

Bexley City School District

FACILITY ASSESSMENT REPORT

Building Assessment Summary

Bexley Middle School & High School



FACILITY ASSESSMENT REPORT

Building Information - Bexley City (43620) - Bexley High

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Bexley Middle and High School
Assessment Date (on-site; non-EEA)	2017-10-04
Kitchen Type	Full Kitchen
Cost Set:	2017
Building Name	Bexley High
Building IRN	2675
Building Address	326 S Cassingham Rd
Building City	Bexley
Building Zipcode	43209
Building Phone	614.237.4277
Acreage	14.50
Current Grades:	7-12
Teaching Stations	62
Number of Floors	4
Student Capacity	1200
Current Enrollment	1091
Enrollment Date	2016-08-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	62
Historical Register	NO
Building's Principal	Mr. Harley Williams
Building Type	Middle/High

[Next Page](#)

Building Information - Bexley City (43620) - Bexley High

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Copy of Bexley Middle and High School
Assessment Date (on-site; non-EEA)	2017-10-04
Kitchen Type	Full Kitchen
Cost Set:	2017
Building Name	Bexley High
Building IRN	2675
Building Address	326 S Cassingham Rd
Building City	Bexley
Building Zipcode	43209
Building Phone	614.237.4277
Acreage	14.50
Current Grades:	7-12
Teaching Stations	62
Number of Floors	4
Student Capacity	1200
Current Enrollment	1091
Enrollment Date	2016-08-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	62
Historical Register	NO
Building's Principal	Mr. Harley Williams
Building Type	Middle/High

[Next Page](#)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

283,747 Total Existing Square Footage
 1932,1932,1969,2001,2001 Building Dates
 7-12 Grades
 1,091 Current Enrollment
 62 Teaching Stations
 14.50 Site Acreage

Bexley Middle and High School, which is not on the National Register of Historic Buildings, and originally constructed in 1932, is a 3 story plus basement, 288,050 square foot brick school building located in an urban, residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the original facility and 1969 addition contains brick veneer on load bearing masonry type exterior wall construction, with brick, concrete masonry unit, glazed block, and gypsum board on metal stud types of wall construction in the interior. The floor systems consist of concrete slab-on-grade and cast-in-place concrete deck type construction. The roof structure is cast-in-place concrete deck type construction and metal deck on steel joist type of construction for long spans at the Gymnasiums and Auditorium. The roofing system is built-up asphalt, originally installed over 20 years ago with additional build-up layers added between 2000 and 2016. The structure of the original 2001 addition contains brick veneer on load bearing masonry type exterior wall construction, with concrete masonry unit, glazed block, and gypsum board on metal stud types of wall construction in the interior. The floor systems consist of concrete slab-on-grade and concrete filled metal deck on steel joist type construction. The roof structure is metal deck on steel joist type construction. The roofing system is built-up asphalt installed in 2001 over 16 years ago. The ventilation system of the building is adequate 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 two Gymnasiums and separate Student Dining, 9,329 SF and 6,662 SF Primary Gymnasiums with 6,926 separate Student Dining. The electrical system for the facility is adequate. The facility is equipped with a non-compliant security system. The building has a compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building does contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 14.50 acre site shared with Cassingham Elementary adjacent to residential properties. The property and athletic facilities are fenced for security. Access onto the site is restricted. 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.

There isn't any room on the site for building or parking lot additions. Cassingham Elementary School and the Middle School/High School is connected.



[Previous Page](#)

[Next Page](#)

Building Construction Information - Bexley City (43620) - Bexley High (2675)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Auditorium	1932	yes	2	8,337	yes	no
Original Building	1932	no	4	121,493	no	no
Middle School Addition	1969	no	4	78,002	no	no
Board Office Addition	2001	yes	2	2,676	yes	no
Middle School Art Wing	2001	yes	3	73,239	no	no

[Previous Page](#)

[Next Page](#)

Building Component Information - Bexley City (43620) - Bexley High (2675)

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
Auditorium (1932)														
Original Building (1932)		26391		9329	4190									
Middle School Addition (1969)		9359		6662	4910		6926	3683						
Board Office Addition (2001)														
Middle School Art Wing (2001)		10081								950				
Total	0	45,831	0	15,991	9,100	0	6,926	3,683	0	0	950	0	0	0
Master Planning Considerations														

[Previous Page](#)

[Next Page](#)

Existing CT Programs for Assessment

[Next Page](#)

[Previous Page](#)

Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Bexley High (2675)

District: Bexley City				County: Franklin		Area: Central Ohio (0)	
Name: Bexley High				Contact: Mr. Harley Williams			
Address: 326 S Cassingham Rd Bexley, OH 43209				Phone: 614.237.4277			
Bldg. IRN: 2675				Date Prepared: 2017-10-04		By: Tom Kurtz	
				Date Revised: 2018-02-28		By: Monica Bruaw	
Current Grades		7-12	Acreage:		14.50	Suitability Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		62		
Current Enrollment		1091	Classrooms:		62		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Section	
Original Building		1932	no	4	121,493	Points Possible	
Auditorium		1932	yes	2	8,337	Points Earned	
Middle School Addition		1969	no	4	78,002	Percentage	
Middle School Art Wing		2001	yes	3	73,239	Rating	
Board Office Addition		2001	yes	2	2,676	Category	
Total					283,747		
*HA =		Handicapped Access				Cover Sheet	
*Rating =		1 Satisfactory				1.0 The School Site	
		=2 Needs Repair				2.0 Structural and Mechanical Features	
		=3 Needs Replacement				3.0 Plant Maintainability	
*Const P/S =		Present/Scheduled Construction				4.0 Building Safety and Security	
						5.0 Educational Adequacy	
						6.0 Environment for Education	
						LEED Observations	
						Commentary	
						Total	
						1000	
						712	
						71%	
						Satisfactory	
						Enhanced Environmental Hazards Assessment Cost Estimates	
						C=Under Contract	
						Renovation Cost Factor	
						100.00%	
						Cost to Renovate (Cost Factor applied)	
						\$14,722,265.22	
						The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.	
FACILITY ASSESSMENT		Cost Set: 2017		Rating		Dollar Assessment	
A. Heating System				3		\$650,000.00	
B. Roofing				3		\$1,391,227.20	
C. Ventilation / Air Conditioning				3		\$750,000.00	
D. Electrical Systems				2		\$85,124.10	
E. Plumbing and Fixtures				2		\$1,600.00	
F. Windows				3		\$130,945.00	
G. Structure: Foundation				1		\$0.00	
H. Structure: Walls and Chimneys				3		\$180,100.00	
I. Structure: Floors and Roofs				1		\$0.00	
J. General Finishes				3		\$2,208,285.00	
K. Interior Lighting				3		\$1,418,735.00	
L. Security Systems				3		\$524,931.95	
M. Emergency/Egress Lighting				3		\$283,747.00	
N. Fire Alarm				1		\$0.00	
O. Handicapped Access				3		\$262,850.00	
P. Site Condition				3		\$215,250.00	
Q. Sewage System				1		\$0.00	
R. Water Supply				1		\$0.00	
S. Exterior Doors				3		\$28,000.00	
T. Hazardous Material				3		\$212,651.00	
U. Life Safety				3		\$1,007,990.40	
V. Loose Furnishings				3		\$281,071.00	
W. Technology				3		\$2,199,228.85	
X. Construction Contingency / Non-Construction Cost				1		\$2,890,528.72	
Total						\$14,722,265.22	

[Previous Page](#)

Original Building (1932) Summary

District: Bexley City Name: Bexley High Address: 326 S Cassingham Rd Bexley, OH 43209 Bldg. IRN: 2675				County: Franklin Area: Central Ohio (0) Contact: Mr. Harley Williams Phone: 614.237.4277 Date Prepared: 2017-10-04 By: Tom Kurtz Date Revised: 2018-02-28 By: Monica Bruaw																																																																								
Current Grades		7-12	Acreage:		14.50	Suitability Appraisal Summary																																																																						
Proposed Grades		N/A	Teaching Stations:		62																																																																							
Current Enrollment		1091	Classrooms:		62	<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td><u>Cover Sheet</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td><u>1.0 The School Site</u></td> <td>100</td> <td>69</td> <td>69%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>2.0 Structural and Mechanical Features</u></td> <td>200</td> <td>137</td> <td>69%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>3.0 Plant Maintainability</u></td> <td>100</td> <td>68</td> <td>68%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>4.0 Building Safety and Security</u></td> <td>200</td> <td>142</td> <td>71%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td><u>5.0 Educational Adequacy</u></td> <td>200</td> <td>137</td> <td>69%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>6.0 Environment for Education</u></td> <td>200</td> <td>159</td> <td>80%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td><u>LEED Observations</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td><u>Commentary</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Total</td> <td>1000</td> <td>712</td> <td>71%</td> <td>Satisfactory</td> <td></td> </tr> </tbody> </table>					Section	Points Possible	Points Earned	Percentage	Rating	Category	<u>Cover Sheet</u>	—	—	—	—	—	<u>1.0 The School Site</u>	100	69	69%	Borderline		<u>2.0 Structural and Mechanical Features</u>	200	137	69%	Borderline		<u>3.0 Plant Maintainability</u>	100	68	68%	Borderline		<u>4.0 Building Safety and Security</u>	200	142	71%	Satisfactory		<u>5.0 Educational Adequacy</u>	200	137	69%	Borderline		<u>6.0 Environment for Education</u>	200	159	80%	Satisfactory		<u>LEED Observations</u>	—	—	—	—	—	<u>Commentary</u>	—	—	—	—	—	Total	1000	712	71%	Satisfactory	
Section	Points Possible	Points Earned	Percentage	Rating	Category																																																																							
<u>Cover Sheet</u>	—	—	—	—	—																																																																							
<u>1.0 The School Site</u>	100	69	69%	Borderline																																																																								
<u>2.0 Structural and Mechanical Features</u>	200	137	69%	Borderline																																																																								
<u>3.0 Plant Maintainability</u>	100	68	68%	Borderline																																																																								
<u>4.0 Building Safety and Security</u>	200	142	71%	Satisfactory																																																																								
<u>5.0 Educational Adequacy</u>	200	137	69%	Borderline																																																																								
<u>6.0 Environment for Education</u>	200	159	80%	Satisfactory																																																																								
<u>LEED Observations</u>	—	—	—	—	—																																																																							
<u>Commentary</u>	—	—	—	—	—																																																																							
Total	1000	712	71%	Satisfactory																																																																								
Projected Enrollment		N/A																																																																										
<u>Addition</u>		<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>																																																																							
<u>Original Building</u>		1932	no	4	121,493																																																																							
<u>Auditorium</u>		1932	yes	2	8,337																																																																							
<u>Middle School Addition</u>		1969	no	4	78,002																																																																							
<u>Middle School Art Wing</u>		2001	yes	3	73,239																																																																							
<u>Board Office Addition</u>		2001	yes	2	2,676																																																																							
Total					283,747																																																																							
*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. <u>Heating System</u>		3		\$650,000.00		-																																																																						
B. <u>Roofing</u>		3		\$757,460.00		-																																																																						
C. <u>Ventilation / Air Conditioning</u>		3		\$150,000.00		-																																																																						
D. <u>Electrical Systems</u>		2		\$36,447.90		-																																																																						
E. <u>Plumbing and Fixtures</u>		2		\$1,600.00		-																																																																						
F. <u>Windows</u>		3		\$120,745.00		-																																																																						
G. <u>Structure: Foundation</u>		1		\$0.00		-																																																																						
H. <u>Structure: Walls and Chimneys</u>		3		\$87,150.00		-																																																																						
I. <u>Structure: Floors and Roofs</u>		1		\$0.00		-																																																																						
J. <u>General Finishes</u>		3		\$1,102,011.00		-																																																																						
K. <u>Interior Lighting</u>		3		\$607,465.00		-																																																																						
L. <u>Security Systems</u>		3		\$224,762.05		-																																																																						
M. <u>Emergency/Egress Lighting</u>		3		\$121,493.00		-																																																																						
N. <u>Fire Alarm</u>		1		\$0.00		-																																																																						
O. <u>Handicapped Access</u>		3		\$228,645.00		-																																																																						
P. <u>Site Condition</u>		3		\$63,000.00		C																																																																						
Q. <u>Sewage System</u>		1		\$0.00		-																																																																						
R. <u>Water Supply</u>		1		\$0.00		-																																																																						
S. <u>Exterior Doors</u>		3		\$14,000.00		-																																																																						
T. <u>Hazardous Material</u>		3		\$212,651.00		-																																																																						
U. <u>Life Safety</u>		3		\$488,777.60		-																																																																						
V. <u>Loose Furnishings</u>		3		\$121,493.00		-																																																																						
W. <u>Technology</u>		3		\$824,937.47		-																																																																						
X. <u>Construction Contingency / Non-Construction Cost</u>		1		\$1,420,044.91		-																																																																						
Total				\$7,232,682.93																																																																								
Enhanced Environmental Hazards Assessment Cost Estimates																																																																												
C=Under Contract																																																																												
Renovation Cost Factor						100.00%																																																																						
Cost to Renovate (Cost Factor applied)						\$7,232,682.93																																																																						
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.																																																																												

Auditorium (1932) Summary

District: Bexley City				County: Franklin		Area: Central Ohio (0)				
Name: Bexley High				Contact: Mr. Harley Williams						
Address: 326 S Cassingham Rd Bexley, OH 43209				Phone: 614.237.4277		Date Prepared: 2017-10-04				
Bldg. IRN: 2675				Date Revised: 2018-02-28		By: Tom Kurtz By: Monica Bruaw				
Current Grades	7-12	Acreage:	14.50	Suitability Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	62							
Current Enrollment	1091	Classrooms:	62							
Projected Enrollment	N/A									
<u>Addition</u>	<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>	<u>Section</u>	<u>Points Possible</u>	<u>Points Earned</u>	<u>Percentage</u>	<u>Rating</u>	<u>Category</u>
<u>Original Building</u>	1932	no	4	121,493	<u>Cover Sheet</u>	—	—	—	—	—
<u>Auditorium</u>	1932	yes	2	8,337	<u>1.0 The School Site</u>	100	69	69%	Borderline	
<u>Middle School Addition</u>	1969	no	4	78,002	<u>2.0 Structural and Mechanical Features</u>	200	137	69%	Borderline	
<u>Middle School Art Wing</u>	2001	yes	3	73,239	<u>3.0 Plant Maintainability</u>	100	68	68%	Borderline	
<u>Board Office Addition</u>	2001	yes	2	2,676	<u>4.0 Building Safety and Security</u>	200	142	71%	Satisfactory	
Total				283,747	<u>5.0 Educational Adequacy</u>	200	137	69%	Borderline	
					<u>6.0 Environment for Education</u>	200	159	80%	Satisfactory	
					<u>LEED Observations</u>	—	—	—	—	—
					<u>Commentary</u>	—	—	—	—	—
					Total	1000	712	71%	Satisfactory	
*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						
A.	<u>Heating System</u>		3	\$0.00						
B.	<u>Roofing</u>		3	\$0.00						
C.	<u>Ventilation / Air Conditioning</u>		3	\$150,000.00						
D.	<u>Electrical Systems</u>		2	\$2,501.10						
E.	<u>Plumbing and Fixtures</u>		2	\$0.00						
F.	<u>Windows</u>		3	\$0.00						
G.	<u>Structure: Foundation</u>		1	\$0.00						
H.	<u>Structure: Walls and Chimneys</u>		3	\$0.00						
I.	<u>Structure: Floors and Roofs</u>		1	\$0.00						
J.	<u>General Finishes</u>		3	\$29,179.50						
K.	<u>Interior Lighting</u>		3	\$41,685.00						
L.	<u>Security Systems</u>		3	\$15,423.45						
M.	<u>Emergency/Egress Lighting</u>		3	\$8,337.00						
N.	<u>Fire Alarm</u>		1	\$0.00						
O.	<u>Handicapped Access</u>		3	\$0.00						
P.	<u>Site Condition</u>		3	\$0.00						
Q.	<u>Sewage System</u>		1	\$0.00						
R.	<u>Water Supply</u>		1	\$0.00						
S.	<u>Exterior Doors</u>		3	\$0.00						
T.	<u>Hazardous Material</u>		3	\$0.00						
U.	<u>Life Safety</u>		3	\$26,678.40						
V.	<u>Loose Furnishings</u>		3	\$8,337.00						
W.	<u>Technology</u>		3	\$70,614.39						
X.	<u>Construction Contingency / Non-Construction Cost</u>		1	\$86,179.31						
Total				\$438,935.15						
				Enhanced Environmental Hazards Assessment Cost Estimates						
				C=Under Contract						
				Renovation Cost Factor						
				100.00%						
				Cost to Renovate (Cost Factor applied)						
				\$438,935.15						
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.										

Middle School Addition (1969) Summary

District: Bexley City Name: Bexley High Address: 326 S Cassingham Rd Bexley, OH 43209 Bldg. IRN: 2675				County: Franklin Area: Central Ohio (0) Contact: Mr. Harley Williams Phone: 614.237.4277 Date Prepared: 2017-10-04 By: Tom Kurtz Date Revised: 2018-02-28 By: Monica Bruaw																																																																			
Current Grades	7-12	Acreage:	14.50	Suitability Appraisal Summary																																																																			
Proposed Grades	N/A	Teaching Stations:	62																																																																				
Current Enrollment	1091	Classrooms:	62																																																																				
Projected Enrollment	N/A			<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td><u>Cover Sheet</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td><u>1.0 The School Site</u></td> <td>100</td> <td>69</td> <td>69%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>2.0 Structural and Mechanical Features</u></td> <td>200</td> <td>137</td> <td>69%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>3.0 Plant Maintainability</u></td> <td>100</td> <td>68</td> <td>68%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>4.0 Building Safety and Security</u></td> <td>200</td> <td>142</td> <td>71%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td><u>5.0 Educational Adequacy</u></td> <td>200</td> <td>137</td> <td>69%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>6.0 Environment for Education</u></td> <td>200</td> <td>159</td> <td>80%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td><u>LEED Observations</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td><u>Commentary</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Total</td> <td>1000</td> <td>712</td> <td>71%</td> <td>Satisfactory</td> <td></td> </tr> </tbody> </table>		Section	Points Possible	Points Earned	Percentage	Rating	Category	<u>Cover Sheet</u>	—	—	—	—	—	<u>1.0 The School Site</u>	100	69	69%	Borderline		<u>2.0 Structural and Mechanical Features</u>	200	137	69%	Borderline		<u>3.0 Plant Maintainability</u>	100	68	68%	Borderline		<u>4.0 Building Safety and Security</u>	200	142	71%	Satisfactory		<u>5.0 Educational Adequacy</u>	200	137	69%	Borderline		<u>6.0 Environment for Education</u>	200	159	80%	Satisfactory		<u>LEED Observations</u>	—	—	—	—	—	<u>Commentary</u>	—	—	—	—	—	Total	1000	712	71%	Satisfactory	
Section	Points Possible	Points Earned	Percentage	Rating	Category																																																																		
<u>Cover Sheet</u>	—	—	—	—	—																																																																		
<u>1.0 The School Site</u>	100	69	69%	Borderline																																																																			
<u>2.0 Structural and Mechanical Features</u>	200	137	69%	Borderline																																																																			
<u>3.0 Plant Maintainability</u>	100	68	68%	Borderline																																																																			
<u>4.0 Building Safety and Security</u>	200	142	71%	Satisfactory																																																																			
<u>5.0 Educational Adequacy</u>	200	137	69%	Borderline																																																																			
<u>6.0 Environment for Education</u>	200	159	80%	Satisfactory																																																																			
<u>LEED Observations</u>	—	—	—	—	—																																																																		
<u>Commentary</u>	—	—	—	—	—																																																																		
Total	1000	712	71%	Satisfactory																																																																			
<u>Addition</u>	<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>																																																																			
<u>Original Building</u>	1932	no	4	121,493																																																																			
<u>Auditorium</u>	1932	yes	2	8,337																																																																			
<u>Middle School Addition</u>	1969	no	4	78,002																																																																			
<u>Middle School Art Wing</u>	2001	yes	3	73,239																																																																			
<u>Board Office Addition</u>	2001	yes	2	2,676																																																																			
Total				283,747																																																																			
*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																																																																		
A.	<u>Heating System</u>	3	\$0.00	-																																																																			
B.	<u>Roofing</u>	3	\$278,510.40	-																																																																			
C.	<u>Ventilation / Air Conditioning</u>	3	\$150,000.00	-																																																																			
D.	<u>Electrical Systems</u>	2	\$23,400.60	-																																																																			
E.	<u>Plumbing and Fixtures</u>	2	\$0.00	-																																																																			
F.	<u>Windows</u>	3	\$10,200.00	-																																																																			
G.	<u>Structure: Foundation</u>	1	\$0.00	-																																																																			
H.	<u>Structure: Walls and Chimneys</u>	3	\$30,450.00	-																																																																			
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-																																																																			
J.	<u>General Finishes</u>	3	\$685,392.00	-																																																																			
K.	<u>Interior Lighting</u>	3	\$390,010.00	-																																																																			
L.	<u>Security Systems</u>	3	\$144,303.70	-																																																																			
M.	<u>Emergency/Egress Lighting</u>	3	\$78,002.00	-																																																																			
N.	<u>Fire Alarm</u>	1	\$0.00	-																																																																			
O.	<u>Handicapped Access</u>	3	\$34,205.00	-																																																																			
P.	<u>Site Condition</u>	3	\$152,250.00	-																																																																			
Q.	<u>Sewage System</u>	1	\$0.00	-																																																																			
R.	<u>Water Supply</u>	1	\$0.00	-																																																																			
S.	<u>Exterior Doors</u>	3	\$14,000.00	-																																																																			
T.	<u>Hazardous Material</u>	3	\$0.00	-																																																																			
U.	<u>Life Safety</u>	3	\$249,606.40	-																																																																			
V.	<u>Loose Furnishings</u>	3	\$78,002.00	-																																																																			
W.	<u>Technology</u>	3	\$660,676.94	-																																																																			
X.	<u>Construction Contingency / Non-Construction Cost</u>	1	\$727,780.85	-																																																																			
Total					\$3,706,789.89																																																																		
				Renovation Cost Factor 100.00% Cost to Renovate (Cost Factor applied) \$3,706,789.89 <i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>																																																																			

Middle School Art Wing (2001) Summary

District: Bexley City Name: Bexley High Address: 326 S Cassingham Rd Bexley, OH 43209 Bldg. IRN: 2675				County: Franklin Area: Central Ohio (0) Contact: Mr. Harley Williams Phone: 614.237.4277 Date Prepared: 2017-10-04 By: Tom Kurtz Date Revised: 2018-02-28 By: Monica Bruaw	
Current Grades	7-12	Acreage:	14.50	Suitability Appraisal Summary	
Proposed Grades	N/A	Teaching Stations:	62		
Current Enrollment	1091	Classrooms:	62		
Projected Enrollment	N/A				
<u>Addition</u>	<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>	
<u>Original Building</u>	1932	no	4	121,493	
<u>Auditorium</u>	1932	yes	2	8,337	
<u>Middle School Addition</u>	1969	no	4	78,002	
<u>Middle School Art Wing</u>	2001	yes	3	73,239	
<u>Board Office Addition</u>	2001	yes	2	2,676	
Total				283,747	
					Suitability Appraisal Summary
					Section
					Points Possible
					Points Earned
					Percentage
					Rating
					Category
					<u>Cover Sheet</u>
					100
					69
					69%
					Borderline
					<u>1.0 The School Site</u>
					200
					137
					69%
					Borderline
					<u>2.0 Structural and Mechanical Features</u>
					100
					68
					68%
					Borderline
					<u>3.0 Plant Maintainability</u>
					200
					142
					71%
					Satisfactory
					<u>4.0 Building Safety and Security</u>
					200
					137
					69%
					Borderline
					<u>5.0 Educational Adequacy</u>
					200
					159
					80%
					Satisfactory
					<u>6.0 Environment for Education</u>
					LEED Observations
					—
					—
					—
					—
					Commentary
					—
					—
					—
					Total
					1000
					712
					71%
					Satisfactory
Enhanced Environmental Hazards Assessment Cost Estimates					
C=Under Contract					
Renovation Cost Factor					
100.00%					
Cost to Renovate (Cost Factor applied)					
\$3,079,561.93					
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.					
FACILITY ASSESSMENT					
Cost Set: 2017					
				Rating	Dollar Assessment
A.	<u>Heating System</u>			3	\$0.00 -
B.	<u>Roofing</u>			3	\$355,256.80 -
C.	<u>Ventilation / Air Conditioning</u>			3	\$150,000.00 -
D.	<u>Electrical Systems</u>			2	\$21,971.70 -
E.	<u>Plumbing and Fixtures</u>			2	\$0.00 -
F.	<u>Windows</u>			3	\$0.00 -
G.	<u>Structure: Foundation</u>			1	\$0.00 -
H.	<u>Structure: Walls and Chimneys</u>			3	\$62,500.00 -
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00 -
J.	<u>General Finishes</u>			3	\$382,336.50 -
K.	<u>Interior Lighting</u>			3	\$366,195.00 -
L.	<u>Security Systems</u>			3	\$135,492.15 -
M.	<u>Emergency/Egress Lighting</u>			3	\$73,239.00 -
N.	<u>Fire Alarm</u>			1	\$0.00 -
O.	<u>Handicapped Access</u>			3	\$0.00 -
P.	<u>Site Condition</u>			3	\$0.00 -
Q.	<u>Sewage System</u>			1	\$0.00 -
R.	<u>Water Supply</u>			1	\$0.00 -
S.	<u>Exterior Doors</u>			3	\$0.00 -
T.	<u>Hazardous Material</u>			3	\$0.00 -
U.	<u>Life Safety</u>			3	\$234,364.80 -
V.	<u>Loose Furnishings</u>			3	\$73,239.00 -
W.	<u>Technology</u>			3	\$620,334.33 -
X.	<u>Construction Contingency / Non-Construction Cost</u>			1	\$604,632.65 -
Total					\$3,079,561.93

Board Office Addition (2001) Summary

District: Bexley City				County: Franklin		Area: Central Ohio (0)	
Name: Bexley High				Contact: Mr. Harley Williams			
Address: 326 S Cassingham Rd Bexley, OH 43209				Phone: 614.237.4277			
Bldg. IRN: 2675				Date Prepared: 2017-10-04		By: Tom Kurtz	
				Date Revised: 2018-02-28		By: Monica Bruaw	
Current Grades		7-12	Acreage:		14.50		
Proposed Grades		N/A	Teaching Stations:		62		
Current Enrollment		1091	Classrooms:		62		
Projected Enrollment		N/A					
Suitability Appraisal Summary							
				Section		Points Possible	
						Points Earned	
						Percentage	
						Rating	
						Category	
<u>Cover Sheet</u>				—		—	
<u>1.0 The School Site</u>				100		69	
<u>2.0 Structural and Mechanical Features</u>				200		137	
<u>3.0 Plant Maintainability</u>				100		68	
<u>4.0 Building Safety and Security</u>				200		142	
<u>5.0 Educational Adequacy</u>				200		137	
<u>6.0 Environment for Education</u>				200		159	
<u>LEED Observations</u>				—		—	
<u>Commentary</u>				—		—	
Total				1000		712	
						71%	
						Satisfactory	
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor							
Cost to Renovate (Cost Factor applied)							
100.00%							
\$264,295.33							
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2017							
A. Heating System				3		\$0.00	
B. Roofing				3		\$0.00	
C. Ventilation / Air Conditioning				3		\$150,000.00	
D. Electrical Systems				2		\$802.80	
E. Plumbing and Fixtures				2		\$0.00	
F. Windows				3		\$0.00	
G. Structure: Foundation				1		\$0.00	
H. Structure: Walls and Chimneys				3		\$0.00	
I. Structure: Floors and Roofs				1		\$0.00	
J. General Finishes				3		\$9,366.00	
K. Interior Lighting				3		\$13,380.00	
L. Security Systems				3		\$4,950.60	
M. Emergency/Egress Lighting				3		\$2,676.00	
N. Fire Alarm				1		\$0.00	
O. Handicapped Access				3		\$0.00	
P. Site Condition				3		\$0.00	
Q. Sewage System				1		\$0.00	
R. Water Supply				1		\$0.00	
S. Exterior Doors				3		\$0.00	
T. Hazardous Material				3		\$0.00	
U. Life Safety				3		\$8,563.20	
V. Loose Furnishings				3		\$0.00	
W. Technology				3		\$22,665.72	
X. Construction Contingency / Non-Construction Cost				1		\$51,891.01	
Total						\$264,295.33	

A. Heating System

Description:

The existing system for the overall facility is a gas fired heating hot water system, installed in 2001, and is in good condition. The heating and chilled water system in the overall facility is a 4-pipe system, with a capacity for simultaneous heating and cooling operation, which is compliant with the OSDM requirements for basic system type. The 3 gas fired boilers, manufactured by Unilux, were installed in 2001 and are in fair condition. A gas fired boiler, manufactured by Thermal Solutions, was installed in 2008, and is in good condition. Heating water is distributed to terminal units consisting of cabinet heaters, unit heaters, air handlers, and VAV boxes. The terminal equipment was installed in 2001 and is in good condition. The system does 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 were installed in 2001 and are in good 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, though lack of need for HVAC system replacement at this time negates any need to evaluate the potential integration of existing ductwork into a new system. The overall heating system is evaluated as being in safe and efficient working order, and long-term life expectancy of the existing system is anticipated. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Replace the existing roof mounted air handlers due to age and condition on the original construction.

Item	Cost	Unit	Whole Building	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
Other: Rooftop unit with air-conditioning	\$13.00	sq.ft. (Qty)		8,337 ft ²	121,493 ft ²	78,002 ft ²	2,676 ft ²	73,239 ft ²	\$650,000.00	Cost includes removal and replacement of air handlers with new.
Sum:			\$650,000.00	\$0.00	\$650,000.00	\$0.00	\$0.00	\$0.00		



Gas Fired Boilers



Heating Hot Water Pumps

[Back to Assessment Summary](#)

B. Roofing

Description: The roof over the overall facility is a built-up asphalt system that was installed over 20 years ago with additional build-up layers added between 2000 and 2016, and is good to poor condition. There are no District reports of current leaking. Few signs of past leaking were observed during the physical assessment. Access to the roof was gained by access door that is in good condition. Fall safety protection cages are not required. There were no observations of standing water on the roof. Metal cap flashings and stone copings are in fair condition. Roof storm drainage is addressed through roof drains and low gravel stops, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they will be required in areas of roof replacement. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: Replace build up roofing due to age and condition. Replace the cap flashing and gravel stops on the overall facility due to condition. Add overflow drains in areas surrounded by parapets.

Item	Cost	Unit	Whole Building	Auditorium (1932) 8,337 ft ²	Original Building (1932) 121,493 ft ²	Middle School Addition (1969) 78,002 ft ²	Board Office Addition (2001) 2,676 ft ²	Middle School Art Wing (2001) 73,239 ft ²	Sum	Comments
Built-up Asphalt:	\$13.20	sq.ft. (Qty)			55,300 Required	19,000 Required		25,900 Required	\$1,322,640.00	
Repair/replace cap flashing and coping:	\$18.40	ln.ft.				1,506 Required		727 Required	\$41,087.20	
Overflow Roof Drains and Piping:	\$2,500.00	each			11 Required				\$27,500.00	
Sum:			\$1,391,227.20	\$0.00	\$757,460.00	\$278,510.40	\$0.00	\$355,256.80		



Built up roofing



Roof drain and overflow drain

[Back to Assessment Summary](#)

C. Ventilation / Air Conditioning

Description: The overall facility is equipped with a chilled water central air conditioning system, which is in fair condition. A cooling tower, manufactured by Harley, was installed in 2001, and is in poor condition. Cooling water is distributed to a chiller. The chiller, manufactured by McQuay, was installed in 2001, and is in fair condition. Chilled water is distributed to terminal units consisting of air handlers. The terminal equipment was installed in 2001 and is in good condition. The ventilation system in the overall facility consists of air handlers, installed in 2001 and in poor to good condition, providing fresh air to Classrooms, and air handlers, installed in 2001 and in good 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 meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are required in this facility to support the Carpentry Program. The Art program is equipped with a kiln, and existing kiln ventilation is adequate, and in fair condition. General building exhaust systems for Restrooms and Custodial Closets are adequately placed, and in fair condition.

Rating: 3 Needs Replacement

Recommendations: Replace the existing cooling tower due to age and condition. Replace the existing roof mounted air handlers due to age and condition on the original construction. Cost included in Item A.

Item	Cost	Unit	Whole Building	Auditorium (1932) 8,337 ft²	Original Building (1932) 121,493 ft²	Middle School Addition (1969) 78,002 ft²	Board Office Addition (2001) 2,676 ft²	Middle School Art Wing (2001) 73,239 ft²	Sum	Comments
Other: Replace Cooling Tower	\$150,000.00	lump sum		Required	Required	Required	Required	Required	\$750,000.00	Cost includes removal and replacement of existing cooling tower with new.
Sum:			\$750,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00		



Cooling Tower



Chillers

[Back to Assessment Summary](#)

D. Electrical Systems

Description: The electrical system provided to the high school is an 800A, 480/277V, 3PH, 4W; 1600A, 480/277V, 3PH, 4W; and a 2500A, 480/277V, 3PH, 4W equipment system installed in 2001 and is in good condition. The electrical system provided to the middle school is an 2500A, 480/277V, 3PH, 4W system installed in 2001 and is in good condition. The panel system is in good condition, and can be expanded to add additional capacity. Power is provided to the school by two utility owned pad-mounted transformers in good condition. The panel system is in good condition, and can be expanded to add additional capacity. The Classrooms are equipped with adequate electrical outlets. The typical Classroom contains 6 general purpose outlets and 1 dedicated outlet for each Classroom television. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are provided around the perimeter of the building. The facility is equipped with suitable emergency generators. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is adequately provided, in good condition and does meet OSDM requirements. The overall electrical system meets Ohio School Design Manual requirements in supporting the current needs of the school, and will be adequate to meet the facility's future needs.

Rating: 2 Needs Repair

Recommendations: Provide adequate lightning protection safeguards. Replace emergency generators as detailed in Item U.

Item	Cost	Unit	Whole Building	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
Lightning Protection	\$0.30	sq.ft. (of entire building addition)		8,337 ft ²	121,493 ft ²	78,002 ft ²	2,676 ft ²	73,239 ft ²	\$85,124.10	
Sum:			\$85,124.10	\$2,501.10	\$36,447.90	\$23,400.60	\$802.80	\$21,971.70		



Utility Transformers



Facility Transfer Switches

[Back to Assessment Summary](#)

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 4 gas water heaters in fair condition, with 6 separate 200-gallon storage tanks in good condition. The school contains 7 Large Group Restrooms for boys, 7 Large Group Restrooms for girls, 2 Locker Room Restrooms for boys, 2 Locker Room Restrooms for girls, no Restrooms associated with specialty Classrooms, and 6 Restrooms for staff. Boys' Large Group Restrooms contain 2 ADA and 14, non-ADA wall mounted flush valve toilets, no ADA and 26 non-ADA wall mounted flush valve urinals, as well as 2 ADA and 17 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 2 ADA and 29 non-ADA wall mounted type flush valve toilets, as well as 2 ADA and 27 non-ADA wall mounted lavatories. Boys' Locker Room Restrooms contain ADA and 5 non-ADA wall mounted flush valve toilets, no ADA and 2 non-ADA wall mounted flush valve urinals, no ADA and 6 non-ADA wall mounted lavatories, as well as no ADA and 10 non-ADA showers. Girls' Locker Room Restrooms contain no ADA and 10 non-ADA wall mounted flush valve toilets, as well as no ADA and 6 non-ADA wall mounted lavatories, as well as no ADA and 6 non-ADA showers. Staff Restrooms contain 2 ADA and 6 non-ADA floor mounted flush valve toilets, 1 ADA and no non-ADA urinals, as well as 3 ADA and 6 non-ADA wall mounted lavatories. Condition of fixtures is good. The facility is equipped with 5 ADA and no non-ADA drinking fountains, as well as no ADA and 18 non-ADA electric water coolers, in good condition. Middle / High School Special Education Classrooms are not equipped with drinking fountains. Kitchen is equipped with the required Restroom, and fixtures are in good condition. Heath Clinic is equipped with the required Restroom, and fixtures are in good. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. Kitchen fixtures consist of 3 hand sinks, 1 double-compartment sink, 1 triple-compartment sink, and a dishwasher, which are in good condition. The Kitchen is equipped with a satisfactory grease interceptor. 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 109 toilets, 24 urinals, 98 lavatories, 0 Classroom sink mounted drinking fountains, and 44 electric water coolers. Observations revealed that the school is currently equipped with 89 toilets, 24 urinals, 95 lavatories, 0 Classroom sink mounted drinking fountains, and 21 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 condition. Science Classrooms are equipped with required utility sink, gas connections, and safety shower eyewash in good condition. Adequate exterior wall hydrants are not provided.

Rating: 2 Needs Repair

Recommendations: Provide 2 exterior wall hydrants. Refer to Item O for additional plumbing fixtures.

Item	Cost	Unit	Whole Building	Auditorium (1932) 8,337 ft ²	Original Building (1932) 121,493 ft ²	Middle School Addition (1969) 78,002 ft ²	Board Office Addition (2001) 2,676 ft ²	Middle School Art Wing (2001) 73,239 ft ²	Sum	Comments
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Hose Bibbs	\$800.00	unit			2 Required				\$1,600.00	
Total:			\$1,600.00	\$0.00	\$1,600.00	\$0.00	\$0.00	\$0.00		



Gas Fired Water Heater



ADA Electric Water Coolers

[Back to Assessment Summary](#)

F. Windows

Description: The 1932 facility is equipped double glazed insulated glazing type window system, the installation date is not known, and is in fair condition. The windows on the east side 3rd floor are in poor condition. The 1969 addition is equipped double glazed insulated glazing type window system, the installation date is unknown, and are in fair condition. The 2001 addition is equipped with double glazed insulated type window system, and is in good condition. The window system features operable windows throughout the building, and operable windows are not equipped with opening limiters, not all have insect screens. Window system seals in the 1932 facility and 1969 addition are in fair condition, with minimal air and water infiltration being experienced. Windows and window hardware in the 2001 addition are in good condition. Other window system hardware is in fair condition. The window system features surface mounted blinds, which are in fair condition or no blinds. This facility is equipped with a curtain wall systems. There are glass block windows in the 1969 addition, in fair condition. The exterior doors in the overall facility are equipped with aluminum frame sidelights and transoms with double glazing, in good condition. Exterior door vision panels are double glazed. The school does contain 8 aluminum skylights in fair condition. Interior glass is not OSDM-compliant in the 1932 building and 1969 addition due to it not being tempered. Window security grilles are not provided for ground floor windows. There is greenhouse area in the 1932 facility, and it is in poor condition.

Rating: 3 Needs Replacement

Recommendations: Replace windows 1932 3rd floor. Replace interior glazing. Replace storefront type greenhouse system. Replace skylights. Replace glass block.

Item	Cost	Unit	Whole Building	Auditorium (1932) 8,337 ft ²	Original Building (1932) 121,493 ft ²	Middle School Addition (1969) 78,002 ft ²	Board Office Addition (2001) 2,676 ft ²	Middle School Art Wing (2001) 73,239 ft ²	Sum	Comments
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)			585 Required	80 Required			\$43,225.00	(includes blinds)
Skylights:	\$125.00	sq.ft. (Qty)			288 Required				\$36,000.00	(remove and replace)
Greenhouse Replacement	\$85.00	sq.ft. (Qty)			432 Required				\$36,720.00	(demo and replace; based on area of greenhouse floor)
Door and Window Panel Replacement	\$200.00	each			50 Required	25 Required			\$15,000.00	(Hazardous Material Replacement Cost - See T.)
Sum:			\$130,945.00	\$0.00	\$120,745.00	\$10,200.00	\$0.00	\$0.00		



Greenhouse



Glass block window

[Back to Assessment Summary](#)

G. Structure: Foundation

Description: The overall facility is equipped with concrete foundation walls on concrete spread footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. No significant issues related to foundation cracking or spalling were encountered. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation wall structural deterioration.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
				8,337 ft²	121,493 ft²	78,002 ft²	2,676 ft²	73,239 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Exposed foundation



Exposed foundation

[Back to Assessment Summary](#)

H. Structure: Walls and Chimneys

Description: The 1932 facility and 1969 addition has a brick veneer on load bearing masonry wall system, which displayed locations very limited mortar deterioration, and is in good condition. Control joints are not provided at lintel locations, at doors and windows, and building corners though are not needed. They are provided at offsets. The school has added expansion joints as needed in the past, are very limited areas of exterior masonry cracking or separation. The 1969 and 2001 additions have a brick veneer on load bearing masonry, which displayed some locations of deterioration, and is in good condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in good condition. Control joints are provided in walls. The school does have sufficient expansion joints, and they are in good condition. Exterior walls in the 1932 facility and 1969 additions are inadequately insulated. Brick veneer masonry walls are not cavity walls. Exterior walls in the 2001 addition are adequately insulated. Brick veneer masonry walls are cavity walls. Weep holes and vents are not provided or required on the 1932 and 1969 addition. Weep holes are not provided in sufficient quantity at the base of masonry cavity walls in the 2001 addition. The exterior masonry on the facility has not been cleaned and sealed in recent years, showing small areas of mortar deterioration. Architectural exterior accent materials consist of stone which is in good condition. Exterior building fenestration in the overall facility represents over 12.50% of the exterior surfaces. Interior Corridor and demising walls are concrete masonry units, glazed block and metal stud framed partitions with gypsum board, project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have inadequately spaced control joints. Interior soffits are of metal stud with gypsum board type construction, and in good condition. The window sills are in good condition. The exterior lintels are steel, and most are in good condition. Lintel at the 3rd floor rear side windows should be replaced. Chimneys are in fair condition and need to be repointed. Canopies over entrances are integral to the building, and are in good 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 tuckpointing of chimneys. Provide tuckpointing on stone wall cap. Provide masonry cleaning and sealing as required through the overall facility. Replace lintels. Provide weeps. Caulk window on east side.

Item	Cost	Unit	Whole Building	Auditorium (1932) 8,337 ft²	Original Building (1932) 121,493 ft²	Middle School Addition (1969) 78,002 ft²	Board Office Addition (2001) 2,676 ft²	Middle School Art Wing (2001) 73,239 ft²	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)			3,600 Required				\$18,900.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)			19,500 Required	10,200 Required		21,000 Required	\$76,050.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)			19,500 Required	10,200 Required		21,000 Required	\$50,700.00	(wall surface)
Exterior Caulking:	\$5.50	n.ft.				900 Required			\$4,950.00	(removing and replacing)
Lintel Replacement:	\$250.00	n.ft.			78 Required				\$19,500.00	(total removal and replacement including pinning and shoring)
Other: Install Weeps	\$20.00	each						500 Required	\$10,000.00	Install weeps at ground level
Sum:			\$180,100.00	\$0.00	\$87,150.00	\$30,450.00	\$0.00	\$62,500.00		



chimney to be tuckpointed



Replace lintels on 3rd level

[Back to Assessment Summary](#)

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. The floor construction of the intermediate floors of the 1932 facility and 1969 addition are cast-in-place concrete type construction, and is in good condition. Intermediate floors on the 2001 addition is concrete filled metal deck on bar joists. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1932 facility and 1969 additions is cast-in-place concrete type construction, and is in good condition. The roof construction of the 1932 gymnasium and auditorium and 2001 addition is metal deck on steel joist 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	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
				8,337 ft ²	121,493 ft ²	78,002 ft ²	2,676 ft ²	73,239 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Steel Trusses



Steel bar joist with spray on fire proofing

[Back to Assessment Summary](#)

J. General Finishes

Description:

The 1932 facility and 1969 addition features conventionally partitioned Classrooms with VCT, carpet or wood type flooring, acoustical ceiling tile, as well as painted type wall finishes, and the floors condition varies from good to poor condition and acoustical ceilings are in poor condition. The overall facility has Corridors with VCT or terrazzo type flooring, acoustical ceiling tile type ceilings, as well as painted type wall finishes, and the floors are in good condition with the ceilings in poor condition. The overall facility has Restrooms with terrazzo or ceramic type flooring, gypsum type ceilings, as well as ceramic tile, glazed block and cement block type wall finishes, and they are in good or fair condition. Toilet partitions are plastic and are in good condition. The overall 2001 addition is in good condition. Classroom casework in the 1932 facility and 1969 addition is wood type built into the walls construction, is inadequately provided, and in poor condition. Not all classrooms have casework. The typical casework provided ranges from 0 to 18 feet. Classrooms are provided adequate chalkboards, tackboards and markerboards which are in fair condition. The lockers located in corridors, are adequately provided, and in fair condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is adequate. The facility is equipped with wood non-louvered interior doors that are flush mounted recessed with proper ADA hardware and clearances, and in good condition. The Gymnasium spaces have wood type flooring, exposed metal deck type ceilings, as well as painted type wall finishes, and they are in good condition. Wood Gymnasium flooring has been well maintained, will accommodate one future sanding and refinishing, and is rated at a median stage of its product lifecycle. There is no evidence of Tartan flooring. Gymnasium telescoping stands are metal framed with plastic top type construction in good condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. The Media Centers, located in the 1932 facility and the 1969 addition, have carpet type flooring, acoustical ceiling tile type ceilings, as well as painted type wall finishes, and they are in poor condition. Student Dining, located in the 1969 addition, has VCT type flooring in good condition, acoustical ceiling tile in poor condition, as well as painted type wall finishes in good condition. OSDM-required fixed equipment for Stage is adequately provided, and in good condition. Existing Gymnasium, Student Dining, Media Center and Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service facility, is undersized based on current enrollment, and the existing Kitchen equipment, installation date is unknown, is in good condition. The Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction material installed as required by the OSDM and OBCMC. Walk-in and Reach-in coolers and freezers are located within the Kitchen spaces, and are in good condition.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replace acoustical ceilings due to Item K lighting replacement. Replace flooring. Provide casework in classrooms. Provide acoustical wall panels. Provide replacement of gypsum board removed in Item T abatement.

Item	Cost	Unit	Whole Building	Auditorium (1932) 8,337 ft ²	Original Building (1932) 121,493 ft ²	Middle School Addition (1969) 78,002 ft ²	Board Office Addition (2001) 2,676 ft ²	Middle School Art Wing (2001) 73,239 ft ²	Sum	Comments
Acoustic Ceiling:	\$3.50	sq.ft. (Qty)		8,337 Required	125,796 Required	78,002 Required	2,676 Required	73,239 Required	\$1,008,175.00	(partial finish - tear out and replace per area)
Vinyl Enhanced Tile (VET):	\$4.10	sq.ft. (Qty)			81,000 Required	65,000 Required			\$598,600.00	(tear out and replace per area; + be used in lieu of VCT)
Carpet:	\$3.50	sq.ft. (Qty)			4,190 Required	4,910 Required			\$31,850.00	(partial finish - tear-out and replace per area)
Partial Casework (base and wall):	\$450.00	ln.ft.			180 Required	150 Required			\$148,500.00	(refer to OSFC, OSDM for requirements)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)			19,500 Required	10,200 Required		21,000 Required	\$304,200.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Gypsum Board Replacement	\$4.00	sq.ft. (Qty)			29,240 Required				\$116,960.00	(Hazardous Material Replacement Cost - See T.)
Sum:			\$2,208,285.00	\$29,179.50	\$1,102,011.00	\$685,392.00	\$9,366.00	\$382,336.50		



Replace acoustical ceilings



Wood floors in classrooms

[Back to Assessment Summary](#)

K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 lay-in 2x4 or indirect lighting fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 100 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 26 FC, thus complying with the 20 FC recommended by the OSDM. The High School Gymnasium spaces are equipped with T-8 suspended 2x4 fluorescent type lighting, in good condition, providing an average illumination of 34 FC, which is less than 60 HS FC recommended by the OSDM. The Middle School Gymnasium spaces are equipped with T-8 suspended fluorescent type lighting, in good condition, providing an average illumination of 50 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 58 FC, which is less than thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 lay-in 2x4 fluorescent fixture type lighting with single multi level switching. Student Dining fixtures are in good condition, providing an average illumination of 88 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 multi level switching. Kitchen fixtures are in good condition, providing an average illumination of 75 FC, thus complying with the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 suspended 2x4 fluorescent fixture type lighting in good 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.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to installation of systems outlined in Item U.

Item	Cost	Unit	Whole Building	Auditorium (1932) 8,337 ft²	Original Building (1932) 121,493 ft²	Middle School Addition (1969) 78,002 ft²	Board Office Addition (2001) 2,676 ft²	Middle School Art Wing (2001) 73,239 ft²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$1,418,735.00	Includes demo of existing fixtures
Sum:			\$1,418,735.00	\$41,685.00	\$607,465.00	\$390,010.00	\$13,380.00	\$366,195.00		



Typical Lighting



High School Gymnasium Lighting

[Back to Assessment Summary](#)

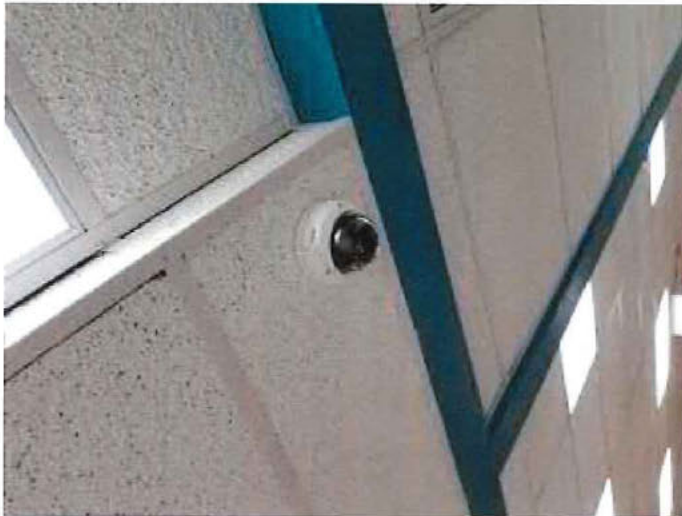
L. Security Systems

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 provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in a designated security station with 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 good condition. Pedestrian walkways are illuminated with pole fixtures in good condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted HID fixtures in good condition. The exterior site lighting system provides adequate illumination.

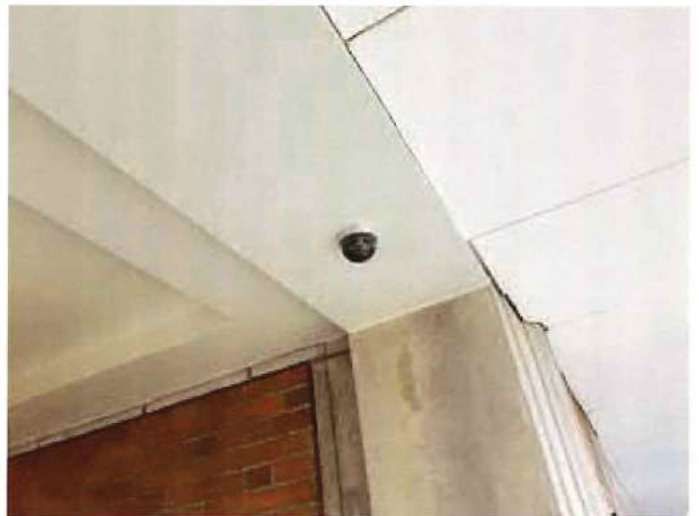
Rating: 3 Needs Replacement

Recommendations: Provide new security system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
				8,337 ft ²	121,493 ft ²	78,002 ft ²	2,676 ft ²	73,239 ft ²		
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$524,931.95	(complete, area of building)
Sum:			\$524,931.95	\$15,423.45	\$224,762.05	\$144,303.70	\$4,950.60	\$135,492.15		



Typical CCTV Camera



Typical CCTV Camera

[Back to Assessment Summary](#)

M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant plastic construction exit signs and the system is in good condition. The facility is equipped with emergency egress floodlighting and is equipped with recessed fluorescent lighting used as emergency egress lighting and the system is in good condition. The system is provided with appropriate battery backup and / or emergency generator. The system is adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of emergency / egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines and to facilitate work in Item U.

Item	Cost	Unit	Whole Building	Auditorium (1932) 8,337 ft ²	Original Building (1932) 121,493 ft ²	Middle School Addition (1969) 78,002 ft ²	Board Office Addition (2001) 2,676 ft ²	Middle School Art Wing (2001) 73,239 ft ²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$283,747.00	(complete, area of building)
Sum:			\$283,747.00	\$8,337.00	\$121,493.00	\$78,002.00	\$2,676.00	\$73,239.00		



Gymnasium Exit Sign with Egress Floods



Noncompliant Exit Sign

[Back to Assessment Summary](#)

N. Fire Alarm

Description: The High School is equipped with a Fire-Lite 411UDAC type fire alarm system, installed in 2001, and in good condition, consisting of manual pull stations / horn and strobe indicating devices / other. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns / strobe indicating devices / smoke detectors / heat sensors. The system thus will support future fire suppression systems. The system is adequately provided throughout, and does have additional zone capabilities. The system is compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements. The middle school is equipped with a Notifier type fire alarm system, installed in 2001, and in good condition, consisting of manual pull stations / horn and strobe indicating devices / other. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns / strobe indicating devices / smoke detectors / heat sensors. The system thus will support future fire suppression systems. The system is adequately provided throughout, and does have additional zone capabilities. The system is compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
				8,337 ft²	121,493 ft²	78,002 ft²	2,676 ft²	73,239 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Middle School FACP



High School FACP

[Back to Assessment Summary](#)

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 not all ADA accessible due to steps at one of the entrances. Access from the parking drop-off area to the building entries is 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 1 is provided, which is in good condition. 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 not meet all ADA requirements and are insufficient due to handrails. Elevation changes within the overall facility are facilitated by 9 non-compliant stairwells in fair condition, 2 compliant steps in good condition, this multistory building has does not have a compliant elevator that accesses every floor and is in good condition. Access to the Stage is facilitated by a Corridor at Stage level. Interior doors are not all recessed, are not provided adequate clearances, and are provided with ADA-compliant hardware. 30 ADA-compliant toilets are required, and 11 are currently provided. 30 ADA-compliant Restroom lavatories are required, and 11 are currently provided. 6 ADA-compliant Science Classroom lab sinks are required, and none are currently provided. 7 ADA-compliant urinals are required, and none are currently provided. 4 ADA-compliant showers are required, and none are currently provided. 21 ADA-compliant electric water coolers are required, and 5 are currently provided. Toilet partitions are metal or plastic and do not all provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Science Classrooms are not compliant with ADA requirements due to ADA stations not being provided. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to clearances, fixtures and accessories. ADA signage is provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant power assist door opener. Extend handrails for ADA-compliance. Provide electric water coolers, toilets, sinks, urinals, toilet partitions, toilet accessories, and laboratory sinks to facilitate the school's meeting of ADA requirements. Provide ADA ramp at entrance.

Item	Cost	Unit	Whole Building	Auditorium (1932) 8,337 ft²	Original Building (1932) 121,493 ft²	Middle School Addition (1969) 78,002 ft²	Board Office Addition (2001) 2,676 ft²	Middle School Art Wing (2001) 73,239 ft²	Sum	Comments
Ramps:	\$40.00	sq.ft. (Qty)				56 Required			\$2,240.00	(per ramp/interior-exterior complete)
Electric Water Coolers:	\$1,800.00	unit			8 Required	4 Required			\$21,600.00	(replacement double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit			23 Required				\$87,400.00	(new ADA)
Toilet/Urinals/Sinks:	\$1,500.00	unit			23 Required				\$34,500.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall			24 Required	8 Required			\$32,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit			1 Required				\$7,500.00	(openers, electrical, patching, etc)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom			17 Required	9 Required			\$7,410.00	
Provide ADA Shower:	\$3,000.00	each			4 Required				\$12,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,000.00	per restroom			18 Required	9 Required			\$27,000.00	
Other: Railings in stairwells	\$40.00	in.ft.			650 Required	130 Required			\$31,200.00	Provide railings in stairwells
Sum:			\$262,850.00	\$0.00	\$228,645.00	\$34,205.00	\$0.00	\$0.00		



Non-compliant restroom



Non-compliant handrails

[Back to Assessment Summary](#)

P. Site Condition

Description: The 14.50-acre flat site is located in a suburban, residential setting with moderate tree and shrub type landscaping. The site is shared with 2 outbuildings include a maintenance equipment building and a restroom building. There are apparent problems with erosion or ponding. The site bordered by lightly traveled city streets. There are no entrances onto the site for busses. There is a curbside bus loading and unloading zone in front of the school, on the street, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by an asphalt parking lots in good condition, containing 103 parking places, which does not provide adequate parking for staff members, visitors, students and the disabled. There is no student parking on site and no room for any additional parking spaces. The site and parking lot drainage design, consisting of catch basins and storm sewers provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in good condition are appropriately placed. 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 condition. The stairwells leading to the 1932 gymnasium basement level has significant cracking and are in poor condition. The main entrances to the building are ADA accessible. The perimeter of the site is fenced, the athletic fields separated by another fence, which is in good condition. The athletic facilities include a football field, running track, baseball field and 5 tennis courts, which are in good condition. The athletic facilities are shared by the middle school and high school. The consist of a baseball field, football field and 5 tennis courts, and are in good condition. The entire site is taken up by the school building and sports fields. The school property takes up approximately 80% of the city block that it sets on. Nine residential properties take up the remaining 20%. Parking, is very inadequate for teachers and staff.

Rating: 3 Needs Replacement

Recommendations: Provide repairs to concrete stairwells walls. Remove and replace concrete steps in stairwells. Provide replacement handrails at the stairwells.

Item	Cost	Unit	Whole Building	Auditorium (1932) 8,337 ft²	Original Building (1932) 121,493 ft²	Middle School Addition (1969) 78,002 ft²	Board Office Addition (2001) 2,676 ft²	Middle School Art Wing (2001) 73,239 ft²	Sum	Comments
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 100,000 SF or larger	\$150,000.00	allowance				Required			\$150,000.00	Include this one or the previous. (Applies for whole building, so only one addition should have this item)
Other: Handrails	\$45.00	in.ft.				50 Required			\$2,250.00	Handrails on stairwell walls
Other: repair wall	\$6,000.00	lump sum			Required Under Contract				\$6,000.00	Repairs to cracking in concrete stairwells
Other: Replace Concrete Steps	\$7,000.00	lump sum			Required Under Contract				\$7,000.00	Remove and replace concrete steps in stairwells. Limited access.
Sum:			\$215,250.00	\$0.00	\$63,000.00	\$152,250.00	\$0.00	\$0.00		



Stairwell that needs repaired



Limited parking between the school and residential properties

[Back to Assessment Summary](#)

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	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
				8,337 ft ²	121,493 ft ²	78,002 ft ²	2,676 ft ²	73,239 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Exposed Waste



Kitchen Sink Waste

[Back to Assessment Summary](#)

R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 4" service and 4" water meter, and is in good condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump. 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	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
				8,337 ft ²	121,493 ft ²	78,002 ft ²	2,676 ft ²	73,239 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Backflow Preventer



Water Meter

[Back to Assessment Summary](#)

S. Exterior Doors

Description:

Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair condition or insulated FRP and aluminum construction installed in aluminum frames. Typical exterior hollow metal doors feature single wire glass vision panels and the FRP doors feature insulated vision panels, and appropriate hardware. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature single glazed or double glazed vision panels, transoms, sidelights, and hardware. The facility is equipped with 1 roof access doors, which are in good condition. Overhead door is steel type in poor condition.

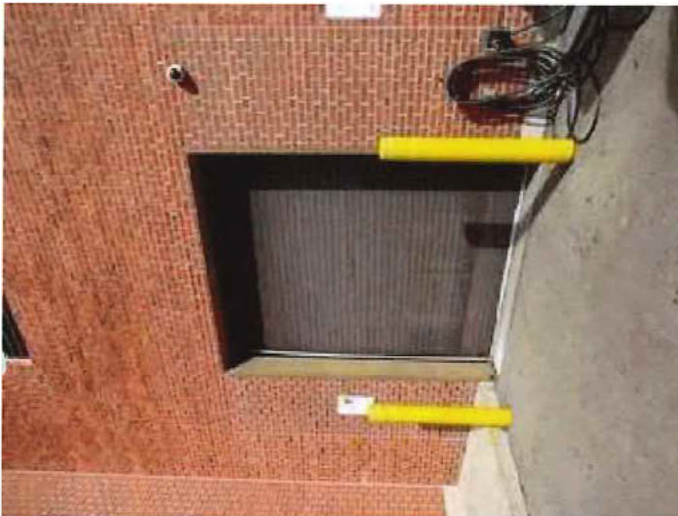
Rating:

3 Needs Replacement

Recommendations:

Replace hollow metal doors and frames on 1932 facility Replace hollow metal doors and frames and one single glazed aluminum doors on 1969 addition. Replace overhead coiling door

Item	Cost	Unit	Whole Building	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
				8,337 ft²	121,493 ft²	78,002 ft²	2,676 ft²	73,239 ft²		
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf			7 Required	4 Required			\$22,000.00	(includes removal of existing)
Other: Overhead Coiling Door Replacement	\$6,000.00	lump sum				Required			\$6,000.00	Reolace overhead coiling door and operator
Sum:			\$28,000.00	\$0.00	\$14,000.00	\$14,000.00	\$0.00	\$0.00		



Coiling door to be replaced



Exterior door to be replaced

[Back to Assessment Summary](#)

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. Due to the construction date, there is a potential for lead based paint.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the 1932 facility and 1969 addition, as noted in the attached Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based. Replacement of gypsum board is in Item J.

Item	Cost	Unit	Whole Building	Auditorium (1932) 8,337 ft ²	Original Building (1932) 121,493 ft ²	Middle School Addition (1969) 78,002 ft ²	Board Office Addition (2001) 2,676 ft ²	Middle School Art Wing (2001) 73,239 ft ²	Sum	Comments
<i>Environmental Hazards Form</i>					<i>EHA Form</i>				—	
Pipe Insulation Removal	\$10.00	ln.ft.			690 Required				\$6,900.00	
Hard Plaster Removal	\$7.00	sq.ft. (Qty)			29,240 Required				\$204,680.00	See J
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)			357 Required				\$1,071.00	See J
Sum:			\$212,651.00	\$0.00	\$212,651.00	\$0.00	\$0.00	\$0.00		



Plaster walls



Plaster walls

[Back to Assessment Summary](#)

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. The facility is equipped with 2 emergency generators. The emergency generators are natural gas fired type units, are located outside the building, which currently support the illuminated exit signs, emergency egress floodlighting, recessed fluorescent emergency lighting, and fire alarm system. The emergency generators are in poor condition, and appear to provide adequate capacity for the future needs of the school. 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. Replace the existing emergency generators due to condition.

Item	Cost	Unit	Whole Building	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		8,337 Required	121,493 Required	78,002 Required	2,676 Required	73,239 Required	\$907,990.40	(includes increase of service piping, if required)
Generator:	\$50,000.00	unit			2 Required				\$100,000.00	(75 KW w/fence and pad/day tank only, life safety only)
Sum:			\$1,007,990.40	\$26,678.40	\$488,777.60	\$249,606.40	\$8,563.20	\$234,364.80		



Kitchen Hood



Generators

[Back to Assessment Summary](#)

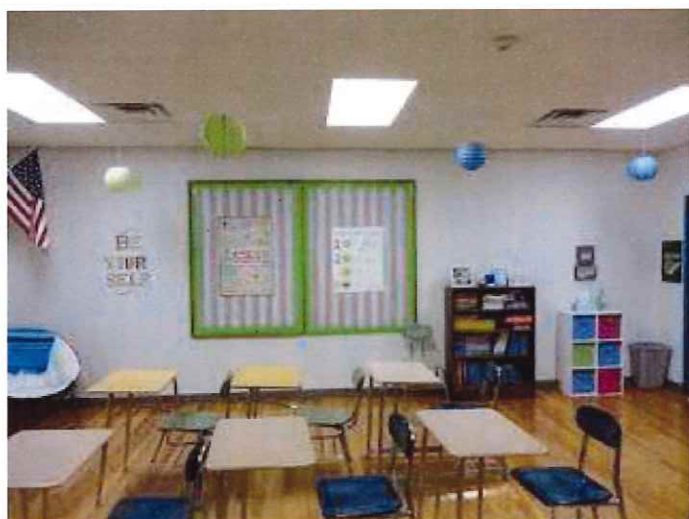
V. Loose Furnishings

Description: The some of the Classrooms have furniture that is mismatched, and in generally good condition, consisting of student desks & chairs, teacher desks & chairs, file cabinets, reading tables, computer workstations, bookcases, wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 8 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 in 1932 facility.

Item	Cost	Unit	Whole Building	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
CEFPI Rating 8	\$1.00	sq.ft. (of entire building addition)		8,337 ft ²	121,493 ft ²	78,002 ft ²	2,676 ft ²	73,239 ft ²	\$281,071.00	
Sum:			\$281,071.00	\$8,337.00	\$121,493.00	\$78,002.00	\$0.00	\$73,239.00		



Mismatched furnishings



Mismatched furnishings

[Back to Assessment Summary](#)

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	Auditorium (1932)	Original Building (1932)	Middle School Addition (1969)	Board Office Addition (2001)	Middle School Art Wing (2001)	Sum	Comments
				8,337 ft ²	121,493 ft ²	78,002 ft ²	2,676 ft ²	73,239 ft ²		
MS portion of building with total SF > 100,000	\$8.47	sq.ft. (Qty)		8,337 Required		78,002 Required	2,676 Required	73,239 Required	\$1,374,291.38	
HS portion of building with total SF 133,601 to 200,400	\$6.79	sq.ft. (Qty)			121,493 Required				\$824,937.47	
Sum:			\$2,199,228.85	\$70,614.39	\$824,937.47	\$660,676.94	\$22,665.72	\$620,334.33		



Typical Facility Clock



Typical Classroom Smart Board

[Back to Assessment Summary](#)

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$11,831,736.50
7.00%	Construction Contingency	\$828,221.56
Subtotal		\$12,659,958.06
16.29%	Non-Construction Costs	\$2,062,307.17
Total Project		\$14,722,265.22

Construction Contingency	\$828,221.56
Non-Construction Costs	\$2,062,307.17
Total for X.	\$2,890,528.72

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$3,797.99
Soil Borings / Phase I Envir. Report	0.10%	\$12,659.96
Agency Approval Fees (Bldg. Code)	0.25%	\$31,649.90
Construction Testing	0.40%	\$50,639.83
Printing - Bid Documents	0.15%	\$18,989.94
Advertising for Bids	0.02%	\$2,531.99
Builder's Risk Insurance	0.12%	\$15,191.95
Design Professional's Compensation	7.50%	\$949,496.85
CM Compensation	6.00%	\$759,597.48
Commissioning	0.60%	\$75,959.75
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$141,791.53
Total Non-Construction Costs	16.29%	\$2,062,307.17

[Back to Assessment Summary](#)

Name of Appraiser Monica Bruaw **Date of Appraisal** 2017-10-04
Building Name Bexley High
Street Address 326 S Cassingham Rd
City/Town, State, Zip Code Bexley, OH 43209
Telephone Number(s) 614.237.4277
School District Bexley City

Setting: Suburban

Site-Acreage	14.50	Building Square Footage	283,747
Grades Housed	7-12	Student Capacity	1,200
Number of Teaching Stations	62	Number of Floors	4
Student Enrollment	1091		
Dates of Construction	1932,1932,1969,2001,2001		

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

Type of Construction

Load bearing masonry
 Steel frame
 Concrete frame
 Wood
 Steel Joists

Exterior Surfacing

Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction

Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

[Back to Assessment Summary](#)

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 small by OSDM standards.</i></p>	25	8
<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. There is no room for expansion if the population increases.</i></p>	20	16
<p>1.3 Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to residential uses, which are suitable for educational instruction.</i></p>	10	10
<p>1.4 Site is well landscaped and developed to meet educational needs</p> <p><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></p>	10	8
<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>Athletic facilities include multi-purpose fields, football, baseball field, a track and tennis courts, which are provided with proper separation from vehicular use areas.</i></p>	10	8
<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	5
<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	4
<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	3
<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>Parking for faculty and staff is not adequately provided on the site. There is no student parking.</i></p>	5	2
TOTAL - 1.0 The School Site	100	69

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.</i>			
2.2 Roofs appear sound, have positive drainage, and are weather tight		15	10
<i>The roofs over the entire building are in good condition but require replacement due to age of systems.</i>			
2.3 Foundations are strong and stable with no observable cracks		10	9
<i>Foundations are in good condition with no observable cracks.</i>			
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration		10	8
<i>Exterior and interior walls are in good condition, have sufficient control joints, and are free from deterioration. No expansion joints are provided.</i>			
2.5 Entrances and exits are located so as to permit efficient student traffic flow		10	8
<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	6
<i>Building envelope does not meet minimum energy conservation requirements.</i>			
2.7 Structure is free of friable asbestos and toxic materials		10	6
<i>The building is reported to contain asbestos and other hazardous materials.</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	11
<i>The lighting system does not provide the minimum lighting intensity in all areas of the building as required by the OSDM. Classrooms do 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 is adequate for the future needs of the school.</i>			
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications		15	11
<i>Classrooms typically have 7 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	8
<i>Electrical panels in the corridors are locked. Panels are easy to find.</i>			
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled		10	6
<i>Drinking fountains are not adequate in number and placement, some of them do not meet ADA requirements. Drinking fountains are properly maintained.</i>			
2.14 Number and size of restrooms meet requirements		10	4
<i>The size of Restrooms do not meet requirements.</i>			
2.15 Drainage systems are properly maintained and meet requirements		10	8
<i>The roof drains are adequate in number and placement. There are floor drains in the mechanical rooms.</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 and horn/strobes. The building is not fully 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	137

3.0 Plant Maintainability	Points Allocated	Points
<p>3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance</p> <p><i>Exterior materials for walls require some maintenance. Materials and finishes for doors and windows require some maintenance.</i></p>	15	12
<p>3.2 Floor surfaces throughout the building require minimum care</p> <p><i>Flooring throughout the facility consists of VCT, VAT, wood, terrazzo, sealed concrete, ceramic tile, which are not well maintained throughout the facility, but need replacement due to age and wear..</i></p>	15	9
<p>3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain</p> <p><i>Acoustical tile ceilings are not easily cleaned or resistant to stain.</i></p>	10	6
<p>3.4 Built-in equipment is designed and constructed for ease of maintenance</p> <p><i>Casework consists of miscellaneous wood and metal shelving units in poor condition, and casework is wood type construction that is original to the building, and is in poor condition.</i></p>	10	4
<p>3.5 Finishes and hardware, with compatible keying system, are of durable quality</p> <p><i>Finishes and hardware, with compatible keying system, are of durable quality</i></p>	10	9
<p>3.6 Restroom fixtures are wall mounted and of quality finish</p> <p><i>Fixtures are floor and wall mounted and are of good quality.</i></p>	10	7
<p>3.7 Adequate custodial storage space with water and drain is accessible throughout the building</p> <p><i>Custodial space is not adequately located throughout the facility.</i></p>	10	6
<p>3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area</p> <p><i>Corridors and classrooms have an adequate number of outlets.</i></p>	10	8
<p>3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement</p> <p><i>Light fixture are on all sides of the building and are accessible. Outlet coverage is sparse.</i></p>	10	7
TOTAL - 3.0 Plant Maintainability	100	68

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>Student loading occurs in the street, and is not separated from other vehicular traffic.</i>	15	6
4.2 Walkways, both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided both on and off-site for pedestrian safety.</i>	10	8
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs and signals are not located as required on adjacent access streets.</i>	5	2
4.4 Vehicular entrances and exits permit safe traffic flow <i>Vehicular traffic use the same entrance and exit points to the site, which do not provide safe vehicular traffic flow.</i>	5	3
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>HS - Athletic field equipment is properly located and is free from hazard.</i>	5	4
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>The building utilizes air handling units that are located away from the classrooms.</i>	20	18
4.7 Multi-story buildings have at least two stairways for student egress <i>The building does have at least 2 stairways, which are not enclosed, and are not all ADA and OBC compliant.</i>	15	12
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i>	10	8
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency lighting is provided. Lights are battery or generator powered. There are an appropriate amount of exit signs.</i>	10	8
4.10 Classroom doors are recessed and open outward <i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i>	10	9
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>The building security system is CCTV only with no motion sensors or door contacts provided. There is a visitor control system provided.</i>	10	4
4.12 Flooring (Including ramps and stairways) is maintained in a non-slip condition <i>Terrazzo and VCT flooring have been well maintained throughout the facility, but most of the VCT is due for replacement.</i>	5	3
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 Inches and range in number from 3 - 16 <i>Stair risers do not exceed 7 inches permitted by the OBC.</i>	5	3
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass at door transoms and sidelights is a mix of plate, tempered and wire mesh.</i>	5	3
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Fixed projections in the Corridor exceed 8 inches.</i>	5	3
4.16 Traffic areas terminate at an exit or a stairway leading to an egress <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>	5	3

Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	8
<i>The facility is not sprinkled. Fire alarm devices are provided adequately. Fire extinguishers are adequately provided.</i>		
4.18 There are at least two independent exits from any point in the building	15	12
<i>Multiple exits are provided from Corridors throughout the facility.</i>		
4.19 Fire-resistant materials are used throughout the structure	15	13
<i>The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are brick, masonry, drywall.</i>		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	12
<i>There is an automatic and manual emergency alarm system manufactured by Honeywell Notifier and Fire-Lite provided. The system has audible alarm and strobes.</i>		
TOTAL - 4.0 Building Safety and Security	200	142

5.0 Educational Adequacy		Points Allocated	Points
Academic Learning Space			
5.1 Size of academic learning areas meets desirable standards		25	15
<i>The average Classroom is smaller than required by the OSDM.</i>			
5.2 Classroom space permits arrangements for small group activity		15	9
<i>Undersized Classrooms do not allow sufficient space for effective small group activities.</i>			
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise		10	8
<i>The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.</i>			
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students		10	6
<i>Undersized Classrooms do not permit privacy time for individual students.</i>			
5.5 Storage for student materials is adequate		10	8
<i>Lockers, located in the Corridor, are adequately provided for student storage.</i>			
5.6 Storage for teacher materials is adequate		10	6
<i>A dedicated storage room is / is not adequately provided.</i>			
Special Learning Space		Points Allocated	Points
5.7 Size of special learning area(s) meets standards		15	10
<i>The Special Education Classroom is smaller than recommended in the OSDM.</i>			
5.8 Design of specialized learning area(s) is compatible with instructional need		10	8
<i>Special Education spaces are properly designed to meet instructional needs.</i>			
5.9 Library/Resource/Media Center provides appropriate and attractive space		10	8
<i>The Media Center is larger than recommended in the OSDM</i>			
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction		5	4
<i>The Gymnasium is larger than recommended in the OSDM.</i>			
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		10	8
<i>Does not apply .</i>			
5.12 Music Program is provided adequate sound treated space		5	3
<i>Music instruction is provided some sound treatment but does not have acoustical panels..</i>			
5.13 Space for art is appropriate for special instruction, supplies, and equipment		5	4
<i>The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.</i>			
School Facility Appraisal		Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment		5	3
<i>The facility is provided with Computer Labs for student use.</i>			
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms		5	3
<i>No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.</i>			
5.16 Storage for student and teacher material is adequate		5	4

Lockers have been adequately provided for storage of student materials. Casework has been adequately provided for storage of teacher materials.

Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals <i>The Teacher's Lounge does reflect a professional environment but has inadequate work space 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>The Kitchen space is smaller recommended in the OSDM. There is sufficient seating.</i>	10	6
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served <i>Administrative Offices are not adequately provided for 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 restroom in the Clinic is located within the Administrative Offices is not ADA compliant/</i>	5	3
5.22 Suitable reception space is available for students, teachers, and visitors <i>There is an adequate reception area.</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	137

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students <i>The building is a traditional design with classical detailing, which is aesthetically pleasing.</i>	15	12
6.2 Site and building are well landscaped <i>The site is moderately 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>	10	8
6.3 Exterior noise and poor environment do not disrupt learning <i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.</i>	10	10
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>On-site walkways to accessory buildings are not covered.</i>	10	8
6.5 Building materials provide attractive color and texture <i>Exterior building materials consist of brick, stone, and concrete block, which do provide an attractive color and texture.</i>	5	4
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>The color palette is comprised of 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>	20	16
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>The building has a central air conditioning system.</i>	15	14
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>It does provide the minimum ventilation as required by the OBCMC.</i>	15	1
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>Lighting system does not meet the minimum lighting levels in all areas, but is well maintained.</i>	15	11
6.10 Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains and Restroom facilities are conveniently located but there is an inadequate number of them.</i>	15	10
6.11 Communication among students is enhanced by commons area(s) for socialization <i>There are areas for students to gather in the Student Dining area.</i>	10	8
6.12 Traffic flow is aided by appropriate foyers and corridors <i>Classroom doorways are not recessed and impede traffic flow in some areas of the building.</i>	10	7
6.13 Areas for students to interact are suitable to the age group <i>There are areas for students to gather in the Student Dining area</i>	10	8
6.14 Large group areas are designed for effective management of students <i>The Auditorium is adequately designed to manage large groups of students.</i>	10	8
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>Limited consideration has been given to acoustical treatment of Classrooms and Corridors.</i>	10	6
6.16 Window design contributes to a pleasant environment <i>The windows are fairly well designed to contribute to a pleasant environment.</i>	10	8

6.17 Furniture and equipment provide a pleasing atmosphere
Classroom furniture is often mismatched and in good to fair condition.

10 8

TOTAL - 6.0 Environment for Education

200 159

LEED Observation Notes

School District: Bexley City
County: Franklin
School District IRN: 43620
Building: Bexley High
Building IRN: 2675

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)

The facility is using silver reflective roofing materials. Replacement roofing should meet reflective material requirements.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

All fixtures could be changed to automatic low flow faucets.

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)

The next generation of mechanical equipment should have a higher efficiency.

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)

There is no room for additions to the building. The football stands need to be replaced and can use local and regional materials if this is done.

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)

The next generation of air handling equipment can increase the amount of outdoor air that can be brought into the building when weather permits.

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)

Justification for Allocation of Points

Building Name and Level: **Bexley High**

7-12

Building features that clearly exceed criteria:

1. The school is surrounded by residential properties and the roads have light traffic.
- 2.
- 3.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

1. Parking is very inadequate. There isn't enough parking for staff and there isn't any parking for students.
2. Bus and vehicular loading/unloading zone is on the street.
3. Parking is very inadequate. There isn't enough parking for staff. There isn't any parking for students.
4. The building doesn't have a fire sprinkler system.
5. The telephone system and technology systems need to be upgraded to meet Ohio School Design Manual requirements, to sustain the capacity and to keep pace with technological development.
- 6.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Bexley City
Facility:	Bexley High
Date of Initial Assessment:	Oct 4, 2017
Date of Assessment Update:	Feb 28, 2018
Cost Set:	2017

District IRN:	43620
Building IRN:	2675
Firm:	Regency Construction Services, Inc. (formerly PCS/Regency)

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1932 Auditorium	8,337	\$0.00	\$0.00
1932 Original Building	121,493	\$212,651.00	\$212,651.00
1969 Middle School Addition	78,002	\$0.00	\$0.00
2001 Board Office Addition	2,676	\$0.00	\$0.00
2001 Middle School Art Wing	73,239	\$0.00	\$0.00
Total	283,747	\$212,651.00	\$212,651.00
Total with Regional Cost Factor (100.00%)		\$212,651.00	\$212,651.00
Regional Total with Soft Costs & Contingency		\$264,602.28	\$264,602.28

Environmental Hazards - Bexley City (43620) - Bexley High (2675) - Original Building

Owner: Bexley City Bldg. IRN: 2675
 Facility: Bexley High BuildingAdd: Original Building
 Date On-Site: Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	890	\$10.00	\$6,900.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Assumed Asbestos-Containing Material	29240	\$7.00	\$204,680.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	357	\$3.00	\$1,071.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$212,651.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$212,651.00

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

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980		
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00	
2. Special Engineering Fees for LBP Mock-Ups	\$0.00	
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups	\$0.00

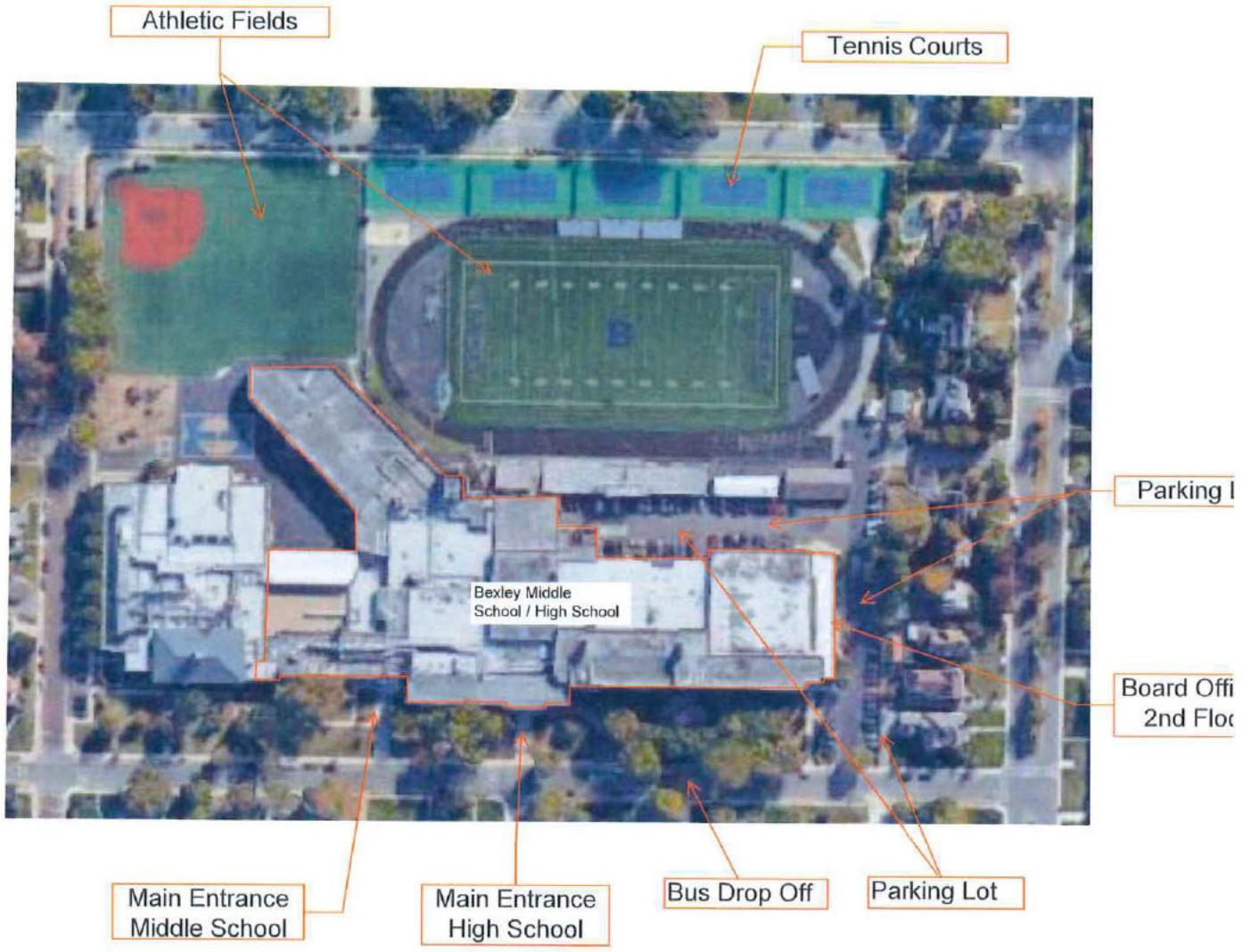
D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 121493	0	\$0.10	\$0.00

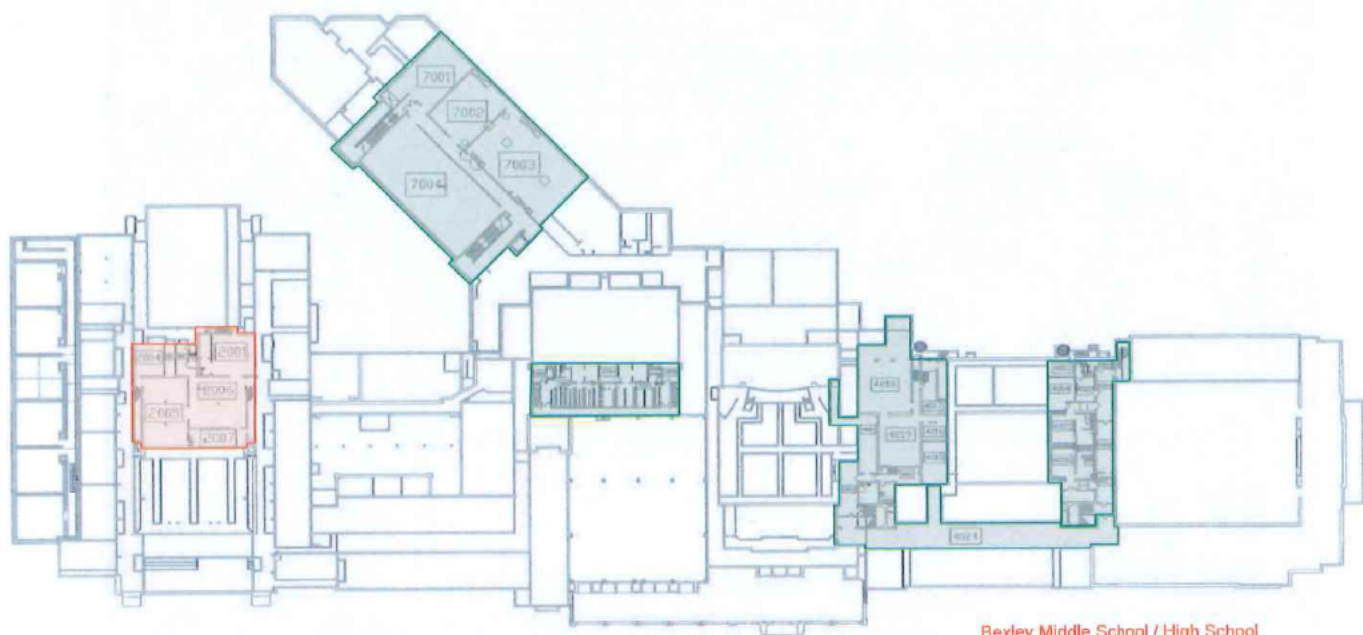
E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
(Sum of Lines 1-0)	Description	Cost Estimate
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$212,651.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$212,651.00

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

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

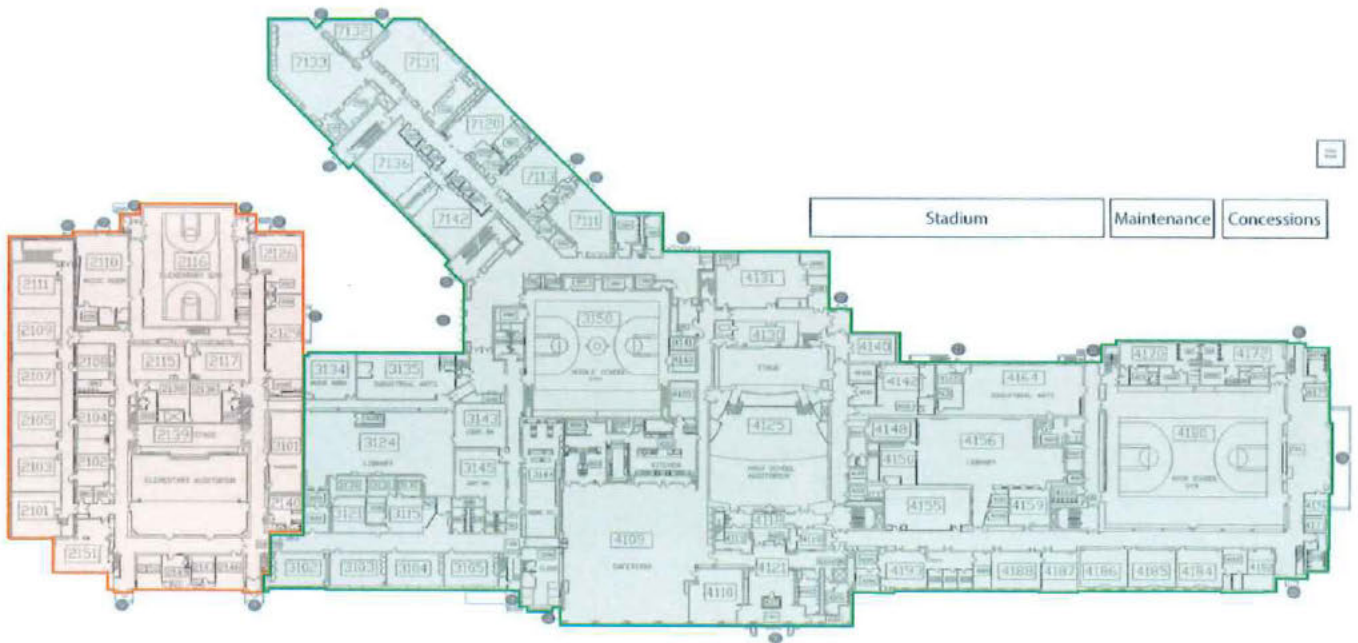




Cassingham Elementary School

Bexley Middle School / High School

BASEMENT

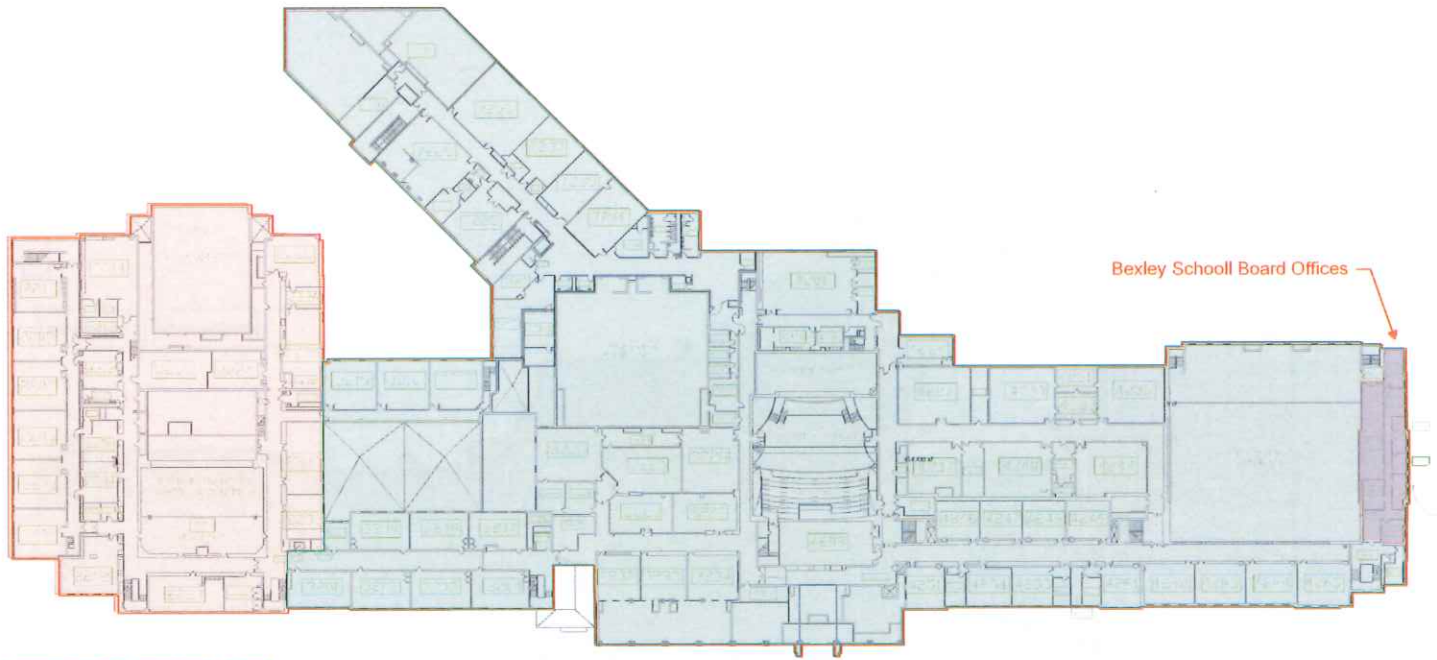


Cassingham Elementary School

FIRST FLOOR

☐ - FIRE ALARM NOISE PANG
 ☐ - FIRE ALARM AMBULATORY

Bexley Middle School / High School

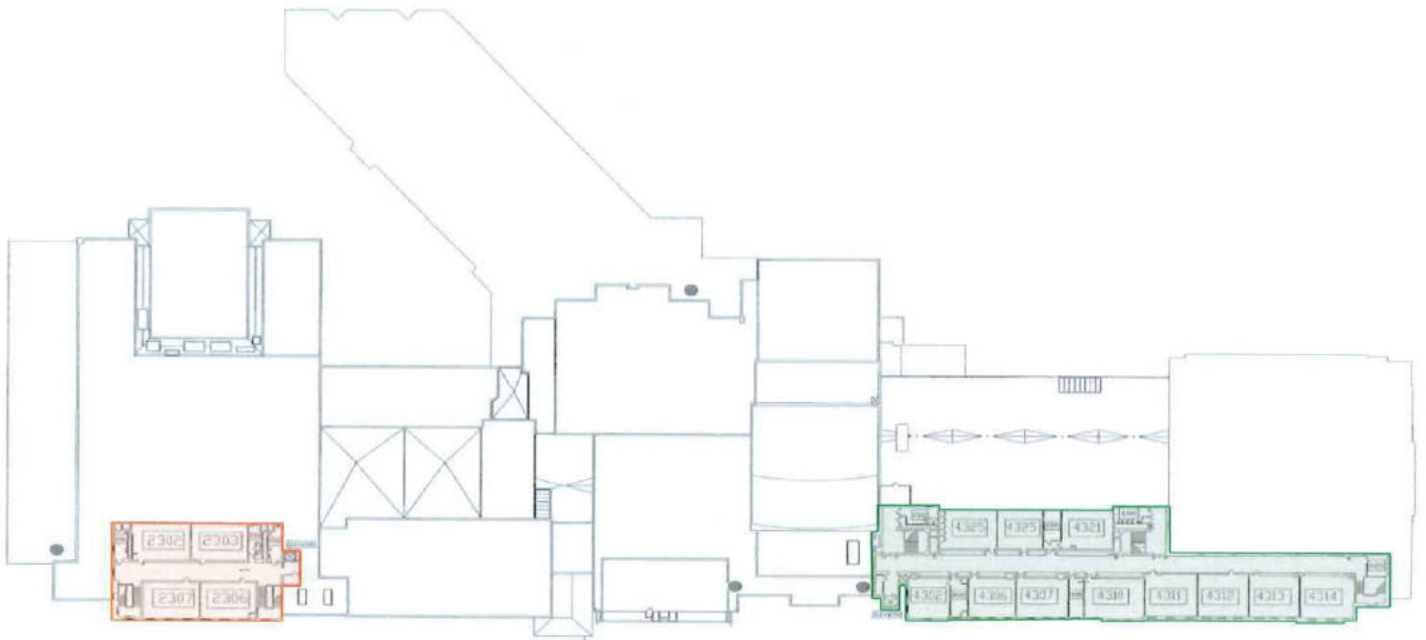


Cassingham Elementary School

Bexley Middle School / High School

Bexley School Board Offices

SECOND FLOOR



Cassingham Elementary School

THIRD FLOOR

Bexley Middle School / High School