condition	U	nit Cost	Total Cost	Yes	No
Technology									
Paging System and Speakers	178,238	sf	The existing paging system has reached the end of it's life. Replacement parts and support are not available for the existing system. Existing speakers are outdated and some are also damaged throughout the building. It is recommended that a new paging system be provided for the entire building. This would include a new headend, new speakers, and new cabling.	1	\$	0.75	<u>-</u>		X
Clock System	178,238	sf	The existing clocks are a mixture of digital clocks in corridors and non-synchronus clocks in classrooms and misc. spaces. It is recommended the the entire building be provided with a synchronous clock system that is tied into other systems within the building.	2	\$	0.40	-		X
Phone System and Phones	90	ea	The existing analog phone system has reached the end of it's life. When existing phones stop working, the only phones available for replacement with the existing system are refurbished ones. It is recommended that a new IP phone system be provided. This will include a new phone switch or managed system, and all new IP phones.	1	\$	675.00	60,750	X	
Horizontal Cabling Infrastructure	178,238	sf	The data cabling in the building is currently a mixture of Category 5, 5E, and 6. There are many existing locations where the cabling appears to be damaged. It is recommended that the cabling to support wireless access points be updgraded to Category 6A to support higher bandwidth. This will allow the wireless network to support more wireless devices at higher speeds. It is also recommended that all the Category 5 and 5e cabling in the building be replaced with Category 6A cabling. This will also support higher bandwidth.	2	\$	1.80	320,828	X	
Fiber Backbone Cabling Infrastructure	3,000	If	The existing fiber backbone is currently 62.5 multi-mode fiber optic cable. This will only support a 1 Gb backbone for the network. It is recommended that this cable be replaced with 50 micron multi-mode fiber optic cable. This will support a 10 Gb backbone to support higher bandwidth speeds and more devices on the the network.	1	\$	8.00	24,000	X	

Oakwood City Schools Assessment Prioritization for Junior High / High School Technology

Pathways for Horizontal Data Cabling	178,238	sf	The existing raceway and junctions boxes for many of the data locations have been damaged. Raceway is torn of the wall, boxes are hanging by the data cables, etc. It is recommended that all new pathways be provided to support the horizontal data cabling.	1	\$	1.00	53,471		X	Set at 3
Classroom AV Cabling	65	ea	The existing AV cabling is classrooms is analog VGA cabling. Computers are refreshed every 4 years, and newer computers will no longer support analog VGA video. It is recommended that the classrooms be upgraded with digital HDMI cabling between the teacher's computer and video display.		4	495.00	_		х	
Classroom Displays	35	ea	There is a mixture of new LED ceiling mounted projectors and older discontinued LCD projectors in the building. It is recommended that the older LCD projectors be replaced with the new LED ceiling mounted projector.	2	\$	2,750.00	-		X	
Classroom Sound Systems	65	ea	The existing sound system in the classrooms consists of a single speaker typically mounted on the teaching wall. This speaker has reached the end of it's life. It is recommended that a new small amplifier and 2 ceiling speakers be provided in each room for the audio from the teacher's PC to be evenly distributed in the room.	2	\$	1,200.00	-		X	
Network Switching	178,238	sf	The existing core switch has recently been replaced and does not need to be upgraded. The edge switching throughout the building has reached the end of it's life. It is recommended that the edge switches be replaced to support a 10 Gb network.	2	\$	1.10	196,062	X		
Wireless Network	178,238	sf	The existing wireless network was estimated to be updated within the last 3-4 years. The existing liscensing agreement for the existing access points expire in May, 2019. It is recommended that the wireless access points be replaced with newer models of wireless access points. This will allow the wireless network to support more devices at higher speeds.	2	\$	1.25	222,798	X		
										_
Access Control	7	ea	Currently there is no Access Control System in the school. An access control system is recommended to be provided with card readers at 7 doors.	1	\$	6,000.00	42,000	X		
Video Surviellance	74	ea	Currently there are 30 interior and 7 exterior analog video surviellance cameras. It is recommended to replace the existing analog cameras with higher resolution IP cameras and add an additional 21 interior and 16 exterior IP cameras to provide better video surviellance coverage in the building.	1	\$	1,300.00	96,200	X		
Intrusion Detection	85,347	sf	Currently there is only intrusion detection located in computer labs. Intrusion detection is recommended for the entire first floor. This would be accomplished by providing door contacts on all exterior doors and motion detectors on the first floor.	1	\$	0.69	-		Х	

Harman School, which is not on the National Register of Historic Buildings, and originally constructed in 1909, is a 3 story, 70,084 square foot brick and stone school building located in a suburban residential setting. There have been four additions to the facility in 1949, 1960, 1998 and 2003. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the 1909 Original Construction contains masonry type exterior wall construction, with wood framing and plaster type wall construction in the interior. The floor system consists of wood framing. The roof structure is wood framing. The roofing system of the overall facility is a combination of fully adhered TPO membrane, concrete slate shingles and asphalt shingles, installed in 1993, over 24 years ago. The structure of the 1949 Addition and 1960 Addition contains masonry type exterior wall construction, with wood framing and plaster type wall construction in the interior. The floor system consists of site cast concrete. The roof structure is wood framing. The 1998 Addition is a courtyard infill project with gypsum board on metal studs type wall construction in the interior. The floor system consists of steel bar joists with concrete and metal decking. The 2003 Addition contains brick and stone veneer on metal studs exterior wall construction, with metal stud and gypsum board type construction in the interior. The floor system consists of precast concrete planks on steel framing. 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 except for the 2003 Addition. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is generally adequate. The facility is equipped with a security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automate

This School District does not have bussing for students, which removes the need for a bus loop. The site is sloped with the high point in the southeast corner of the site, which created a need for a high quantity of cast concrete retaining wall. There is no room on this site for building expansion without using area designated for hard-surface play area. The site borders are two residential streets and 2 alleys in very close proximity to the adjacent residences.

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Building Summary - Harman Elem (15289)

D: 4 : 4	0 1 1	0.1					0.			•			1.01: (0)			1
	Oakwood	-						nty:	Montgomery		a: VV	est Centra	I Ohio (2)			
	Harman E							tact:	Mrs. Sarah Patterso	n						
Address:							Pho		(937) 297-5338	_	_					
	Dayton,Ol	1 4541	19						2017-08-24	•		aul W. Garl	and			
Bldg. IRN:			1.		Ι.		Date		2018-04-10			aul Brown				
Current Gra			_		Acreage			2.20	Suitability Appraisal	Summ	nary	/				
Proposed G			_		Teachir		ions:	31		tion			Bointo Bossible	Bointo Earno	d Doroontogo	Rating Category
Current Enr				52	Classro	oms:		27	Cover Sheet	tion					u Fercentage	Kating Category
Projected E		Doto		I/A	har of F	looro	Currant	Causes Fo	t 1.0 The School Site				100	60	60%	Borderline
Addition		1909		Num	2	-10018	Current	Square re	1 2.0 Structural and N	: Aechan	nical	l Features	200	109	55%	Borderline
Original Cor Classroom		1949			2				9 3.0 Plant Maintaina		iicai	r r catares	100	56	56%	Borderline
Classroom		1949	-		2				4.0 Building Safety		ecur	ritv	200	128	64%	Borderline
Stairwell Ad		1998			2				6 5.0 Educational Ade				200	119	60%	Borderline
Classroom		2003			2				6.0 Environment for			า	200	140	70%	Satisfactory
Total	.aamon	_500	,00						LEED Observations			-	_	_	_	
	*HA	= 1	Hand	dicapi	ped Acc	ess		. 5,6	Commentary				_	_	_	_
	*Rating			facto					Total				1000	612	61%	Borderline
				ds Re					Enhanced Environn	nental l	Haz	ards Asses	ssment Cost Estir	<u>mates</u>		
		=3	Need	ds Re	placem	ent										
	*Const P/	/S = I	Pres	ent/S	chedule	d Con	struction		C=Under Contract							
F.A	ACILITY AS	SSESS	SME	NT				Dollar	Renovation Cost Fa	ctor						98.97%
	Cost S		18			Rating	g A	ssessment	Cost to Renovate (C	Cost Fa						\$13,652,186.17
	ing System	1				3	-	91,266.08	The Replacement C				Renovate/Replace	e ratio are only	provided when	this summary is
B. Roofi						3	\$2	93,854.00	requested from a M	aster F	Plan.	-				
	lation / Air		itioni	ng		2		\$5,000.00	-							
	rical Syste					3		37,463.32	-							
	bing and F	ixture	<u>s</u>			2	+	70,880.00	- -							
	ows ture: Foun	dation				2	1	\$43,217.00	-							
	ture: Foun			nove		2	Q 4	\$0.00 90,093.00	-							
	ture: Floor					2	+	34,991.50	-							
	eral Finishe		1100	13		2	+	67,766.05	-							
	or Lighting					3	-	367,700.03 367,420.00	.†							
	rity Systen					3		211,739.40								
	gency/Egr	_	ghtin	ng		3	+	70,084.00	.1							
	Alarm					2		22,647.00	.]							
	licapped A	ccess				3	+	84,366.80	-]							
P. Site (Condition					2	\$2	21,360.80	-]							
Q. Sewa	age Systen	<u>n</u>				1		\$0.00	-]							
R. Wate	r Supply					1		\$0.00	-							
S. Exter	ior Doors					3	9	54,200.00	_							
	rdous Mat	<u>erial</u>				3	\$8	49,348.40	-							
	<u>Safety</u>					2		43,763.20	-]							
	<u>e Furnishir</u>	<u>ngs</u>				2		40,168.00	-]							
W. Tech						3	_	86,310.42	-							
	truction Co Construction			<u>/</u>		-		708,328.15	-							
Total							\$13,7	94,267.12								

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor (basement) of the overall facility is concrete slab on grade type construction, and is in good condition.

There is no crawl space. The floor construction of the first and second floors of the 1909 Original Construction is plywood on wood joist) type construction, and is in fair condition. The floor construction of the first and second floors of the 1949 and the 1960 Addition is cast-in-place concrete, and is in good condition. The floor construction of the 1998 Addition is metal decking with concrete topping on steel bar joists, and is in good condition. The 2003 Addition floor construction is precast concrete planks with concrete topping, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1909 Original Construction, the 1949 Addition and the 1960 Addition is wood deck on wood joist type construction, and is in fair condition. The roof construction of the 1998 Addition is metal roof deck on steel bar joists. The roof construction of the 2003 Addition is metal

roof decking on metal trusses. The soffits and fascia trim throughout the entire facility are wood construction.

Rating: 2 Needs Repair

Recommendations: Provide replacement for wood joist framing on the first and second floor of the 1909 Original Construction. Provide fire separation assembly for

wood roof structure in the Original Construction, the 1949 Addition and the 1960 Addition. Refer to Item U for pricing of fire suppression system for wood structures. Provide cleaning and painting of all wood fascia, soffits and trim. Repair wood trim at all soffits of entries and front canopy.

Pricing for canopy repairs included in this section.

ltem	Cost	Unit	Building	Original Construction (1909) 32,931 ft²	Classroom Addition (1949) 18,739 ft ²	Classroom Addition (1960) 4,170 ft ²	Addition (1998)		Sum	Comments
Replace Wood Floor System	\$45.00	sq.ft. (Qty)		15,911 Required					\$715,995.00	
Fire Rated Drywall over Existing Wood Ceiling Joists	\$3.50	sq.ft. (Qty)		15,911 Required	9,164 Required	2,092 Required				(per square feet of required drywall)
Repair Soffits:	\$24.00	sq.ft. (Qty)		2,620 Required	991 Required	282 Required		1,270 Required	\$123,912.00	
Sum:			\$934,991.50	\$834,563.50	\$55,858.00	\$14,090.00	\$0.00	\$30,480.00		





Soffit at 1949 South Elevation

Soffit at 1949 and 1909 Intersection

L. Security Systems

Description:

The overall facility contains a CCTV (Honeywell) and Door access control security system, installed in 2015 and in good condition. Motion detectors are not provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Door contacts are provided in the Main entry, and (4) exterior doors. An automatic visitor control system is not provided. The Administrative office is not located adjacent to the Main Entrance to the facility and though a secure Entrance vestibule is not provided, the Main Entry is equipped with Door Buzzer Entry system and CCTV camera monitored and controlled by a computer in the Administrative office. Compliant color CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a LCD monitor, computer based recording device. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is provided. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There are no playground fencing issues requiring attention. The exterior site lighting system is equipped with surface mount wall pack, HID metal halide at entry lights in poor condition. Pedestrian walkways are illuminated with surface mount round pendant, HID metal halide fixtures in poor condition. Parking pick-up / drop off areas are not illuminated. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity.

Rating: 3 Needs Replacement

Recommendations:

Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Provide Secure Entrance Vestibule at Main Entry to the facility. The allowance is based upon adding three sets of double doors and wall system to deny access to the school at the split-level stair at the main entry.

Item	Cost	Unit		- 3			Stairwell			Comments
			Building	Construction	Addition (1949)	Addition (1960)	Addition	Addition (2003)		
				(1909)	18,739 ft ²	4,170 ft ²	(1998)	13,878 ft ²		
				32,931 ft ²			366 ft ²			
Security	\$1.85	sq.ft. (of entire		Required	Required	Required	Required	Required	\$129,655.40	(complete, area of building)
System:		building								
-		addition)								
Exterior Site	\$1.00	sq.ft. (of entire		Required	Required	Required	Required	Required	\$70,084.00	(complete, area of building)
Lighting:		building								
-		addition)								
Other: Secure	\$12,000.00	allowance		Required					\$12,000.00	Add 2 sets of doors and wall
Entrance										system to deny direct access to
Vestibule										the school at the Main Entry.
Sum:			\$211,739.40	\$105,853.35	\$53,406.15	\$11,884.50	\$1,043.10	\$39,552.30		•







CCTV Type Security System Monitored In Adminitrative Area

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 because access to the main entry is facilitated by stairs. There is not an accessible route connecting all or most areas of the site because access to the playground is facilitated by stairs and slides. The exterior entrances are mostly 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 3 ADA power assist doors and 2 are currently provided. The main entry requires 1 ADA power assist door opener as well as 2 chair lifts because of the stairs on the interior and exterior that facilitate entry into the building. The 2003 Addition is the best access point for the handicapped because it gives direct access to the elevator and the entry point is not blocked by stairs. This entry has 2 power assist doors (one at the main entry and one at the vestibule door) and they are in fair condition. Playground layout and equipping are not compliant because the playground is inaccessible and equipment/playground surface does not meet ADA requirements. On the interior of the building, space allowances and reach ranges are mostly not compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do meet all ADA requirements. Elevation changes within the overall facility are facilitated by 8 compliant stairwells in good condition, 1 compliant lifts in fair condition, and 1 compliant ramp in good condition. Special provisions for floor level changes in this 2 story structure have been appropriately addressed by a ramp, chairlift, and a compliant elevator in the 2003 addition that is in good condition. Access to the Stage is facilitated by a Corridor at Stage level. The only portion of the facility that is not accessible is the Auditorium space. The existing ramp connects the stage and the cafeteria, but does not provide access to the Auditorium seating area. Interior doors in the 1909 Original Construction, 1949, 1960 and 1998 Additions are not recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. Interior doors in the 2003 Addition are a combination of recessed and non-recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. 18 ADA-compliant toilets are required, and 4 are currently provided. 18 ADA-compliant Restroom lavatories are required, and 12 are currently provided. 0 ADA-compliant Science Classroom lab sinks are required, and 0 are currently provided. 4 ADA-compliant urinals are required, and 14 are currently provided. 0 ADA-compliant showers are required, and 0 are currently provided. 6 ADA-compliant electric water coolers are required, and 2 are currently provided. In the 1909 Original Construction, 1949, and 1960 Additions, toilet partitions are plastic, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. In the 2003 Addition, toilet partitions are plastic, and do provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors do meet ADA requirements for mounting heights. Science Classrooms are compliant with ADA requirements. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to size. ADA signage is only provided on the interior and exterior of the building in the 2003 Addition.

Rating:

3 Needs Replacement

Recommendations:

Provide ADA-compliant signage, electric water coolers, toilets, sinks, urinals, toilet partitions, doors and frames, door hardware in the 1909 Original Construction, 1949, 1960, and 1998 Additions to facilitate the school's meeting of ADA requirements. Provide new ADA-compliant signage in the 2003 Addition. Parking issues are corrected in Item P. Provide 2 new power assist door openers at east entry of the 2003 Addition. Provide 1 new power assist door opener at the main entry in the 1909 Original Construction. Provide 2 chair lifts for the main entry - one interior and one exterior. Replace existing chair lift in the 1909 Original Construction due to age. In the 1949 Addition, enlarge both staff Restrooms and the Restroom in the Art Room to allow for ADA spatial clearances. In the boys group Restroom of the 1949 Addition, remove 1 urinal to make room for an ADA stall that accommodates required ADA spatial clearances. In the 1909 Original Construction, enlarge both staff Restrooms, the clinic Restroom, and the Restroom located inside a Classroom to allow for ADA spatial clearances. In the 1909 Original Construction, remove 1 toilet in the girl's Locker Room, girl's Restroom, and boy's Locker Room to make room for an ADA stall that accommodates required ADA spatial clearances. Provide funding to rework doorways and Corridor walls to accommodate ADA standards as needed throughout the overall facility. Refer to Item P - Site Condition for funding regarding playground and accessibility renovations.

Item	Cost	Unit	Whole Building	Original Construction (1909) 32,931 ft ²	Classroom Addition (1949) 18,739 ft ²	Classroom Addition (1960) 4,170 ft ²	Stairwell Addition (1998) 366 ft ²	Classroom Addition (2003) 13,878 ft ²	Sum	Comments
Signage:	\$0.2	0sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$14,016.80	(per building area)
Lifts:	\$15,000.0	0unit		3 Required					\$45,000.00	
Electric Water Coolers:	\$1,800.0	0unit		3 Required	2 Required				\$9,000.00	(replacement double ADA)
Electric Water Coolers:	\$3,000.0	0unit		4 Required	4 Required				\$24,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.0	0unit		20 Required	4 Required	4 Required			\$106,400.00	(new ADA)
Toilet Partitions:	\$1,000.0	0stall		3 Required	2 Required					(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.0	0unit		1 Required				2 Required		(openers, electrical, patching, etc)
Replace Doors:	\$1,300.0	Oleaf		35 Required	17 Required	7 Required				(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.0	Oleaf		1 Required	2 Required				' '	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.0	0leaf		22 Required	15 Required	1 Required				(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Other: Enlarge Restrooms to Accommodate ADA	\$25,000.0	0each		4 Required	3 Required					Enlarge Restroom to accommodate ADA requirements. (Cost includes removal of existing and new ADA toilet and sink)
Other: Remove Toilet Fixture	\$200.0			3 Required	2 Required					Remove toilet fixture for ADA spatial allowances. Cover/patch wall as needed.
Other: Remove Toilet Partition	\$150.0	0each		3 Required	2 Required					Remove toilet partition for ADA spatial allowances.
Sum:			\$684,366.8	0 \$417,036.20	\$219,347.80	\$30,134.00	\$73.20	\$17,775.60		





Existing Chair Lift

Typical Restroom in 1909 Original Construction

U. Life Safety

Description:

The 1909 Original Construction, the 1949 Addition, the 1960 Addition and the 1998 Addition are not equipped with an automated fire suppression system. The 2003 Addition is equipped with a compliant automated fire suppression system in good condition, with a fire service entrance sized for the overall school. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 5 interior stair towers, 4 of which are not protected by a two-hour fire enclosure. Guardrails are not at the correct height and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in fair condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction and not installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately 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 sufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 2 Needs Repair

Recommendations:

Provide a new automated fire suppression system to meet Ohio School Design Manual guidelines in the 1909 Original Construction and the 1949, 1960 and 1998 Additions. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code in the 1909 Original Construction and the 1949 Addition. Replace kitchen hood as noted in Item J. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system. Provide emergency generator with funding provided via complete replacement of electrical system in Item D.

Item	Cost	Unit	Whole	Original	Classroom	Classroom	Stairwell	Classroom	Sum	Comments
			Building	Construction	Addition (1949)	Addition (1960)	Addition	Addition (2003)		
				(1909)	18,739 ft ²	4,170 ft ²	(1998)	13,878 ft ²		
				32,931 ft ²			366 ft ²			
Sprinkler / Fire	\$3.20	sq.ft.		26,279 Required	14,908 Required	4,097 Required	138 Required	12,004 Required	\$183,763.20	(includes increase of
Suppression System:		(Qty)								service piping, if required)
Generator:	\$50,000.00	unit		1 Required	0 Required	0 Required	0 Required	0 Required	\$50,000.00	(75 KW w/fence and
										pad/day tank only, life
										safety only)
Handrails:	\$5,000.00	level		2 Required					\$10,000.00	
Sum:			\$243,763.20	\$144,092.80	\$47,705.60	\$13,110.40	\$441.60	\$38,412.80		







Kitchen Hood

E.D. Smith Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1928, is a 3 story, 54,713 square foot brick and stone school building located in a suburban, residential setting. There have been two additions to the facility in 1968 and 2003. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains masonry type exterior wall construction, with masonry and plaster type wall construction in the interior. The floor system of the base floor of the overall facility is concrete slab on grade. The floor system of the intermediate floors in the Original Construction consists of site cast concrete. The floor system of the intermediate floors in the 1968 Addition and the 2003 Addition consists of precast planks on steel beams. The roof structure in the Original Construction is a combination of site cast concrete and wood framing. The roof structure for the 1968 Addition is steel bar joists. The roof structure for the 2003 Addition is a combination of precast concrete roof deck and steel framing. The roofing system of the Original Construction is slate, installed in 1928 over 89 years ago, and TPO membrane installed in 2010, over 7 years ago. The roofing system of 1968 Addition is slate, installed in 1968 over 49 years ago, and modified bitumen installed in 2010, over 7 years ago. The roofing system of the 2003 Addition is slate, installed in 2003 over 14 years ago, and TPO membrane installed in 2003, over 14 years ago. 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. Physical Education and Student Dining spaces consist of one 7,334 SF Primary Gymnasium and separate Student Dining. The electrical system for the facility is generally inadequate. The facility is not equipped with a fully compliant security system. The Original Construction and the 1968 Addition are equipped with a non-compliant manual fire alarm system. The 2003 Addition is equipped with a compliant automatic fire alarm system. The Original Construction and the 1968 Addition are not equipped with an automated fire suppression system. The 2003 Addition is equipped with an automated fire suppression system. The building is not reported to contain asbestos and other hazardous materials. The Original Construction and 1968 Addition are not compliant with ADA accessibility requirements. The 2003 Addition is compliant with ADA accessibility requirements. The school is located on a 3-acre site adjacent to residential properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is poor. There is no dedicated space for school buses to load and unload on the site, but the School District does not have bussing for students. Parking for staff, visitors and community events is inadequate and only available by street parking. There is a large area for bicycle parking on site for students and staff.

No Significant Findings

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Building Summary - Edwin D Smith Elem (34694)

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	ne:	Edwin D S			1				Contact:	•
Add	dres	s: 1701 Shaf	or Blv	ď					Phone:	: (937) 297-5335
		Dayton,Ol	H 454	19					Date Prep	repared: 2017-08-24 By: Paul W. Garland
Bld	g. II	RN: 34694							Date Revi	evised: 2018-03-09 By: Paul Brown
Cur	rent	Grades		PK	ζ, 1-6	Acrea	age:		3.00	Suitability Appraisal Summary
Pro	pose	ed Grades		N/A		Teac	hing S	tations:	36	
Cur	rent	Enrollment		45	8	Class	srooms	3:	34	
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<u>Orio</u>	jinal	Construction	1928	no		3			54,713	713 2.0 Structural and Mechanical Features 200 107 54% Border
<u>Gyn</u>	nnas	sium Addition	1968	no		2				244 3.0 Plant Maintainability 100 56 56% Border
Clas	ssro	om Addition	2003	yes		3				606 4.0 Building Safety and Security 200 123 62% Border
Tota	al								83,563	563 5.0 Educational Adequacy 200 121 61% Border
		*HA	= [Han	dicappe	d Acc	ess			6.0 Environment for Education 200 143 72% Satisfact
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		Roofing					3	\$3	78,166.60 -	Cost to Renovate (Cost Factor applied) \$16,115,402
_	_=	entilation / Air	Cond	ition	ing		3		\$5,000.00 -	
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-)		Construction Co			<u> </u>		-	\$3,1	96,982.29 -	29 -
Ш		lon-Construction			_					
Tota	al							\$16,2	83,118.31	31

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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 type construction, and is in good condition. Basement

storage areas are included under the 1928 Original Construction. There is no separate crawl space. The floor construction of the intermediate floors of the 1928 Original Construction is cast in place concrete. The floor construction of the intermediate floors in the 1968 Addition and the 2003 Addition are precast concrete planks with concrete topping type construction, and is in good condition. In the 1928 Original Construction, the ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical and plumbing scopes of work in required renovations. In the 1968 and 2003 Additions, ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1928 Original Construction is wood framing on cast-in-place concrete type construction, and is in good condition. The roof construction of the 1968 Addition is concrete decking on steel trusses type construction, and is in good condition. The roof construction is metal decking on steel trusses on precast concrete roof deck type construction, and is in good condition.

Rating: 1 Satisfactory

Recommendations: Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work for the 1928 Original

Construction.

Item	Cost	Unit	Whole Building	Original Construction (1928)	Gymnasium Addition (1968)	Classroom Addition (2003)	Sum	Comments
				54,713 ft ²	16,244 ft ²	12,606 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		





Corridor Floor Gymnasium Roof

L. Security Systems

Description:

The overall facility contains a CCTV (Honeywell), and Door access control security system, installed in 2015 and in good condition. Motion detectors are not provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are not equipped with door contacts, but is equipped with door alarm modules and key pads. An automatic visitor control system is not provided. The Administrative office is not located adjacent to the Main Entrance to the facility and though a secure Entrance vestibule is not provided, the Main Entry is equipped with Door Buzzer Entry system that includes door contacts and CCTV camera monitored and controlled by a computer in the Administrative office. Compliant color CCTV cameras are provided at main entry areas, exterior building perimeter, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a LCD monitor, computer based recording device. 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 fully compliant with Ohio School Design Manual guidelines. There are no playground fencing issues requiring attention. The exterior site lighting system is equipped with surface mount wall sconce, HID metal halide at entry lights, in poor condition. Pedestrian walkways, Parking pick-up / drop off areas are illuminated with surface mount round pendant, HID metal halide fixtures, in poor condition. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures.

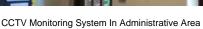
Rating: 3 Needs Replacement

Recommendations:

Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Provide Secure Entrance Vestibule at Main Entry to the facility. The allowance is based upon adding three sets of double doors and wall system to deny access to the school at the split-level stair at the main entry.

Item	Cost	Unit	Whole	Original	Gymnasium	Classroom	Sum	Comments
			Building	Construction (1928)	Addition (1968)	Addition (2003)		
				54,713 ft ²	16,244 ft ²	12,606 ft ²		
Security System:	\$1.85	sq.ft. (of entire		Required	Required	Required	\$154,591.55	(complete, area of building)
		building addition)						
Exterior Site Lighting:	\$1.00	sq.ft. (of entire		Required	Required	Required	\$83,563.00	(complete, area of building)
		building addition)						
Other: Secure	\$18,000.00	allowance		Required			\$18,000.00	Interior doors denying access to
Entrance Vestibule								corridors at the Main Entry.
Sum:			\$256,154.55	\$173,932.05	\$46,295.40	\$35,927.10		







Pedestrian Walkway Lighting

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 because access to the main entry is facilitated by stairs. There is an accessible route connecting most areas of the site. The exterior entrances are mostly not ADA accessible due to improper hardware and stairs at most entrances. Access from the parking / drop-off area to the building entries is compromised by steps. Adequate handicap parking is not provided. There are a couple parking spots near the only entry that is ADA accessible, but these spots are not specifically designated as handicap spaces. There is not a parking lot accompanying the facility. There is only street parking, which does not provide handicap spaces. Most exterior doors are not equipped with ADA hardware. Building entrances should be equipped with 1 additional ADA power assist door at the main entry of the facility. There is one entry in the 2003 Addition located in the back of the building that has a power assist opener, which is good condition. Playground layout and equipping are not compliant due to having a non-compliant ground surface. On the interior of the building, space allowances and reach ranges are mostly not compliant. There is an accessible route through the building (with the exception of getting to the Stage) which does not include protruding objects. Ground and floor surfaces are compliant. There are not ramps in the facility and stairs do meet all ADA requirements. Elevation changes within the overall facility are facilitated by 5 compliant stairwells in good condition, and 1 compliant lift in good condition. Special provisions for floor level changes in this three story structure are mostly sufficient. This multistory building has a compliant elevator that accesses every floor and is in good condition. The main entry is the only area (with the exception of the Stage) that has insufficient access because it is facilitated by stairs without a lift or a nearby ramp. Access to the Stage is not facilitated by a Corridor at Stage level, chair lift, or ramp. It is facilitated by 10 compliant stairs in good condition and does require a lift. Interior doors in the 1928 Original construction are not recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. Interior doors in the 1968 Addition are not recessed, are provided adequate clearances, and are not provided with ADA-compliant hardware. Interior doors in the 2003 Addition are recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. In the 1928 Original Construction 15 ADA-compliant toilets are required, and 5 are currently provided. 15 ADA-compliant Restroom lavatories are required, and 0 are currently provided. 0 ADA-compliant lab sinks are required. 3 ADA-compliant urinals are required, and 0 are currently provided. 1 ADA-compliant shower is required, and 0 are currently provided. 6 ADA-compliant electric water coolers are required, and 2 are currently provided. Toilet partitions are metal or marble, and provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors meet ADA requirements for mounting heights. In the 1968 Addition 4 ADA-compliant toilets are required, and 0 are currently provided. 4 ADA-compliant Restroom lavatories are required, and 0 are currently provided. 0 ADA-compliant lab sinks are required. 2 ADA-compliant urinals are required, and 0 are currently provided. 2 ADA-compliant showers are required, and 0 are currently provided. 3 ADA-compliant electric water coolers are required, and 1 is currently provided. Toilet partitions are metal, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors meet ADA requirements for mounting heights. In the 2003 Addition 8 ADA-compliant toilets are required, and 8 are currently provided. 8 ADA-compliant Restroom lavatories are required, and 14 are currently provided. 0 ADA-compliant Science Classroom lab sinks are required. 3 ADA-compliant urinals are required, and 6 are currently provided. 0 ADA-compliant showers are required. 3 ADA-compliant electric water coolers are required, and 3 are currently provided. Toilet partitions are plastic, and provide appropriate ADA clearances ADA-compliant accessories are adequately provided and mounted. Mirrors meet ADA requirements for mounting heights. Science Classrooms are compliant with ADA requirements. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to size and non-compliant fixtures. ADA signage is provided on the interior, but not the exterior of the building.

Rating:

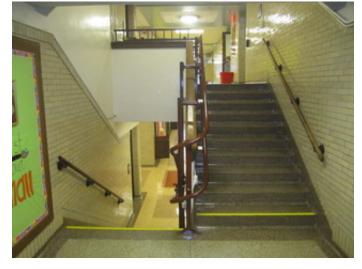
3 Needs Replacement

Recommendations:

Provide ADA-compliant signage, electric water coolers, toilet accessories, toilets, sinks, urinals, toilet partitions, doors and frames, and door hardware in the 1928 Original Construction and 1968 Addition to facilitate the school's meeting of ADA requirements. Parking issues are corrected in Item P. Provide a chair lift for the main entry and 1 power assist door opener to the main entry. Provide 1 chairlift to either side of the Stage in the 1968 Addition. Enlarge Health Clinic and Special Education Restrooms to allow for ADA spatial allowances. Enlarge all staff Restrooms in the 1928 Original Construction to allow for ADA spatial allowances. Reconfigure doorways in the 1928 Original Construction that open into Corridors in order to provide recessed openings with appropriate ADA clearances. Replace remaining doors with doors to match the new Corridor doors in finish, hardware, keying, etc. Provide funding to install ADA shower in or near Health Clinic. Provide ADA shower equipment in existing Locker Room showers of the 1968 Addition. The 2003 Addition requires no renovations at this time.

Item	Cost	Unit	Whole Building	Original Construction (1928) 54,713 ft ²	Gymnasium Addition (1968) 16,244 ft²	Classroom Addition (2003) 12,606 ft ²	Sum	Comments
Signage:		sq.ft. (of entire building addition)		Required	Required	Required	\$16,712.60	(per building area)
Lifts:	\$15,000.00	unit		2 Required			\$30,000.00	(complete)
Electric Water Coolers:	\$3,000.00	unit		4 Required	2 Required		\$18,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		23 Required	10 Required		\$125,400.00	(new ADA)
Toilet/Urinals/Sinks:	\$1,500.00	unit		5 Required			\$7,500.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall			2 Required		\$2,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required			\$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		43 Required	25 Required		\$88,400.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		8 Required			\$40,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		32 Required				(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Provide ADA Shower:	\$3,000.00	each		1 Required	2 Required			(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,000.00	per restroom		15 Required	4 Required		\$19,000.00	_
Other: Enlarge Restroom	\$25,000.00	each		9 Required			\$225,000.00	Enlarge Restroom to accommodate ADA requirements. (Cost includes funding for new fixtures, grab bars, and toilet accessories)
Sum:			\$748,512.60	\$654,242.60	\$91,748.80	\$2,521.20		





Stairs to Main Entry

Existing Chair Lift

Back to Assessment Summary

U. Life Safety

Description:

The 1928 Original Construction and the 1968 Addition are not equipped with an automated fire suppression system. The 2003 Addition is equipped with a compliant automated fire suppression system in good condition, with a fire service entrance sized for the overall school. Exit Corridors are situated such that dead-end Corridors are not present. The Original Construction features 3 interior stair towers, which are not protected by two-hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Guardrails are not needed due to stair configuration with walls. Handrails do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in fair condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. Kitchen hood exhaust ductwork is not of proper construction and/or installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately 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 sufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 2 Needs Repair

Recommendations:

Provide new automated fire suppression system in the 1928 Original Construction and 1968 Building Additions to meet Ohio School Design Manual guidelines. Provide 2-hour stair enclosures in the 1928 Original Construction. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new kitchen hood, with funding provided via complete replacement in Item J.

Item	Cost	Unit	Whole	Original Construction	Gymnasium Addition	Classroom Addition	Sum	Comments
			Building	(1928)	(1968)	(2003)		
				54,713 ft ²	16,244 ft ²	12,606 ft ²		
Sprinkler / Fire Suppression	\$3.20	sq.ft.		45,171 Required	15,199 Required		\$193,184.00	(includes increase of service piping, if
System:		(Qty)		·				required)
Interior Stairwell Closure:	\$5,000.00	per level		3 Required			\$15,000.00	(includes associated doors, door
								frames and hardware)
Sum:			\$208,184.00	\$159,547.20	\$48,636.80	\$0.00		





Fire Extinguisher

Fire Alarm

Oakwood Junior / Senior High, which is not on the National Register of Historic Buildings, and originally constructed in 1927, is a 3 story, 178,238 square foot brick and stone school building located in a suburban setting. There have been five additions to this building in 1932, 1960, 1969, 1989, and 2003. The 1969 Addition is a second floor built on top of the 1960 Addition. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the Original Construction and the Additions except a portion of the 2003 Addition contains masonry type exterior wall construction, with plaster on either wood or masonry type wall construction in the interior. The structure of the 2003 Addition is masonry for the Locker Room addition portion, and brick veneer on steel framing on the other Classroom portion, with gypsum board on metal stud wall framing construction in the interior. The floor system consists of cast-in-place concrete for the Original Construction and the 1932, 1960 and 1969 Additions. The floor system consists of a composite metal decking and cast concrete system in the 1989 Addition. The floor system consists of precast concrete planks for the 2003 Addition. The roof structure is wood framing and steel trusses for the 1927 Original Construction, the 1932 Addition and the 1969 Addition. The roof structure for the 1989 Addition consists of a composite metal decking and cast concrete system. The roof structure for the 2003 Addition is precast concrete planks. The roofing system of the Original Construction and the 1932 Addition is fully adhered membrane on the low-slope portion and slate on the high-pitched portions. The roofing system of the 1969 Addition is either a modified bitumen or a fully adhered membrane. The roofing system for the 1989 is a fully adhered roof membrane. The roofing system of the 2003 Addition is fully adhered membrane on the low-slope portion and slate on the high-pitched portions. All of the slate roof and modified bitumen areas are from the time of their construction, which puts them between 14 and 90 years old. The areas of roof membrane were installed in either 1998 or 2003, which makes them between 14 and 19 years old. The ventilation system of the building is inadequate to meet the needs of the users. The General Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of 5,380 SF Primary Gymnasium with 4,480 SF Auxiliary Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system except in the 2003 Addition only. The building is reported to contain asbestos per a 2001 Hazardous Materials report. The School District has not provided an updated report as to whether the asbestos was removed. The overall building is not compliant with ADA accessibility requirements. The school is located on a 5-acre site adjacent to residential properties. The athletic facilities are located across the street on a separate 7-acre site. The property and athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is poor. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate. Due to the size and proximity of this school in its community, there is no student bussing, so dedicated space for school buses is not warranted.

Career Tech Programs are paired with the neighboring school district, Kettering.

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Building Summary - Oakwood Jr./Sr. High ()

District:	Oakwood Cir	ty			Cou	ınty:	Montgo	mery	Area	a: West Centra	al Ohio (2)		
Name:	Oakwood Jr.	./Sr. Hi	gh		Con	ntact:	Paul W	aller (HS) & Tim Badenhop (Jr. High)					
Address:	1200 Far Hill	ls Aver	nue		Pho	ne:	HS-(93	7) 297-5325 / Jr. High - (937) 297-5328	8				
	Dayton, 454	19			Date	e Prepa	red: 2017-0	, , ,	By:	Paul W. Gar	land		
Bldg. IRN	•					•	ed: 2018-0		By:	Paul Brown			
Current Gr			7-12	Acreage			5.00	Suitability Appraisal Summary					
Proposed (N/A			ione:	75	Sultability Appraisal Sulfilliary					
Current En			1062	Teaching		10115.	68	Section	Poi	inte Possible	Points Farner	d Percentage	Rating Category
				Classroo	oms.		00	Cover Sheet		_	—		—
	Enrollment	_	N/A	Niverteen	- 4	0		1.0 The School Site		100	64	64%	Borderline
Addition		Date	HA	Number of Floors	OT		ent Square Feet	2.0 Structural and Mechanical Feature	00	200	122	61%	Borderline
Original Co	onstruction	1927	no	3				3.0 Plant Maintainability	<u> </u>	100	56	56%	Borderline
Auditorium		1927	_	1				4.0 Building Safety and Security					
Seating	I I IXEU	1921	110				4,700			200	131	66%	Borderline
Addition 1		1932	no	2			44,332	5.0 Educational Adequacy		200	139	70%	Satisfactory
Addition 2		1960		1				0.0 Environment for Education		200	152	76%	Satisfactory
Addition 3		1969		2			21,881	LEED Observations		_	_	_	_
Addition 4		1989	_	3			550	Commentary		_		_	
Addition 5		2003	-	2			14,156	Total		1000	664	66%	Borderline
		2003	yes					Enhanced Environmental Hazards Ass	sessm	ent Cost Estin	<u>nates</u>		
Total	*HA	11-		1 ^			178,238						
				ped Acces	55			C=Under Contract					
	*Rating	=1 Sat						Renovation Cost Factor					98.97%
		_	eds Re	·				Cost to Renovate (Cost Factor applied	I)				\$28,544,206.62
				eplacemen				The Replacement Cost Per SF and the	e Ren	ovate/Replace	ratio are only	provided when	this summary is
	*Const P/S			Scheduled	Const	truction		requested from a Master Plan.					
F	FACILITY ASS		IENT				Dollar						
- I.	Cost Set:	2018		R	ating		sessment C						
	ating System				3		81,480.56 -						
	ofing				3	\$1,0	50,611.10 -						
	ntilation / Air Co		ning		1		\$0.00 -						
	ctrical Systems				3		92,802.74 -						
	mbing and Fixt	tures_			3		22,907.00 -						
	<u>ndows</u>				2	\$	94,705.00 -						
	ucture: Founda	ation_			2		\$608.00 -						
H. Stru	ucture: Walls a	nd Chi	imneys	<u> </u>	2	\$2	67,331.25 -						
I. Stru	ucture: Floors	and Ro	<u>oofs</u>		2	\$	86,793.00 -						
🛅 J. Gen	neral Finishes				2	\$3,8	42,878.15 -						
K. Inter	rior Lighting				3	\$9	41,690.00 -						
L. Sec	curity Systems				3	\$5	42,978.30 -						
	ergency/Egres	s Ligh	ting		3	\$1	78,238.00 -						
M. Fire	Alarm				3	\$3	11,916.50 -						
	ndicapped Acc	ess			3	\$8	61,947.60 -						
	Condition				2		85,622.00 -						
	vage System				1		\$0.00 -						
	ter Supply				1		\$0.00 -						
	erior Doors				3	\$1	73,100.00 -						
	zardous Materi	al			3		43,048.50 -						
	Safety	<u></u>			2		75,062.40 -						
	se Furnishings	s			2		78,238.00 -						
	chnology	≅			3		46,698.32 -						
	nstruction Conf	tingon			-		62,615.30 -						
Non	n-Construction		<u> </u>		-								
Total						\$28,8	41,271.72						

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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 type construction, and is in good condition. There is no

crawl space. The floor system consists of cast-in-place concrete for the Original Construction and the 1932, 1960 and 1969 Additions, in good condition. The floor system consists of a composite metal decking and cast concrete system in the 1989 Addition, in good condition. The floor system consists of precast concrete planks for the 2003 Addition, in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations except for the third floor of the 1927 Original Construction. The roof structure is wood framing and steel trusses for the 1927 Original Construction, the 1932 Addition and the 1969 Addition, in good condition. The roof structure for the 1989 Addition consists of a composite metal decking and cast concrete system in good condition. The roof

structure for the 2003 Addition is precast concrete planks.

Rating: 2 Needs Repair

Recommendations: Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work. Refer to Item U for pricing of

fire suppression system for wood structures. Provide fire rated drywall assembly to the bottom of the wood roof framing areas of the 1927 Original

Construction.

Item	Cost	Unit	Whole	Auditorium Fixed	Original	Addition 1	Addition 2	Addition 3	Addition 4	Addition 5	Sum	Comments
			Building	Seating (1927)	Construction	(1932)	(1960)	(1969)	(1989)	(2003)		
				4,706 ft ²	(1927)	44,332 ft ²	15,790 ft ²	21,881 ft ²	550 ft ²	14,156 ft ²		
					76,823 ft ²							
Fire Rated Drywall over	\$3.50	sq.ft.		6,699 Required	18,099 Required						\$86,793.00	(per square feet of
Existing Wood Ceiling		(Qty)										required drywall)
Joists												
Sum:			\$86,793.00	\$23,446.50	\$63,346.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		







Orchestra Room Roof Structure on Third Floor of 1927 Original Construction

L. Security Systems

Description:

The overall facility contains a CCTV (Honeywell), Door access control security system (Digital Security) in good condition. The security system keypad (Magnum Alert), is not in operation. Motion detectors are not provided in main entries, central gathering areas, offices, and main Corridors. One motion detector is provided, but not in operation in space where 6 or more computers are located. Exterior doors are not equipped with door contacts, but are equipped with door alarm modules. An automatic visitor control system is not provided. The Administrative office for the Junior High school is located adjacent to the Main Entrance to the facility and though a secure Entrance vestibule is not provided, the Main Entry is equipped with FOB entry door system with door contacts, and CCTV camera monitored and controlled by a computer in the Administrative office. The Administrative office for the High school is located adjacent to the Main Entrance to the facility and though a secure Entrance vestibule is not provided, the Main Entry is equipped with door buzzer entry door system with door contacts, and CCTV camera monitored and controlled by a computer in the Administrative office. Compliant color CCTV cameras are provided at main entry areas, exterior building perimeter, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a LCD monitor, computer based recording device. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is provided. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There is no playground in this location. The exterior site lighting system is equipped with surface mounted wall packs, HID metal halide around the perimeter of building, T-8 fluorescent recessed downlight and surface mount decorative wall sconce fixture type lighting at each exterior door, in fair condition. Pedestrian walkways are illuminated with surface mount decorative pendant, HID metal halide, in fair condition. Parking pick-up / drop off areas are not illuminated. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures.

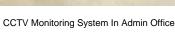
Rating: 3 Needs Replacement

Recommendations:

Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Provide Secure Entrance Vestibule at Main Entry to the High School. Allowance to install an interior frame and glazing enclosure at the front entry directly adjacent to the main office. The Junior High School entry is currently arranged as a secure entry vestibule and requires no additional work besides the OSDM security system upgrades.

Item	Cost	Unit	Whole	Auditorium	Original	Addition 1	Addition 2	Addition 3	Addition 4	Addition 5	Sum	Comments
			Building	Fixed Seating	Construction	(1932)	(1960)	(1969)	(1989)	(2003)		
			_	(1927)	(1927)	44,332 ft ²	15,790 ft ²	21,881 ft ²	550 ft ²	14,156 ft ²		
				4,706 ft ²	76,823 ft ²							
Security	\$1.85	sq.ft. (of entire		Required	Required	Required	Required	Required	Required	Required	\$329,740.30	(complete,
System:		building							-			area of
		addition)										building)
Exterior Site	\$1.00	sq.ft. (of entire		Required	Required	Required	Required	Required	Required	Required	\$178,238.00	(complete,
Lighting:		building							-			area of
		addition)										building)
Other: Secure	\$35,000.00	allowance			Required						\$35,000.00	High School
Entrance												Main Office
Vestibule												
Sum:			\$542,978.30	\$13,412.10	\$253,945.55	\$126,346.20	\$45,001.50	\$62,360.85	\$1,567.50	\$40,344.60		







Exterior Lighting At Entry

O. Handicapped Access

Description:

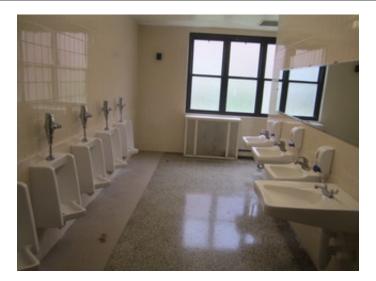
At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all areas of the site. The exterior entrances are mostly not ADA accessible 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 3 ADA power assist doors and 1 is provided in the 2003 Addition, which is in fair condition. Provide 2 new ADA power assist door to either side of the east side of the 1932 Addition. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do meet all ADA requirements. Elevation changes within the overall facility are facilitated by 7 compliant stairwells in good condition, 1 compliant lift in fair condition, 2 compliant ramps in good condition. This multistory building has 2 compliant elevators that access every floor and they are in good condition. Access to the Stage is facilitated by a Corridor at Stage level. Interior doors in the 1927 Original Construction are not recessed, are not provided adequate clearances, and are provided with ADA-compliant hardware. Interior doors in the 1960 and 2003 Additions are recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. Interior doors in the rest of the facility are not recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. In the 1927 Original Construction, 11 ADA-compliant toilets are required, and 2 are currently provided. 11 ADA-compliant Restroom lavatories are required, and 3 are currently provided. 5 ADA-compliant urinals are required, and 6 are currently provided. 0 ADA-compliant showers are required, and 0 are currently provided. Toilet partitions are metal, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. In the 1932 Addition, 8 ADA-compliant toilets are required, and 4 are currently provided. 8 ADA-compliant Restroom lavatories are required, and 7 are currently provided. 4 ADA-compliant urinals are required, and 5 are currently provided. 0 ADA-compliant showers are required, and 0 are currently provided. Toilet partitions are metal, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. In the 1960 Addition 6 ADA-compliant lab sinks are required and 0 are currently provided. In the 1969 Addition, 4 ADA-compliant toilets are required, and 2 are currently provided. 4 ADA-compliant Restroom lavatories are required, and 2 are currently provided. 1 ADA-compliant urinal is required, and 0 are currently provided. 0 ADA-compliant showers are required, and 0 are currently provided. Toilet partitions are metal, and do provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. In the 2003 Addition, 10 ADA-compliant toilets are required, and 8 are currently provided. 10 ADA-compliant Restroom lavatories are required, and 16 are currently provided. 4 ADA-compliant urinals are required, and 4 are currently provided. 5 ADA-compliant showers are required, and 8 are currently provided. Toilet partitions are metal, and do provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors throughout the overall facility do meet ADA requirements for mounting heights. 10 ADA-compliant electric water coolers are required throughout the overall facility, and 15 are currently provided. Science Classrooms are not compliant with ADA requirements due to lack of ADA-compliant lab sinks. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to size. ADA signage is only provided in the 2003 Addition and not adequately provided throughout the rest of the facility.

Rating: 3 Needs Replacement

Recommendations:

Provide ADA-compliant signage, power assist door openers, toilets, sinks, urinals, toilet partitions, doors and frames, and door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Parking issues are corrected in Item P. Provide funding to enlarge existing Restrooms that are undersized to meet ADA spatial requirements. Provide funding to reconfigure existing Large Group Restrooms that do not have an ADA stall to accommodate a new ADA stall. Replace existing lift due to age and condition.

Item	Cost	Unit	Whole	Auditorium	- 3		Addition 2	Addition 3			Sum	Comments
			Building	Fixed	Construction	(1932)	(1960)	(1969)	(1989)	(2003)		
				Seating	(1927)	44,332 ft ²	15,790 ft ²	21,881 ft ²	550 ft ²	14,156 ft ²		
				(1927)	76,823 ft ²			'		'		
				4.706 ft ²	'							
Signage:	\$0.20	sq.ft. (of		Required	Required	Required	Required	Required	Required	Required	\$35,647,60	(per building area)
oigilago.	Ψ0.20	entire		rtoquilou	rtoquirou	rtoquirou	rtoquirou	rtoquirou	rtoquirou	rtoquirou	Ψοσ,σ 17.00	(por ballalling aroa)
		building										
		addition)										
Lifts:	\$15,000.00					1 Required					\$15,000.00	(complete)
Electric Water	\$1.800.00)unit				4 Required					\$7,200,00	(replacement double
Coolers:	V 1,000101											ADA)
Electric Water	\$3,000.00	unit			2 Required			1 Required			\$9,000.00	(new double ADA)
Coolers:												,
Toilet/Urinals/Sinks:	\$3,800.00	unit			18 Required	18 Required		9 Required		13	\$220,400.00	(new ADA)
										Required	, ,	,
Toilet Partitions:	\$1,000.00	stall			6 Required	4 Required					\$10,000.00	(ADA - grab bars,
					1							accessories included)
ADA Assist Door &	\$7,500.00	unit				2 Required				1 Required	\$22,500.00	(openers, electrical,
Frame:	. ,											patching, etc)
Replace Doors:	\$1,300.00	leaf			108 Required	81 Required	27	40	4	24	\$369,200.00	(standard 3070 wood
·							Required	Required	Required	Required		door, HM frame,
							'''	'''	- 1	' ' '		door/light, includes
												hardware)
Provide Toilet	\$1,000.00	per			10 Required	6 Required		4 Required		8 Required		
Accessories:		restroom										
Other: Enlarge	\$15,000.00	each			2 Required	3 Required					\$75,000.00	Enlarge Restroom to
Restrooms to												accommodate ADA
accommodate ADA.												requirements.
Other: Group	\$17,500.00	each			4 Required						\$70,000.00	Reconfigure Group
Restroom												Restrooms to meet
Reconfiguration												ADA requirements for
Ĭ												spatial allowances
												(per Restroom).
Sum:			\$861.947.60	\$941.20	\$346,164.60	\$274,766,40	\$38.258.00	\$97.576.20	\$5,310.00	\$98,931.20		·





Typical Restroom

Elevator

Back to Assessment Summary

U. Life Safety

Description:

The overall facility except for the 2003 Addition is not equipped with an automated fire suppression system. The automatic fire suppression system in the 2003 Addition is in good condition. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 11 interior stair towers, which are not protected by two-hour fire enclosures. The facility features 1 exterior steel stairway providing egress from intermediate floors, which is in fair condition. Guardrails in the 1927 Original Construction are part of the wall construction or are constructed of vertical bars, and do not extend past the top and bottom stair risers as required by the Ohio Building Code. Guardrails in the 1932 Addition and the 1969 Addition are constructed of vertical bars, and do not extend past the top and bottom stair risers as required by Ohio Building Code. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction and/or installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the city system, and is sufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 2 Needs Repair

Recommendations:

Provide an automated fire suppression system in the Original Construction, 1932, 1960, 1969 and 1989 Building Additions to meet Ohio School Design Manual guidelines. According to OBC 1019.3.4, if a building in Use Group E is only 2 stories and has a sprinkler system, the stairways do not need to be rated. Provide rated enclosures in the 3-story 1927 Original Construction, which also has a 2-hour separation from the other Additions. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code for the 1927 Original Construction, the 1932 Addition and the 1969 Addition. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system. Funding for a new Kitchen hood is provided in Item J.

Item	Cost	Unit	Building	(1927)	Original Construction (1927) 76,823 ft²	Addition 1 (1932) 44,332 ft²	Addition 2 (1960) 15,790 ft ²	Addition 3 (1969) 21,881 ft ²	Addition 4 (1989) 550 ft ²	Addition 5 (2003) 14,156 ft ²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		4,706 Required	76,823 Required	44,332 Required	15,790 Required	21,881 Required	550 Required		,	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level			3 Required						, ,	(includes associated doors, door frames and hardware)
Handrails:	\$5,000.00	level			3 Required	2 Required		2 Required			\$35,000.00	·
Sum:			\$575,062.40	\$15,059.20	\$275,833.60	\$151,862.40	\$50,528.00	\$80,019.20	\$1,760.00	\$0.00		







Kitchen Hood and Range