

Bexley City School District

FACILITY ASSESSMENT REPORT

Building Assessment Summary

Montrose Elementary School



Building Information - Bexley City (43620) - Montrose Elem

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Montrose Elementary
Assessment Date (on-site; non-EEA)	2017-10-05
Kitchen Type	Warming Kitchen
Cost Set:	2017
Building Name	Montrose Elem
Building IRN	25445
Building Address	2555 E Main St
Building City	Bexley
Building Zipcode	43209
Building Phone	614.237.4226
Acreage	4.65
Current Grades:	K-6
Teaching Stations	29
Number of Floors	3
Student Capacity	510
Current Enrollment	420
Enrollment Date	2016-08-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	24
Historical Register	NO
Building's Principal	Dr. Quint Gage
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

69,458 Total Existing Square Footage

1922,1993 Building Dates

K-6 Grades

420 Current Enrollment

29 Teaching Stations

4.65 Site Acreage

Montrose Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1922, is a 3 story, 69,458 square foot brick school building located in a suburban, residential and commercial setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick type exterior wall construction, with brick, plaster and gypsum type wall construction in the interior. The floor system consists of cast in place concrete floors. The roof structure in the 1922 facility is cast in place concrete. The roof structure of the 1993 addition is metal deck on steel trusses. The roofing system of the overall facility is built-up asphalt installed over 15 years ago. The ventilation system of the building is inadequate to meet the needs of the users. Most of the Classrooms are very close to being adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of Gymnasium and separate Student Dining, 7400 SF Primary Gymnasium with 1357 SF 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. The building is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 4.65 acre site adjacent to residential and properties. The property play areas athletic facilities are fenced for security. Access onto the site is restricted. Site circulation is good. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate.

No Significant Findings

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Building Construction Information - Bexley City (43620) - Montrose Elem (25445)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Montrose Elementary	1922	no	3	50,296	no	no
Addition	1993	yes	3	19,162	no	no

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Building Component Information - Bexley City (43620) - Montrose Elem (25445)

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
Montrose Elementary (1922)		6650		7400	3615		1357	876						
Addition (1993)														
Total	0	6,650	0	7,400	3,615	0	1,357	876	0	0	0	0	0	0
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

- Not in current design manual
- In current design manual but missing from assessment

Building Summary - Montrose Elem (25445)

District: Bexley City				County: Franklin		Area: Central Ohio (0)																																																																																																													
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Montrose Elementary (1922) Summary

District: Bexley City				County: Franklin		Area: Central Ohio (0)				
Name: Montrose Elem				Contact: Dr. Quint Gage						
Address: 2555 E Main St Bexley, OH 43209				Phone: 614.237.4226						
Bldg. IRN: 25445				Date Prepared: 2017-10-05		By: Tom Kurtz				
				Date Revised: 2017-12-14		By: Tom Kurtz				
Current Grades	K-6	Acreage:	4.65	Suitability Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	29							
Current Enrollment	420	Classrooms:	24							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
Montrose Elementary	1922	no	3	50,296	1.0 The School Site	100	77	77%	Satisfactory	
Addition	1993	yes	3	19,162	2.0 Structural and Mechanical Features	200	134	67%	Borderline	
Total				69,458	3.0 Plant Maintainability	100	69	69%	Borderline	
					4.0 Building Safety and Security	200	138	69%	Borderline	
					5.0 Educational Adequacy	200	146	73%	Satisfactory	
					6.0 Environment for Education	200	138	69%	Borderline	
					LEED Observations	—	—	—	—	
					Commentary	—	—	—	—	
					Total	1000	702	70%	Satisfactory	
FACILITY ASSESSMENT				Enhanced Environmental Hazards Assessment Cost Estimates						
Cost Set: 2017				Rating	Dollar Assessment	C=Under Contract				
A.	Heating System		3	\$1,313,731.52						
B.	Roofing		3	\$274,688.80						
C.	Ventilation / Air Conditioning		2	\$5,000.00	Renovation Cost Factor 100.00%					
D.	Electrical Systems		3	\$816,304.08	Cost to Renovate (Cost Factor applied) \$6,242,069.22					
E.	Plumbing and Fixtures		2	\$9,200.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.					
F.	Windows		3	\$205,990.00						
G.	Structure: Foundation		1	\$0.00						
H.	Structure: Walls and Chimneys		3	\$66,150.00						
I.	Structure: Floors and Roofs		1	\$0.00						
J.	General Finishes		3	\$559,863.50						
K.	Interior Lighting		3	\$251,480.00						
L.	Security Systems		3	\$143,343.60						
M.	Emergency/Egress Lighting		3	\$50,296.00						
N.	Fire Alarm		3	\$75,444.00						
O.	Handicapped Access		3	\$261,487.00						
P.	Site Condition		3	\$127,594.00						
Q.	Sewage System		1	\$0.00						
R.	Water Supply		1	\$0.00						
S.	Exterior Doors		3	\$14,000.00						
T.	Hazardous Material		1	\$0.00						
U.	Life Safety		3	\$162,447.20						
V.	Loose Furnishings		3	\$100,592.00						
W.	Technology		3	\$578,906.96						
X.	Construction Contingency / Non-Construction Cost		-	\$1,225,550.56						
Total					\$6,242,069.22					

Addition (1993) Summary

District: Bexley City				County: Franklin		Area: Central Ohio (0)	
Name: Montrose Elem				Contact: Dr. Quint Gage			
Address: 2555 E Main St Bexley, OH 43209				Phone: 614.237.4226			
Bldg. IRN: 25445				Date Prepared: 2017-10-05		By: Tom Kurtz	
				Date Revised: 2017-12-14		By: Tom Kurtz	
Current Grades		K-6	Acreage:		4.65		
Proposed Grades		N/A	Teaching Stations:		29		
Current Enrollment		420	Classrooms:		24		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
Montrose Elementary		1922	no	3	50,296		
Addition		1993	yes	3	19,162		
Total					69,458		
*HA		=	Handicapped Access				
*Rating		=1	Satisfactory				
		=2	Needs Repair				
		=3	Needs Replacement				
*Const P/S		=	Present/Scheduled Construction				
FACILITY ASSESSMENT Cost Set: 2017				Rating	Dollar Assessment	C	
A.	Heating System	3	\$500,511.44	C=Under Contract			
B.	Roofing	3	\$221,522.40				
C.	Ventilation / Air Conditioning	2	\$0.00	Renovation Cost Factor 100.00%			
D.	Electrical Systems	3	\$310,999.26	Cost to Renovate (Cost Factor applied) \$2,386,019.22			
E.	Plumbing and Fixtures	2	\$0.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			
F.	Windows	3	\$48,230.00				
G.	Structure: Foundation	1	\$0.00				
H.	Structure: Walls and Chimneys	3	\$11,250.00				
I.	Structure: Floors and Roofs	1	\$0.00				
J.	General Finishes	3	\$228,747.00				
K.	Interior Lighting	3	\$95,810.00				
L.	Security Systems	3	\$54,611.70				
M.	Emergency/Egress Lighting	3	\$19,162.00				
N.	Fire Alarm	3	\$28,743.00				
O.	Handicapped Access	3	\$37,028.00				
P.	Site Condition	3	\$28,743.00				
Q.	Sewage System	1	\$0.00				
R.	Water Supply	1	\$0.00				
S.	Exterior Doors	3	\$12,000.00				
T.	Hazardous Material	1	\$0.00				
U.	Life Safety	3	\$61,318.40				
V.	Loose Furnishings	3	\$38,324.00				
W.	Technology	3	\$220,554.62				
X.	Construction Contingency / Non-Construction Cost	-	\$468,464.40				
Total			\$2,386,019.22				

Facility Assessment

A. Heating System

Description: The existing system for the overall facility is a gas fired heating hot water system, installed in 1993, and is in poor condition. The heating and chilled water system in the overall facility is a 2-pipe system, without a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type. The 2 gas fired boilers, manufactured by Raypak, were installed in 1993 and are in poor condition. Heating water is distributed to terminal units consisting of cabinet heaters and air handlers. The terminal equipment was installed in 1993 and is in poor condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The DDC type system temperature controls are in fair condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe but inefficient working order, and long-term life expectancy of the existing system is not anticipated. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Replace existing ductwork to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		50,296 ft ²	19,162 ft ²	\$1,814,242.96	Required
Sum:			\$1,814,242.96	\$1,313,731.52	\$500,511.44		Required



Gas Fired Boilers



Heating Hot Water Pumps

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Facility Assessment

B. Roofing

Description: The roof over the 1922 Original Construction and 1993 Addition is a build-up system that was installed in over 15 years ago, and is in fair condition. There are no District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the 2nd level roof was gained by a window 8' above the floor that is in good condition and a 10' ladder to the 3rd level roof. Fall safety protection cages are not required. There were observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: Provide replace roofing material. Provide replace coping and flashing. Provide additional overflow drains. Provide access ladders. Correct ponding water.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922) 50,296 ft²	Addition (1993) 19,162 ft²	Sum	Comments
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		17,234 Required	15,862 Required	\$436,867.20	
Repair/replace cap flashing and coping:	\$18.40	n.ft.		500 Required	660 Required	\$21,344.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		4 Required		\$10,000.00	
Roof Access Ladder with Fall Protection Cage:	\$100.00	n.ft.		30 Required		\$3,000.00	(remove and replace)
Correct Ponding Water on Roof by Remove/Replace Existing Ponding Area:	\$12.50	sq.ft. (Qty)		2,000 Required		\$25,000.00	(provide tapered insulation for limited area use to correct ponding)
Sum:			\$496,211.20	\$274,688.80	\$221,522.40		



Ponding water



Roof drain

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Facility Assessment

C. Ventilation / Air Conditioning

Description: The overall facility is equipped with a chilled water central air conditioning system, which is in good condition. An air-cooled condenser provides refrigerant to a chiller, installed in 2015, and in good condition, providing chilled water to air handling units. The ventilation system in the overall facility consists of air handlers, in poor condition, providing fresh air to Classrooms, and air handlers, in poor condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. Relief air venting is provided by ceiling plenums. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln, and existing kiln ventilation is inadequate, and in poor condition. General building exhaust systems for Restrooms are adequately placed, and in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements, pricing included in Item A. Replace the existing kiln system due to condition.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
				50,296 ft ²	19,162 ft ²		
Kiln Exhaust System	\$5,000.00	each		1 Required		\$5,000.00	
Sum:			\$5,000.00	\$5,000.00	\$0.00		



Chiller



Air Cooled Condenser

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Facility Assessment

D. Electrical Systems

Description: The electrical system provided to the overall facility is a dual 1000A, 480/277V, 3PH, 4W and 800A, 208/120V, 3PH, 4W system installed in 1993 and is in fair condition. Power is provided to the school by two utility owned, pad-mounted transformers located in the boiler room and in fair condition. The panel system is in fair condition and cannot be expanded to add additional capacity. The Classrooms are equipped with adequate electrical outlets. The typical Classroom contains 8 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. The existing facility is not equipped with a Stage. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		50,296 ft ²	19,162 ft ²		
			Required	Required	Required	\$1,127,303.34	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$1,127,303.34	\$816,304.08	\$310,999.26		



Main Distribution Panelboards



Indoor Utility Transformers

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E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure backflow preventer in fair condition. A water treatment system is not provided. The domestic water supply piping in the overall facility is copper and PVC, and is in fair condition. The waste piping in the overall facility is cast iron and PVC, and is in fair condition. The facility is equipped with (2) 100-gallon gas water heaters in good condition. The school contains 4 Large Group Restrooms for boys, 4 Large Group Restrooms for girls, Restrooms associated with specialty Classrooms, and 4 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 8 non-ADA floor mounted flush valve toilets, no ADA and 4 non-ADA wall mounted flush valve urinals, as well as 0 ADA and 14 non-ADA countertop mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 14 non-ADA floor mounted flush valve toilets, as well as 0 ADA and 14 non-ADA countertop lavatories. Staff Restrooms contain 2 ADA and 4 non-ADA floor mounted flush valve toilets, 0 ADA and 4 non-ADA floor mounted urinals, as well as 2 ADA and 4 non-ADA countertop lavatories. Condition of fixtures is good. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 2 ADA and 2 non-ADA electric water coolers, in fair condition. The 25 Elementary Classrooms are not equipped with sink mounted type drinking fountains. Special Education Classroom is not equipped with the required Restroom facilities, and fixtures are in good condition. Kitchen is not equipped with the required Restroom. Health Clinic is equipped with the required Restroom, and fixtures are in good condition. Kindergarten Classrooms are not equipped with Restroom facilities, and fixtures are in good condition. Kitchen fixtures consist of 1 hand sink and 1 triple-compartment sink, which are in fair condition. The Kitchen is equipped with an unsatisfactory grease interceptor due to insufficient capacity and condition. The Kitchen is provided the required 140-degree hot water supply via an Insta Hot type water heater, which is in good condition. The school does not meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with 35 toilets, 8 urinals, 35 lavatories, 25 Classroom sink mounted drinking fountains, and 17 electric water coolers. Observations revealed that the school is currently equipped with 32 toilets, 11 urinals, 28 lavatories, 0 Classroom sink mounted drinking fountains, and 4 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are not properly located and are not adequately provided with required service sinks or floor drain sinks, which are in fair. Science Classroom and Lab utility sinks, gas connections, compressed air connections, and safety shower and eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are not provided.

Rating: 2 Needs Repair

Recommendations: Provide required sink mounted type drinking fountains in Elementary Classroom spaces. Provide 4 exterior wall hydrants. Replace the existing grease interceptor due to condition. See Item O for replacement and addition of fixtures related to ADA requirements.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922) 50,296 ft²	Addition (1993) 19,162 ft²	Sum	Comments
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Hose Bibbs	\$800.00	unit		4 Required		\$3,200.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Grease Trap or Oil Interceptor	\$6,000.00	each		1 Required		\$6,000.00	
Sum:			\$9,200.00	\$9,200.00	\$0.00		



Domestic Hot Water Heaters



Classroom sink without fountain

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Facility Assessment

F. Windows

Description: The overall facility is equipped with wood, double glazed insulated glazing type window system, the installation date is unknown, and is in poor condition. The window system features operable windows throughout of the building, and operable windows are not equipped with opening limiters, most insect screens are missing, and in poor condition. Window system seals are in poor condition, with frequent air infiltration being experienced. Window system hardware is in poor condition. The window system features integral blinds, which are in fair condition. This facility does not feature any glass block windows. The exterior doors in the overall facility hollow metal are equipped with steel frames and no glazing, in poor condition and aluminum doors with single pane glazing, in fair condition. The school does not contain skylights. The school does not contain any clerestories. Interior glass is not OSDM-compliant due to it being wire glass. Window security grilles are not provided for ground floor windows. There is no a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Provide sidelights and transom panels. Provide interior door lights. Provide aluminum storefront type doors, refer to Item S. Provide exterior hollow metal doors, frames and hardware, refer to Item S.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
				50,296 ft ²	19,162 ft ²		
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		3,020 Required	720 Required	\$243,100.00	(includes blinds)
Curtain Wall/Storefront System:	\$65.00	sq.ft. (Qty)		66 Required	22 Required	\$5,720.00	(remove and replace)
Door and Window Panel Replacement:	\$200.00	each		27 Required		\$5,400.00	(Hazardous Material Replacement Cost - See T.)
Sum:			\$254,220.00	\$205,990.00	\$48,230.00		



Exterior aluminum clad windows



Interior of windows

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Facility Assessment

G. Structure: Foundation

Description: The overall facility is equipped with masonry foundation walls on concrete footings, and are in good condition. No significant issues related to foundation cracking or spalling were encountered. The District reports that there has been no past leaking

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
				50,296 ft ²	19,162 ft ²		
Sum:	\$0.00		\$0.00	\$0.00	\$0.00		



foundation wall at steps



Foundation Stone

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Facility Assessment

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing brick wall system, which displayed no locations of deterioration, and is in good condition. The 1993 gymnasium addition has a brick veneer on load bearing masonry walls, which displayed no locations of deterioration, and are in good condition. The 1993 exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. Control joints are provided at lintel locations, at doors, building corners, and wall offsets and are in fair condition. The 1922 school contains expansion joints in the corners only and no other expansion joints are needed, as there is no indication of exterior masonry cracking or separation. Exterior walls in the 1922 facility are inadequately insulated. Brick veneer masonry walls are not cavity walls. Exterior walls in the 1993 Addition are adequately insulated. Brick veneer masonry walls are cavity walls. Weep holes are not provided in sufficient quantity at lintels, below sills. The exterior masonry has not yet needed to be cleaned and sealed, showing no evidence of mortar deterioration. Architectural exterior accent materials consist of stone is in good condition. Exterior building fenestration in the overall facility exceeds 12.50% of the exterior surfaces. Interior Corridor and demising walls are concrete masonry units with, project do project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Interior soffits are of metal stud and gypsum type construction, and in good condition. The window sills are stone, and are in good condition. The exterior lintels are steel, and are in fair condition. Chimneys are in fair condition. Exterior soffits are of metal stud and gypsum type construction, and in good condition. The school is not equipped with a loading dock.

Rating: 3 Needs Replacement

Recommendations: Provide masonry cleaning, sealing, caulking as required through the overall facility. Add weeps to lintel and below sills. Exterior wall insulation deficiencies are addressed in Item J.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
				50,296 ft ²	19,162 ft ²		
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		15,000 Required	6,400 Required	\$32,100.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		15,000 Required		\$15,000.00	(wall surface)
Exterior Caulking:	\$5.50	in.ft.		2,300 Required	300 Required	\$14,300.00	(removing and replacing)
Other: Provide weeps.	\$40.00	each		400 Required		\$16,000.00	Limited access 2nd and 3rd floors
Sum:			\$77,400.00	\$66,150.00	\$11,250.00		



Re-caulk expansion joints



Add weeps at lintels and sills

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Facility Assessment

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 construction of the intermediate floors of the 1922 facility are precast concrete planks with concrete topping type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1922 is concrete plank type construction, and is in good condition. The roof construction above the 1922 entrance is coffered cast in place concrete, and is in good condition. The roof construction of the 1993 Addition is steel deck on steel trusses type construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
Sum:			\$0.00	\$0.00	\$0.00		



Metal roof deck



Cast in place concrete at roof level

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J. General Finishes

Description:

The overall facility features conventionally partitioned Classrooms with VCT type flooring, acoustical ceiling tile type ceilings, as well as painted type wall finishes, and they are in fair condition. The overall facility has Corridors with terrazzo type flooring, acoustical ceiling tile type ceilings, as well as painted type wall finishes, and they are in fair condition. The overall facility has Restrooms with ceramic tile type flooring, acoustical ceiling tile type ceilings, as well as ceramic tile and gypsum type wall finishes, and they are in fair condition. Toilet partitions are metal or plastic laminate, metal is in good condition, plastic laminate is in poor condition. Classroom casework in the overall facility is wood type construction with plastic laminate tops, is adequately provided, cabinets are in fair conditions and countertops are in poor condition. The typical Classroom contains 24 lineal feet of casework, and Classroom casework provided ranges from 17 to 27 feet. Classrooms are provided adequate chalkboards, markerboards, tack boards which are in fair condition. The Classroom storage cubbies, located in the Classrooms, are adequately provided, and in fair condition. The Art program is equipped with a kiln. The facility is equipped with wood non-louvered interior doors that are both flush mounted and recessed with proper ADA hardware and clearances, and in fair condition. The Gymnasium space has VCT type flooring, open to metal deck type ceilings, as well as painted type wall finishes, and they are in fair condition. There is no indication of Tartan flooring. Gymnasium does not have seating or stands. Gymnasium basketball backboards are both fixed and electrically operated type, and are in fair condition. The Media Center, located in the 1922 building, has carpet type flooring, acoustical ceiling tile type ceilings, as well as painted type wall finishes, and they are in fair condition. Student Dining, located in the original facility, has terrazzo type flooring, acoustic ceiling tile type ceilings, as well as painted type wall finishes, and they are in fair condition. The facility does not have a Stage. Existing Gymnasium, Student Dining spaces are adequately provided with appropriate sound attenuation acoustical surface treatments. The Media Center and Music spaces are not provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is a Warming Kitchen only, is undersized based on current enrollment, the existing Kitchen equipment is over 20 years old, installation date is unknown, is in fair condition. 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 on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction. Reach-in coolers and freezers are located within the Kitchen spaces, and are accessed by kitchen staff, and are in fair condition.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of warming kitchen equipment due to age and condition. Replace carpet in media center and offices. Provide insulation of exterior walls Replace laminate countertops in classrooms and restrooms including removal and reinstallation of existing sinks. Provide sound attenuation acoustical surface treatments. Replace all acoustical ceiling systems due to lighting replacement. Refer to Item K Replace plastic laminate toilet partitions, refer to Item O. Replace toilet accessories, refer to Item O. Replace interior doors is provided in Item O.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922) 50,296 ft ²	Addition (1993) 19,162 ft ²	Sum	Comments
Acoustic Ceiling:	\$3.50	sq.ft. (Qty)		49,661 Required	19,162 Required	\$240,880.50	(partial finish - tear out and replace per area)
Carpet:	\$3.50	sq.ft. (Qty)		7,000 Required		\$24,500.00	(partial finish - tear-out and replace per area)
Partial Casework (base and wall):	\$450.00	ln.ft.		384 Required	216 Required	\$270,000.00	(refer to OSFC, OSDM for requirements)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		14,800 Required	10,000 Required	\$148,800.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Warming Kitchen Replacement	\$112.50	sq.ft. (Qty)		876 Required		\$98,550.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Provide Sound Attenuation	\$7.00	sq.ft. (Qty)		200 Required	640 Required	\$5,880.00	Cloth faced fiberglass panels
Sum:			\$788,610.50	\$559,863.50	\$228,747.00		



Acoustical ceiling tile



Laminate counter top

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Facility Assessment

K. Interior Lighting

Description:

The typical Classrooms in the overall facility are equipped with T-8 lay-in 2x4 fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 62 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 lay-in 2x4 fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 42 FC, thus complying with the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with T-8 suspended 2x4 fluorescent fixtures in good condition, providing an average illumination of 65 FC, thus complying with the 50 ES / MS FC recommended by the OSDM. The Media Center is equipped with T-8 lay-in 2x4 fluorescent fixture type lighting in good condition, providing an average illumination of 44 FC, which is less than the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 lay-in fluorescent fixture type lighting with single level switching. Student Dining fixtures are in good condition, providing an average illumination of 57 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 lay-in 2x4 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 70 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 1x4 suspended T-8 fluorescent fixture type lighting in fair condition. The typical Administrative spaces in the overall facility are equipped with T-8 lay-in 2x4 fluorescent fixture type lighting in good condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to inadequate lighting levels in some locations.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of lighting system to facilitate work done in Items A and U.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922) 50,296 ft ²	Addition (1993) 19,162 ft ²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		Required	Required	\$347,290.00	Includes demo of existing fixtures
Sum:			\$347,290.00	\$251,480.00	\$95,810.00		



Typical Lighting



Gymnasium Lighting

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Facility Assessment

L. Security Systems

Description: The overall facility contains a CCTV type security system 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. An automatic visitor control system is provided. Compliant color CCTV cameras are inadequately provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of an LCD monitor and computer based hard disk 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 compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted HID entry lights in fair condition. Parking and bus pick-up / drop off areas are not illuminated. The exterior site lighting system provides adequate inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures.

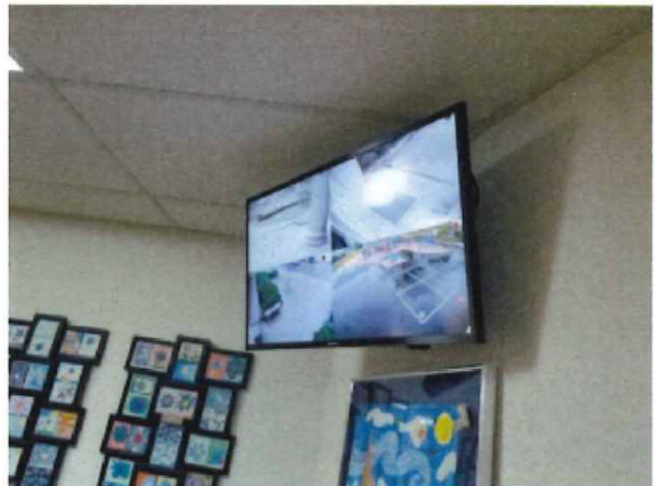
Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide new exterior site lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
				50,296 ft ²	19,162 ft ²		
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	Required	\$128,497.30	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	\$69,458.00	(complete, area of building)
Sum:			\$197,955.30	\$143,343.60	\$54,611.70		



Exterior Fixture at Door



CCTV Monitor with All Zones Shown

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Facility Assessment

M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant plastic construction and the system is in good condition. The facility is equipped with emergency egress floodlighting and the system is in good condition. The system is provided with appropriate battery backup. The system is adequately provided throughout, and meets Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of emergency / egress lighting system to facilitate work in Items A, K, and U.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
Emergency/Egress Lighting	\$1.00	sq.ft. (of entire building addition)		50,296 ft ²	19,162 ft ²		
			Required	Required	Required	\$69,458.00	(complete, area of building)
Sum:			\$69,458.00	\$50,296.00	\$19,162.00		



Noncompliant Exit Sign



Typical Egress Light

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Facility Assessment

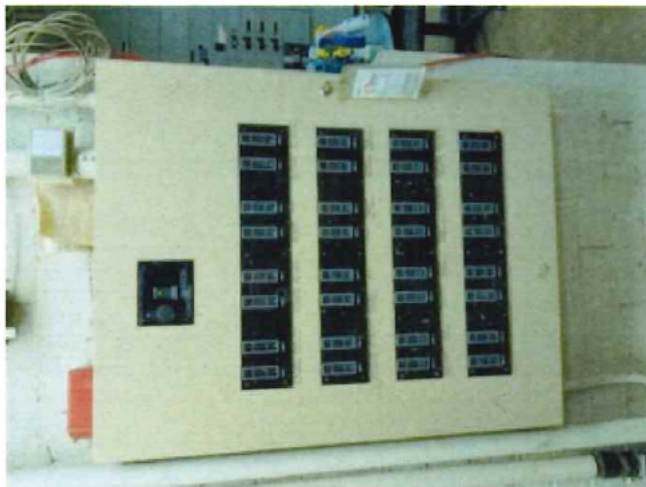
N. Fire Alarm

Description: The overall facility is equipped with a Johnson Controls panel type fire alarm system in fair condition, consisting of manual pull stations, horn and strobe indicating devices. The system is automatic and is not monitored by a third party. The system is equipped with sufficient audible horns / strobe indicating devices and smoke detectors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft. (of entire building addition)		50,296 ft ²	19,162 ft ²		
Sum:			\$104,187.00	\$75,444.00	\$28,743.00		(complete new system, including removal of existing)



Fire Alarm Control Panel



Remote Annunciator

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are ADA accessible. Access from the parking and drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors, and none are provided. Playground layout and equipping are compliant. 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 not compliant. Ramps meet ADA requirements and stairs do not meet all ADA requirements due to handrail extensions. Elevation changes within the overall facility are facilitated by 2 non-compliant stairwells in fair condition, 144 non-compliant steps in fair condition. This multistory building has a compliant elevator that accesses every floor and is in good condition. This building has a chair lift in the Media Center for access an area that is elevated 2 feet. No Stage is provided. All deficiencies are in the 1922 building. Interior doors are not all recessed, are not all provided with adequate clearances, and are provided with ADA-compliant hardware. All deficiencies are in the 1922 building 14 ADA-compliant toilets are required, and 2 are currently provided. 14 ADA-compliant Restroom lavatories are required, and 2 are currently provided. 4 ADA-compliant urinals are required, and none are currently provided. 11 ADA-compliant electric water coolers are required, and 2 are currently provided. Toilet partitions are metal and plastic laminate, and do provide appropriate ADA clearances for 2 toilets. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. The classrooms do not have ADA drinking fountains. Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic Restroom is not compliant with ADA requirements due to restroom size. ADA signage is provided on the interior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant power assist door opener, electric water coolers, classroom drinking fountains, toilets, sinks, urinals, toilet partitions, toilet accessories, in the 1922 facility to facilitate the school's meeting of ADA requirements. Provide ADA handrails in stairwells. Provide replacement interior doors. Remount restroom mirrors to ADA height. Provide ADA drinking fountains and sinks in the classrooms. Refer to Item J for casework.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922) 50,296 ft²	Addition (1993) 19,162 ft²	Sum	Comments
Electric Water Coolers:	\$1,800.00	unit		2 Required	2 Required	\$7,200.00	(replacement double ADA)
Electric Water Coolers:	\$3,000.00	unit		5 Required		\$15,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		14 Required		\$53,200.00	(new ADA)
Toilet/Urinals/Sinks:	\$1,500.00	unit		10 Required	4 Required	\$21,000.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall		4 Required		\$4,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		2 Required		\$15,000.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		92 Required	9 Required	\$131,300.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		20 Required	4 Required	\$6,840.00	
Provide Toilet Accessories:	\$1,000.00	per restroom		10 Required	2 Required	\$12,000.00	
Under Contract Deduction	-\$1.00	per unit		13 Required	12 Required	-\$25.00	Indicate total contract value per Addition
Other: Drinking Fountains	\$800.00	each		13 Required	12 Required	\$20,000.00	Provide ADA drinking fountains and sinks in the classrooms.
Other: Provide ADA compliant handrails.	\$50.00	n.ft.		200 Required	60 Required	\$13,000.00	Replace handrails in stairwells
Sum:			\$298,515.00	\$261,487.00	\$37,028.00		



Non-compliant handrails



Non-compliant fixtures and mirrors

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P. Site Condition

Description:

The 4.65 acre relatively flat site is located a suburban residential and commercial setting with generous tree and shrub type landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. A single entrance onto the site impedes proper separation of bus and other vehicular traffic, and one-way bus traffic is provided. There is a curbside bus loading and unloading zones in front and next to the school, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by an asphalt parking lot in good condition, containing 35 parking places, which does not provide adequate parking for staff members, visitors and the disabled. The site and parking lot drainage design, consisting of sheet drainage, catch basins and storm sewers provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Site features no concrete curbing due to sheet drainage storm water management design. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good condition. Trash pick-up and service drive pavement is heavy duty and is in good condition, and is equipped with a concrete pad area for dumpsters, which is in good. Exterior steps and ADA handrails at the main entrance are in good conditions. Exterior steps at both side entrances are ADA compliant. Exterior steps at the back entrance to the ground level do not have handrail, though they are required. Chain link fence surrounds the playgrounds and baseball field area. The fence separates vehicular traffic. The playground equipment is primarily constructed of coated steel and high-density plastic and is in good condition. Playground equipment is placed to provide compliant fall zones, and on a combination of hard and compliant soft surfaces, with 6 basketball hoops and tether ball being provided on an asphalt surface in good condition. The playground area is equipped with sufficient tables and benches in good condition. The athletic facilities are comprised of a baseball field, and is in good condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so.

Rating:

3 Needs Replacement

Recommendations:

Provide railings and handrails at the rear stairwell parking lot to ground level

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
Exterior Hand / Guard Rails:	\$43,000	n.ft.		50 Required	19,162 ft ²	\$2,150.00	
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required		\$50,000.00	include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	\$104,187.00	include this one or the next. (Each addition should have this item)
Sum:			\$156,337.00	\$127,594.00	\$28,743.00		



Stairwell missing handrails



ADA compliant ramp and entrance

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Facility Assessment

Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
				50,296 ft ²	19,162 ft ²		
Sum:	\$0.00		\$0.00		\$0.00		



Exposed Waste Pipe in Boiler Room



Kitchen Sink Waste

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Facility Assessment

R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 3" service and 3" water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump. The system provides adequate pressure for the future needs of the school.

Rating: 1 Satisfactory

Recommendations: Provide a new city water supply line of adequate capacity to support the existing needs of the facility, as well as a future automated fire suppression system. Funding provided in Item U.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
				50,298 ft ²	19,162 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		



Backflow Preventer



Water Meter

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Facility Assessment

S. Exterior Doors

Description: Typical exterior doors in the overall facility hollow metal type construction, installed on hollow metal frames, and in poor condition. Typical exterior doors feature no vision panels, and appropriate hardware. Entrance doors in the 1922 facility are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed vision panels and insulated transoms and sidelights, and appropriate hardware. The facility is not equipped with roof access doors. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all hollow metal and aluminum exterior doors, due to poor condition.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
				50,296 ft ²	19,162 ft ²		
Door Leaf/Frame and Hardware	\$2,000.00	per leaf		7 Required	6 Required	\$26,000.00	(includes removal of existing)
Sum:			\$26,000.00	\$14,000.00	\$12,000.00		



Hollow Metal Door



Aluminum Doors

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Facility Assessment

T. Hazardous Material

Description: The School District provided the AHERA three-year reinspection reports, prepared by Dupler Environmental Consultants, and dated June 28, 2016, documenting known and assumed locations of asbestos and other hazardous materials. Per the report, "Montrose Elementary School - the previously completed AHERA Re-inspection report stated that there are no known, confirmed or presumed asbestos-containing materials present in this facility."

Rating: 1 Satisfactory

Recommendations: Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
				50,296 ft ²	19,162 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		



Fluorescent tubes to be removed



Test for lead paint

[Back to Assessment Summary](#)

Facility Assessment

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. The Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. 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 insufficient to meet the future fire suppression needs of the school.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq. ft. (Qty)		50,296 Required	19,162 Required	\$222,265.60	(Includes increase of service piping, if required)
Other: Interlock cooking equipment with hood	\$1,500.00	each		1 Required		\$1,500.00	Cost includes the addition of a interlock to de-energize the cooking equipment upon discharge of the kitchen hood fire suppression system.
Sum:			\$223,765.60	\$162,447.20	\$61,318.40		



Kitchen Hood

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Facility Assessment

V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, reading tables, computer workstations, bookcases, wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 7 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
CEFPI Rating	7	\$2.00/sq.ft. (of entire building addition)		50,296 ft ²	19,162 ft ²		
Sum:			\$138,916.00	\$100,592.00	\$38,324.00	\$138,916.00	



Mismatched loose furnishings



Mismatched loose furnishings

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Facility Assessment

W. Technology

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

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet Ohio School Design Manual requirements, and to sustain the capacity to keep pace with technological development.

Item	Cost	Unit	Whole Building	Montrose Elementary (1922)	Addition (1993)	Sum	Comments
				50,296 ft ²	19,162 ft ²		
ES portion of building with total SF 50,000 to 69,360	\$11.51	sq.ft. (Qty)		50,296 Required	19,162 Required	\$799,461.58	
Sum:			\$799,461.58	\$578,906.96	\$220,554.62		



Typical Classroom Phone



Classroom Smart Board Projector

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$6,934,073.48
7.00%	Construction Contingency	\$485,385.14
Subtotal		\$7,419,458.62
16.29%	Non-Construction Costs	\$1,208,629.81
Total Project		\$8,628,088.43

Construction Contingency	\$485,385.14
Non-Construction Costs	\$1,208,629.81
Total for X.	\$1,694,014.95

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,225.84
Soil Borings / Phase I Envir. Report	0.10%	\$7,419.46
Agency Approval Fees (Bldg. Code)	0.25%	\$18,548.65
Construction Testing	0.40%	\$29,677.83
Printing - Bid Documents	0.15%	\$11,129.19
Advertising for Bids	0.02%	\$1,483.89
Builder's Risk Insurance	0.12%	\$8,903.35
Design Professional's Compensation	7.50%	\$556,459.40
CM Compensation	6.00%	\$445,167.52
Commissioning	0.60%	\$44,516.75
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$83,097.94
Total Non-Construction Costs	16.29%	\$1,208,629.81

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School Facility Appraisal

Name of Appraiser Tom Kurtz **Date of Appraisal** 2017-10-05
Building Name Montrose Elem
Street Address 2555 E Main St
City/Town, State, Zip Code Bexley, OH 43209
Telephone Number(s) 614.237.4226
School District Bexley City

Setting: Suburban

Site-Acreage	4.65	Building Square Footage	69,458
Grades Housed	K-6	Student Capacity	510
Number of Teaching Stations	29	Number of Floors	3
Student Enrollment	420		
Dates of Construction	1922,1993		

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

Type of Construction

Load bearing masonry
 Steel frame
 Concrete frame
 Wood
 Steel Joists

Exterior Surfacing

Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction

Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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Suitability Appraisal of 1.0 The School Site for Montrose Elementary

1.0 The School Site	Points Allocated	Points
<p>1.1 Site is large enough to meet educational needs as defined by state and local requirements</p> <p><i>The site is less than 5 acres compared to 15 acres required by the OSDM.</i></p>	25	10
<p>1.2 Site is easily accessible and conveniently located for the present and future population</p> <p><i>The School is centrally located within the School District, and is easily accessible.</i></p>	20	20
<p>1.3 Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to residential and commercial uses, which are suitable for educational instruction.</i></p>	10	8
<p>1.4 Site is well landscaped and developed to meet educational needs</p> <p><i>The site is well landscaped with mature shade trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i></p>	10	9
<p>1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking</p> <p><i>Playground areas consist of metal and high-density type play equipment, which is in good condition, and is located on an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is provided to separate vehicular traffic from pedestrians.</i></p>	10	10
<p>1.6 Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.</i></p>	5	4
<p>1.7 Site has stable, well drained soil free of erosion</p> <p><i>Soils appear to be stable and well drained, and no erosion was observed.</i></p>	5	5
<p>1.8 Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>The site has not been developed to accommodate outdoor learning.</i></p>	5	3
<p>1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.</i></p>	5	5
<p>1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community</p> <p><i>An inadequate number of parking spaces is provided for faculty, staff, parking, and is located on asphalt pavement in good condition.</i></p>	5	3
TOTAL - 1.0 The School Site	100	77

Suitability Appraisal of 2.0 Structural and Mechanical Features for Montrose Elementary

2.0 Structural and Mechanical Features		Points Allocated	Points
Structural			
2.1 Structure meets all barrier-free requirements both externally and internally		15	8
<i>Entire building is not ADA-compliant on the inside.</i>			
2.2 Roofs appear sound, have positive drainage, and are weather tight		15	8
<i>The roofs over the entire facility are in fair condition but require replacement in some areas due to standing water conditions.</i>			
2.3 Foundations are strong and stable with no observable cracks		10	10
<i>Foundations are strong and stable with no observable cracks</i>			
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration		10	10
<i>Exterior and interior walls are in good condition, have sufficient control joints, and are free from deterioration.</i>			
2.5 Entrances and exits are located so as to permit efficient student traffic flow		10	10
<i>Exits are properly located to allow safe egress from the building.</i>			
2.6 Building "envelope" generally provides for energy conservation (see criteria)		10	4
<i>Building envelope does not meet minimum energy conservation requirements.</i>			
2.7 Structure is free of friable asbestos and toxic materials		10	9
<i>The building was constructed in --- and is reported to be free of asbestos.</i>			
2.8 Interior walls permit sufficient flexibility for a variety of class sizes		10	6
<i>Interior walls throughout the facility are fixed walls and are not flexible.</i>			
Mechanical/Electrical		Points Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating		15	13
<i>The lighting system does not provide the minimum lighting intensity in all areas of the building as required by the OSDM. Classrooms have dual-level lighting systems. Lighting systems are well maintained.</i>			
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements		15	14
<i>The water pressure in the building is adequate for the future of the school.</i>			
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications		15	13
<i>Classrooms typically have 8 wall outlets. Each classroom has at least 1 phone jack, 1 network jack, and 1 cable jack.</i>			
2.12 Electrical controls are safely protected with disconnect switches easily accessible		10	3
<i>Electrical panels in the corridors are conveniently located but are unlocked.</i>			
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled		10	4
<i>Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.</i>			
2.14 Number and size of restrooms meet requirements		10	4
<i>The number and size of Restrooms do not meet requirements.</i>			
2.15 Drainage systems are properly maintained and meet requirements		10	4
<i>The roof drains are adequate in number and placement. There are floor drains in the mechanical rooms. The exterior storm drainage systems back up when it rains.</i>			
2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements		10	5
<i>Horn and strobe fire alarms are provided in all locations as required by the OBC and the ADAG. The building is equipped with smoke detectors. The building is not sprinkled.</i>			

2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	7
<i>There is a two-way intercom system in each classroom with a central unit in the administration area.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	2
<i>Hose bibbs are not provided on all sides of the building.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	134

Suitability Appraisal of **3.0 Plant Maintainability** for Montrose Elementary

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Exterior doors require minimal maintenance, windows require substantial maintenance.</i>	15	8
3.2 Floor surfaces throughout the building require minimum care <i>Flooring throughout the facility consists of VCT, terrazzo, ceramic tile and carpet which is well maintained throughout the facility.</i>	15	12
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Acoustical tile ceilings are not easily cleaned or resistant to stain.</i>	10	6
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>Casework consists of miscellaneous wood and metal shelving units in good and fair condition.</i>	10	7
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware is consistent throughout the facility, and meets ADA requirements.</i>	10	9
3.6 Restroom fixtures are wall mounted and of quality finish <i>Fixtures are floor and wall mounted and are of good quality.</i>	10	8
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial space is not adequately located throughout the facility.</i>	10	6
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Corridors and classrooms have an adequate number of outlets.</i>	10	9
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Light fixture are on all sides of the building and at every door. Exterior outlets are outside, but more sparsely placed.</i>	10	6
TOTAL - 3.0 Plant Maintainability	100	69

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
<p>4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Student loading occurs in the street, and is not separated from other vehicular traffic.</i></p>	15	6
<p>4.2 Walkways, both on and offsite, are available for safety of pedestrians</p> <p><i>Walkways are adequately provided on-site for pedestrian safety, though no sidewalks are provided off-site for safe pedestrian circulation.</i></p>	10	9
<p>4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>School signs and signals are not located as required on adjacent access streets.</i></p>	5	2
<p>4.4 Vehicular entrances and exits permit safe traffic flow</p> <p><i>Passenger vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.</i></p>	5	4
<p>4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard</p> <p><i>Playground equipment consists of plastic coated steel and high density plastic type equipment in good condition, appears to be free from hazard, and is located on an approved soft surface rubber tiles.</i></p>	5	5
Building Safety		
<p>4.6 The heating unit(s) is located away from student occupied areas</p> <p><i>The building utilizes air handling units located away from student occupied areas.</i></p>	20	18
<p>4.7 Multi-story buildings have at least two stairways for student egress</p> <p><i>The building does have 2 stairways, which are not enclosed.</i></p>	15	12
<p>4.8 Exterior doors open outward and are equipped with panic hardware</p> <p><i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i></p>	10	8
<p>4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>Emergency lighting is provided. Lights are battery or generator powered. There are an appropriate amount of exit signs.</i></p>	10	8
<p>4.10 Classroom doors are recessed and open outward</p> <p><i>Classroom doors are a mix of recessed and non-recessed without proper ADA clearances, and open outward.</i></p>	10	6
<p>4.11 Building security systems are provided to assure uninterrupted operation of the educational program</p> <p><i>The building security system includes door CCTV and a visitor control system. No other technology is in use.</i></p>	10	3
<p>4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition</p> <p><i>Terrazzo and VCT flooring have been well maintained throughout the facility.</i></p>	5	4
<p>4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16</p> <p><i>Stair risers exceed do not exceed 7 inches permitted by the OBC.</i></p>	5	3
<p>4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury</p> <p><i>Glass at door transoms and sidelights is not tempered or provided with a wire mesh for safety.</i></p>	5	3
<p>4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall</p> <p><i>Water coolers extend more than eight inches from the Corridor wall, which impede traffic flow in the Corridors.</i></p>	5	3
<p>4.16 Traffic areas terminate at an exit or a stairway leading to an egress</p> <p><i>Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a Corridor leading to the exterior.</i></p>	5	5

Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located <i>The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.</i>	15	5
4.18 There are at least two independent exits from any point in the building <i>Multiple exits are provided from Corridors throughout the facility.</i>	15	12
4.19 Fire-resistant materials are used throughout the structure <i>The structure is a masonry load bearing system with steel joist and cast in place concrete deck. Interior walls are brick, plaster and drywall.</i>	15	12
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>There is an automatic and manual emergency alarm system manufactured by Johnson Controls. The system has an audible alarm and strobes.</i>	15	10
TOTAL - 4.0 Building Safety and Security	200	138

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>The average Classroom is 900 SF compared to 900 SF required by the OSDM.</i>	25	20
5.2 Classroom space permits arrangements for small group activity <i>Classrooms are large enough to allow effective small group activity spaces.</i>	15	12
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The Music Room is located adjacent to academic learning areas, which can be distracting.</i>	10	6
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Classrooms are large enough to allow privacy time for individual students.</i>	10	8
5.5 Storage for student materials is adequate <i>Storage cubbies, located in the Classroom, are inadequately provided for student storage. There are no lockers in the hallways.</i>	10	6
5.6 Storage for teacher materials is adequate <i>A dedicated storage room not adequately provided.</i>	10	6
Special Learning Space		
5.7 Size of special learning area(s) meets standards <i>The Special Education Classroom is 1200 SF compared to 900 SF recommended in the OSDM.</i>	15	12
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Special Education spaces are properly designed to meet instructional needs.</i>	10	8
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The Media Center is an attractive space, including natural light and sufficient book storage space.</i>	10	8
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The Gymnasium space is adequately sized and equipped for physical education instruction.</i>	5	5
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Kindergarten spaces are undersized, and do not provide adequate instruction space.</i>	10	8
5.12 Music Program is provided adequate sound treated space <i>Music instruction is provided in a standard size Classroom without any sound treatment.</i>	5	3
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.</i>	5	4
School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment <i>The facility is provided with Computer Labs for student use.</i>	5	4
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms <i>Work Rooms are provided adjacent to the Classrooms for small groups and remedial instruction.</i>	5	4
5.16 Storage for student and teacher material is adequate	5	3

Storage for teachers and students has not been adequately provided throughout the facility.

Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals <i>Limited work space is provided for preparation of teacher materials.</i>	10	6
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>Cafeteria and kitchen are undersized.</i>	10	4
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served <i>Administrative Offices are adequately provided for Elementary students.</i>	5	4
5.20 Counselor's office insures privacy and sufficient storage <i>The space provided for the Counselor does insure privacy, but lacks sufficient storage space.</i>	5	3
5.21 Clinic is near administrative offices and is equipped to meet requirements <i>The Clinic is located within the Administrative Offices and is provided with required equipment.</i>	5	4
5.22 Suitable reception space is available for students, teachers, and visitors <i>Reception area is adequately provided.</i>	5	4
5.23 Administrative personnel are provided sufficient work space and privacy <i>Administrative personnel are provided sufficient work space and privacy</i>	5	4
TOTAL - 5.0 Educational Adequacy	200	146

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	12
<i>The building is a traditional design with classical detailing, which is aesthetically pleasing.</i>		
6.2 Site and building are well landscaped	10	9
<i>The site is landscaped with mature shade trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i>		
6.3 Exterior noise and poor environment do not disrupt learning	10	8
<i>The site is adjacent to residential and commercial uses, and there are no undesirable features adjacent to the school site.</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	4
<i>On-site walkways to accessory buildings are not covered.</i>		
6.5 Building materials provide attractive color and texture	5	4
<i>Exterior building materials consist of brick, stone, and concrete block, which do provide an attractive color and texture.</i>		
Interior Environment		
	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	16
<i>The color palette is comprised of achromatic hues / warm base with accent color of more saturated hues. School colors are reflected in the athletic areas. The use of repeated colors and materials gives the building some unity and a sense of consistency.</i>		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	12
<i>The building has a central air conditioning system.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	7
<i>It does not provide the minimum ventilation as required by the OBCMC.</i>		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	11
<i>The lighting system does not provide the minimum lighting intensity in all areas of the building as required by the OSDM.</i>		
6.10 Drinking fountains and restroom facilities are conveniently located	15	10
<i>Drinking fountains are not conveniently located and Restroom facilities.</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	6
<i>No socialization and communication spaces have been provided throughout the facility.</i>		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	8
<i>Corridors and Foyers are adequately designed for efficient traffic flow.</i>		
6.13 Areas for students to interact are suitable to the age group	10	6
<i>Limited space and equipment have been provided to encourage interaction among students.</i>		
6.14 Large group areas are designed for effective management of students	10	8
<i>The Gymnasium is adequately designed to manage large groups of students.</i>		
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	6
<i>Limited consideration has been given to acoustical treatment of Classrooms they have been provided in the dining area and gymnasium.</i>		
6.16 Window design contributes to a pleasant environment	10	4
<i>The appearance of the windows is good but air leaks are detrimental to a pleasant environment.</i>		

6.17 Furniture and equipment provide a pleasing atmosphere

10

7

Classroom furniture is mismatched and in fair condition.

TOTAL - 6.0 Environment for Education

200

138

LEED Observation Notes

School District: Bexley City
County: Franklin
School District IRN: 43620
Building: Montrose Elem
Building IRN: 25445

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Use a high reflective roofing material when the roof is replaced.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Install low flow fixtures

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Replace windows with more energy efficient models.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Have recyclable materials sorted on or off site.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Provide high efficiency filters and higher fresh amounts in the next generation of equipment.

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

Use a green cleaning program

Justification for Allocation of Points

Building Name and Level: **Montrose Elem**
K-6

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

1. Bus and vehicular loading/unloading is on the street.
2. The facility does not meet barrier free requirements throughout.
3. The facility is not equipped with an emergency generator or lighting protection.
4. The HVAC, electrical, fire suppression, fire alarm and technology systems need to be replaced.
- 5.
- 6.

[Back to Assessment Summary](#)

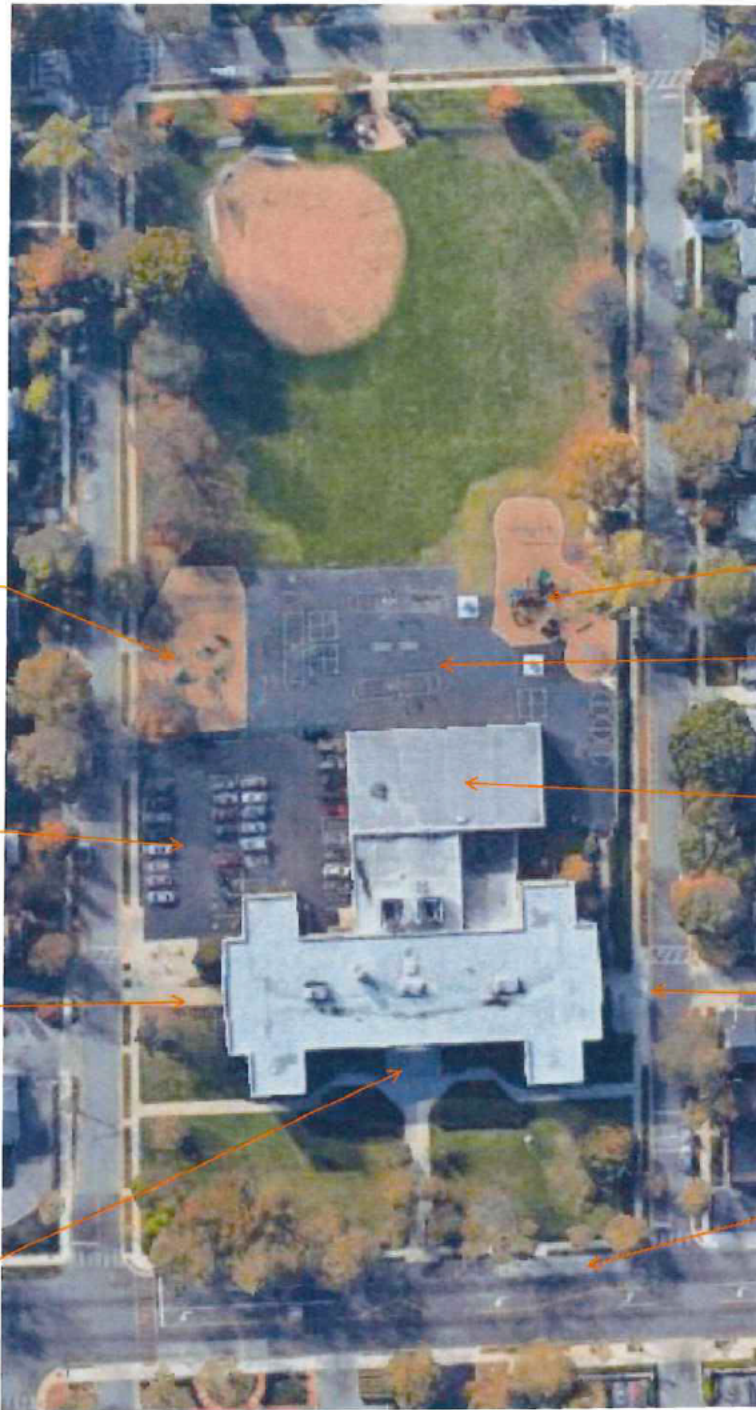
Environmental Hazards Assessment Cost Estimates

Owner:	Bexley City
Facility:	Montrose Elem
Date of Initial Assessment:	Oct 5, 2017
Date of Assessment Update:	Dec 14, 2017
Cost Set:	2017

District IRN:	43620
Building IRN:	25445
Firm:	Van Auken Akins Architects

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1922 Montrose Elementary	50,296	\$0.00	\$0.00
1993 Addition	19,162	\$0.00	\$0.00
Total	69,458	\$0.00	\$0.00
Total with Regional Cost Factor (100.00%)	—	\$0.00	\$0.00
Regional Total with Soft Costs & Contingency	—	\$0.00	\$0.00



Playground

Playground

Asphalt Play Area

Parking Lot

Gymnasium

Side Entrance

Side Entrance

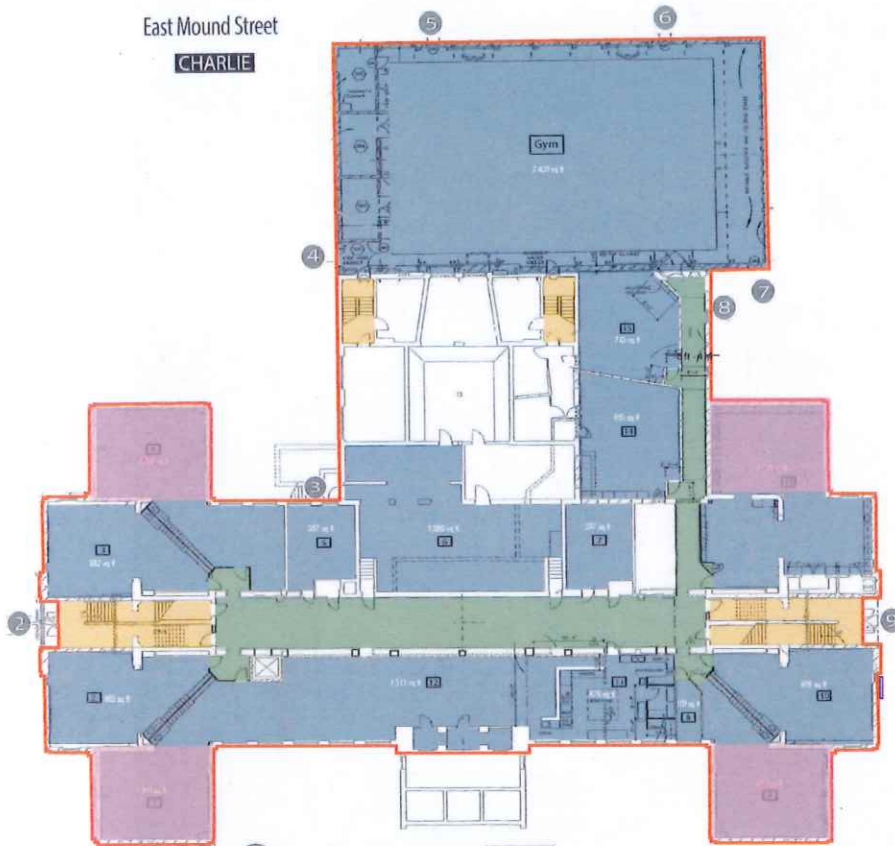
Main Entrance

Bus Drop Off

S Remington Road
BRAVO

East Mound Street
CHARLIE

Total Building: 32,307 sq ft



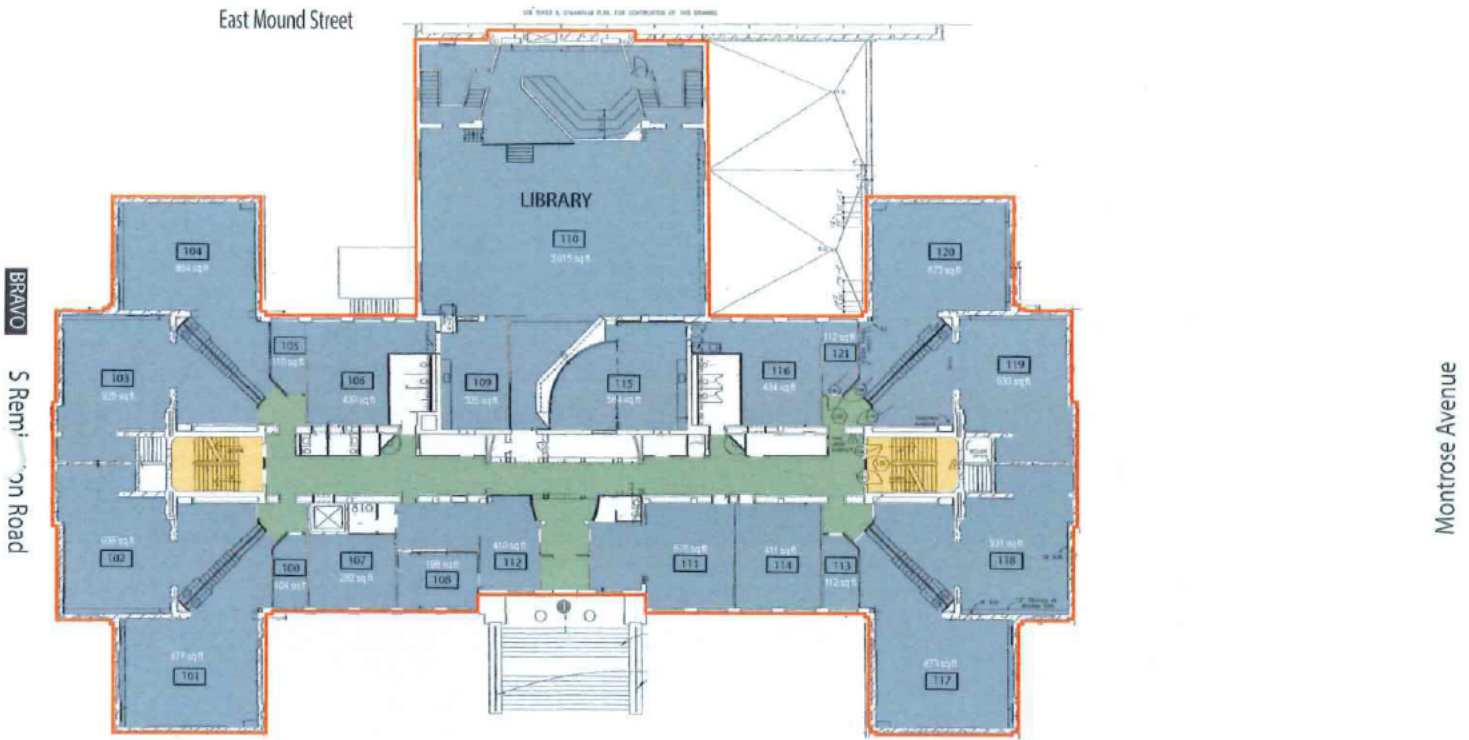
DELTA
Montrose Avenue

MONTROSE Master Floor Plan
2555 E. MAIN ST, BEXLEY, OHIO 43209
Office Number: 614-237-4226
Emergency Maintenance Number: 614-735-9869

GROUND FLOOR
N

ALPHA
Main Street

IRN #:043620



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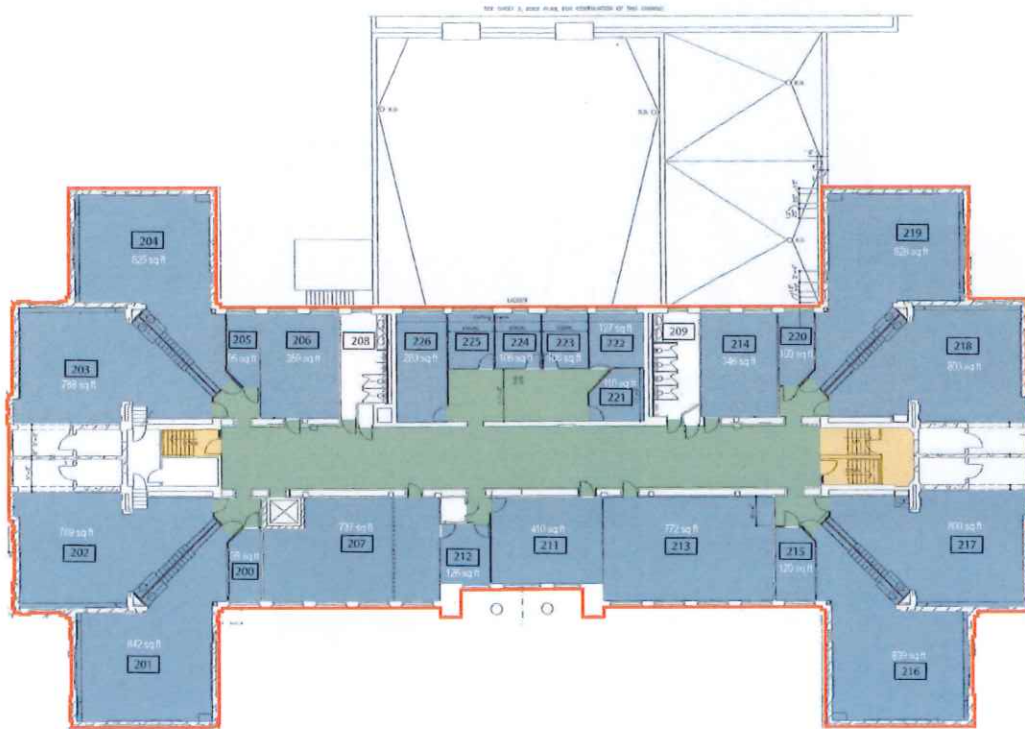
Main Street

East Mound Street
CHARLIE

Total Building: 16,430 sq ft

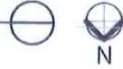
S Remington Road
BRAVO

Montrose Avenue
DELTA



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SECOND FLOOR



ALPHA
Main Street

IRN #:043620