Bexley City School District

Building Assessment Summary

Maryland Elementary School

FACILITY ASSESSMENT REPORT

OFCC
OHIO FACILITIES CONSTRUCTION COMMISSION

Van Auken Akins
ARCHITECTS LLC

Building Information - Bexley City (43620) - Maryland Avenue Elem

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Maryland Elementary
Assessment Date (on-site; non-EEA)	2016-08-01
Kitchen Type	Warming Kitchen
Cost Set:	2017
Building Name	Maryland Avenue Elem
Building IRN	23093
Building Address	2754 Maryland Ave
Building City	Bexley
Building Zipcode	43209
Building Phone	614.237.3280
Acreage	4.10
Current Grades:	K-6
Teaching Stations	25
Number of Floors	2
Student Capacity	350
Current Enrollment	380
Enrollment Date	2016-08-01

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms	1
Historical Register	**NO**
Building's Principal	Jon Hood
Building Type	Elementary

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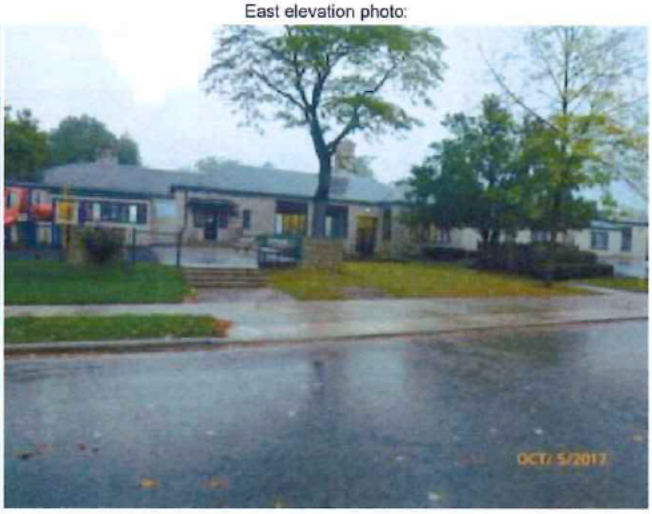
North elevation photo:

East elevation photo:



South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

57,981 Total Existing Square Footage
1952,2001 Building Dates
K-6 Grades
380 Current Enrollment
25 Teaching Stations
4.10 Site Acreage

Maryland Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1952, is a 2 story, 57,981 square foot brick school building located in a suburban, residential and commercial setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick type exterior wall construction, with brick, plaster and gypsum type wall construction in the interior. The floor system consists of cast in place concrete floors. The roof structure in the 1952 facility is cast in place concrete. The roof structure of the 2001 addition is metal deck on steel trusses. The roofing system of the overall facility is built-up asphalt installed over 15 years ago. The ventilation system of the building is inadequate to meet the needs of the users. Most of the Classrooms are adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of Gymnasium and separate Student Dining, 6720 SF Primary Gymnasium with 2409 SF separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 4.10-acre site adjacent to residential and properties. The property play areas athletic facilities are fenced for security. Access onto the site is restricted. Site circulation is good. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate.

No Significant Findings

Building Construction Information - Bexley City (43620) - Maryland Avenue Elem (23093)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Maryland Elementary	1952	no	2	50,887	no	no
Gymnasium Addition	2001	yes	1	7,094	no	no

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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
Maryland Elementary (1952)		7859			3364		2409	568						
Gymnasium Addition (2001)				6720										
Total	0	7,859	0	6,720	3,364	0	2,409	568	0	0	0	0	0	0
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Maryland Avenue Elem (23093)

District: Bexley City
Name: Maryland Avenue Elem
Address: 2754 Maryland Ave
Bexley,OH 43209
Bldg. IRN: 23093

County: Franklin **Area:** Central Ohio (0)
Contact: Jon Hood
Phone: 614.237.3280
Date Prepared: 2016-08-01 **By:** Tom Kurtz
Date Revised: 2017-12-14 **By:** Tom Kurtz

Current Grades	K-6	Acreage:	4.10
Proposed Grades	N/A	Teaching Stations:	25
Current Enrollment	380	Classrooms:	1
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Maryland Elementary	1952	no	2	50,887
Gymnasium Addition	2001	yes	1	7,094
Total				**57,981**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	70	70%	Satisfactory
2.0 Structural and Mechanical Features	200	143	72%	Satisfactory
3.0 Plant Maintainability	100	67	67%	Borderline
4.0 Building Safety and Security	200	149	75%	Satisfactory
5.0 Educational Adequacy	200	138	69%	Borderline
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	702	70%	Satisfactory

FACILITY ASSESSMENT Cost Set: 2017		Rating	Dollar Assessment	C
A.	Heating System	3	$833,753.00	-
B.	Roofing	3	$404,820.00	-
C.	Ventilation / Air Conditioning	3	$205,000.00	-
D.	Electrical Systems	3	$941,031.63	-
E.	Plumbing and Fixtures	2	$9,200.00	-
F.	Windows	3	$199,300.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	3	$43,350.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,007,097.90	-
K.	Interior Lighting	3	$289,905.00	-
L.	Security Systems	3	$165,245.85	-
M.	Emergency/Egress Lighting	3	$57,981.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	3	$161,290.00	-
P.	Site Condition	3	$148,241.50	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	1	$0.00	-
T.	Hazardous Material	3	$906.00	-
U.	Life Safety	3	$185,539.20	-
V.	Loose Furnishings	3	$57,981.00	-
W.	Technology	3	$667,361.31	-
X.	Construction Contingency / Non-Construction Cost	-	$1,313,862.36	-
Total			$6,691,865.75	

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$6,691,865.75

The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.

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Maryland Elementary (1952) Summary

District: Bexley City
Name: Maryland Avenue Elem
Address: 2754 Maryland Ave
Bexley,OH 43209
Bldg. IRN: 23093

County: Franklin **Area:** Central Ohio (0)
Contact: Jon Hood
Phone: 614.237.3280
Date Prepared: 2016-08-01 **By:** Tom Kurtz
Date Revised: 2017-12-14 **By:** Tom Kurtz

Current Grades	K-6	Acreage:	4.10
Proposed Grades	N/A	Teaching Stations:	25
Current Enrollment	380	Classrooms:	1
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Maryland Elementary	**1952**	**no**	**2**	**50,887**
Gymnasium Addition	2001	yes	1	7,094
Total				**57,981**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
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*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

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Cover Sheet	—	—	—	—
1.0 The School Site	100	70	70%	Satisfactory
2.0 Structural and Mechanical Features	200	143	72%	Satisfactory
3.0 Plant Maintainability	100	67	67%	Borderline
4.0 Building Safety and Security	200	149	75%	Satisfactory
5.0 Educational Adequacy	200	138	69%	Borderline
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	702	70%	Satisfactory

FACILITY ASSESSMENT Cost Set: 2017			Rating	Dollar Assessment	C
A.	Heating System		3	$741,531.00	-
B.	Roofing		3	$369,460.00	-
C.	Ventilation / Air Conditioning		3	$205,000.00	-
D.	Electrical Systems		3	$825,896.01	-
E.	Plumbing and Fixtures		2	$9,200.00	-
F.	Windows		3	$199,300.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		3	$37,850.00	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$881,103.30	-
K.	Interior Lighting		3	$254,435.00	-
L.	Security Systems		3	$145,027.95	-
M.	Emergency/Egress Lighting		3	$50,887.00	-
N.	Fire Alarm		1	$0.00	-
O.	Handicapped Access		3	$157,690.00	-
P.	Site Condition		3	$137,600.50	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		1	$0.00	-
T.	Hazardous Material		3	$906.00	-
U.	Life Safety		3	$162,838.40	-
V.	Loose Furnishings		3	$50,887.00	-
W.	Technology		3	$585,709.37	-
X.	Construction Contingency / Non-Construction Cost		-	$1,176,397.50	-
Total				$5,991,719.03	

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$5,991,719.03

The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.

Gymnasium Addition (2001) Summary

District:	Bexley City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Maryland Avenue Elem	**Contact:**	Jon Hood
Address:	2754 Maryland Ave Bexley,OH 43209	**Phone:**	614.237.3280
		Date Prepared:	2016-08-01 **By:** Tom Kurtz
Bldg. IRN:	23093	**Date Revised:**	2017-12-14 **By:** Tom Kurtz

Current Grades	K-6	Acreage:	4.10
Proposed Grades	N/A	Teaching Stations:	25
Current Enrollment	380	Classrooms:	1
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Maryland Elementary	1952	no	2	50,887
Gymnasium Addition	**2001**	**yes**	**1**	**7,094**
Total				**57,981**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT Cost Set: 2017		Rating	Dollar Assessment	C
A.	Heating System	3	$92,222.00	-
B.	Roofing	3	$35,360.00	-
C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
D.	Electrical Systems	3	$115,135.62	-
E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
F.	**Windows**	**3**	**$0.00**	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	3	$5,500.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$125,994.60	-
K.	Interior Lighting	3	$35,470.00	-
L.	Security Systems	3	$20,217.90	-
M.	Emergency/Egress Lighting	3	$7,094.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	3	$3,600.00	-
P.	Site Condition	3	$10,641.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	1	$0.00	-
T.	**Hazardous Material**	**3**	**$0.00**	-
U.	Life Safety	3	$22,700.80	-
V.	Loose Furnishings	3	$7,094.00	-
W.	Technology	3	$81,651.94	-
X.	Construction Contingency / Non-Construction Cost	-	$137,464.87	-
Total			$700,146.73	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	70	70%	Satisfactory
2.0 Structural and Mechanical Features	200	143	72%	Satisfactory
3.0 Plant Maintainability	100	67	67%	Borderline
4.0 Building Safety and Security	200	149	75%	Satisfactory
5.0 Educational Adequacy	200	138	69%	Borderline
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	702	70%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$700,146.73

The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.

A. Heating System

Description: The existing system for the overall facility is a gas fired heating hot water system, installed in 2002, and is in fair 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 2 gas fired boilers, manufactured by Bryan, were installed in 2002 and are in poor 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 2002 and is in fair 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 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 but inefficient working order, and long-term life expectancy of the existing system is not anticipated. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new boilers and pumps due to existing condition. Replace the existing air handlers and rooftop air handlers due to age and condition.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Roof Top Unit with air conditioning	$13.00	sq.ft. (of entire building addition)		Required	Required	$753,753.00	
Other: Replace Boilers and Pumps	$80,000.00	lump sum		Required		$80,000.00	Cost includes removal of existing boiler and pumps and replacing with new.
Sum:			$833,753.00	$741,531.00	$92,222.00		

Gas Fired Boilers

Heating Hot Water Pumps

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B. Roofing

Description: The roof over the overall facility is a built-up asphalt system that was installed in over 20 years ago and has had additional layers installed at a later date, and is in fair condition. There are also areas of clay tile roofing in fair condition. There are no District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access ladder that is in good condition. Fall safety protection cages are not required, and have not provided. There were no observations of standing water on the roof. Metal and Clay tile cap flashings and are in good condition. Roof storm drainage is addressed through a system of gutters and downspouts, as well as roof drains, which are located, and in good condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: Provide roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to age of system and projected lifecycle. Provide flashing, coping and tile ridge cap on the overall facility require replacement due to condition. Provide downspouts were the existing downspouts have been damaged. Provide overflow drains.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Built-up Asphalt:	$13.20	sq.ft. (Qty)		25,400 Required	2,400 Required	$366,960.00	
Repair/replace cap flashing and coping:	$18.40	ln.ft.		900 Required	200 Required	$20,240.00	
Gutters/Downspouts	$13.10	ln.ft.		200 Required		$2,620.00	
Overflow Roof Drains and Piping:	$2,500.00	each		6 Required		$15,000.00	
Sum:			$404,820.00	$369,460.00	$35,360.00		

Missing tile ridge cap

Metal cap flashing

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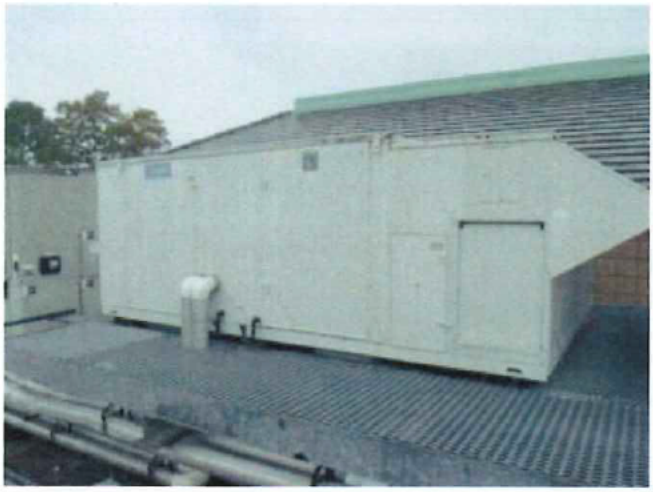
C. Ventilation / Air Conditioning

Description: The overall facility is equipped with an air-cooled chiller type central air conditioning system, which is in poor condition. The ventilation system in the overall facility consists of air handlers, installed in 2002 and in fair condition, providing fresh air to Classrooms, and air handlers, installed in 2002 and in fair 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 not required in this facility. The Art program is equipped with a kiln, and existing kiln ventilation is inadequate, and in poor condition. General building exhaust systems for Restrooms are adequately placed, and in fair condition.

Rating: 3 Needs Replacement

Recommendations: Replace the existing air handlers and rooftop air handlers due to age and condition. Cost included in Item A. Replace the existing air-cooled chiller due to age and condition. Since the chiller is a single unit that is located on the roof of the original building, all costs have been assigned to the original building. Replace the existing kiln exhaust system with new.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required		$5,000.00	
Other: Chiller Replacement	$200,000.00	lump sum		Required		$200,000.00	Cost includes removal and replacement of air cooled chiller.
Sum:			$205,000.00	$205,000.00	$0.00		



Rooftop Unit

Air Cooled Chiller

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 2500A, 208/120V, 3PH, 4W system installed in 2002, and is in good condition. Power is provided to the school by a single utility owned, pad-mounted transformer in good condition. The panel system, installed in 2002, is in good condition, and can be expanded to add additional capacity. The Classrooms are equipped with adequate electrical outlets. The typical Classroom contains 5 general purpose outlets and 2 dedicated outlets for each Classroom computer. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	$941,031.63	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$941,031.63	$825,896.01	$115,135.62		

Main Distribution Switchgear

Utility Transformer

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E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure backflow preventer in fair condition. A water treatment system is not provided. The domestic water supply piping in the overall facility is copper and PVC, and is in fair condition. The waste piping in the overall facility is cast iron and PVC, and is in fair condition. The facility is equipped with 1 gas water heater in fair condition, with 1 separate 150-gallon storage tank in fair condition. The school contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 8 Restrooms associated with specialty Classrooms, and 2 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 12 non-ADA floor mounted flush valve toilets, 0 ADA and 8 non-ADA floor mounted flush urinals, as well as 0 ADA and 12 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 1 ADA and 17 non-ADA floor mounted flush valve toilets, as well as 0 ADA and 13 non-ADA wall mounted lavatories. Staff Restrooms contain 0 ADA and 1 wall mounted urinals, as well as 0 ADA and 4 non-ADA wall mounted lavatories. Condition of fixtures is good. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 1 ADA and 7 non-ADA electric water coolers, in fair condition. The 19 Elementary Classrooms are equipped with 0 ADA and 19 non-ADA sink mounted type drinking fountains, in good condition. Special Education Classroom is equipped with the required Restroom facilities, and fixtures are in good condition. Kitchen is not equipped with the required Restroom. Heath Clinic is equipped with the required Restroom, and fixtures are in good condition. Kindergarten Classrooms are equipped with Restroom facilities, and fixtures are in good condition. Kitchen fixtures consist of 1 single-compartment sink, 1 triple-compartment sink, 2 hand sinks, and a dishwasher, which are in fair condition. The Kitchen is not equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140-degree hot water supply via an Insta Hot 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 40 toilets, 8 urinals, 33 lavatories, 19 Classroom sink mounted drinking fountains, and 14 electric water coolers. Observations revealed that the school is currently equipped with 30 toilets, 8 urinals, 25 lavatories, 19 Classroom sink mounted drinking fountains, and 8 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. Adequate exterior wall hydrants are not provided.

Rating: 2 Needs Repair

Recommendations: Provide 4 exterior wall hydrants. Provide a grease interceptor for the kitchen. See Item O for all fixtures ADA requirements

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Hose Bibbs	$800.00	unit		4 Required		$3,200.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Grease Trap or Oil Interceptor	$6,000.00	each		1 Required		$6,000.00	
Sum:			$9,200.00	$9,200.00	$0.00		

Gas Fired Water Heater

Non-compliant fixtures

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F. Windows

Description: The overall facility is equipped with wood frame double glazed insulated glazing type window system, with and unknown installation date, and is in poor condition. The window system features operable windows throughout the building and operable windows are not equipped with opening limiters and the insect screens in fair condition. Window system seals are in poor condition, with frequent air and water infiltration being experienced. Window system hardware is in poor condition. The window system features integral blinds, which are in fair condition. There are glass block windows in the original building, in fair condition. The exterior doors in the facility are equipped with thermally broken aluminum frame sidelights and transoms with double glazed insulated, in good condition. Exterior door vision panels are double glazed insulated glazing. The building does not contain skylights. The building does contain 8 clerestories, and clerestory windows are in fair condition. Interior glass is not OBC-compliant, it is wire glass. Window security grilles are not provided for ground floor windows. There is not Greenhouse associated with this facility.

Rating: 3 Needs Replacement

Recommendations: Due to age and condition, provide a new insulated window system with integral blinds, with work recommended within 0 -2 years. Replace glass block with window. Replace interior wire glass.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Insulated Glass/Panels:	$65.00	sq.ft. (Qty)		2,900 Required		$188,500.00	(includes blinds)
Door and Window Panel Replacement	$200.00	each		54 Required		$10,800.00	(Hazardous Material Replacement Cost - See T.)
Sum:			$199,300.00	$199,300.00	$0.00		

Glass block windows

Window frame and glazing

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G. Structure: Foundation

Description: The overall facility is equipped with concrete foundation walls on concrete 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. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation or wall structural deterioration.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Foundation wall exposed

foundation wall exposed

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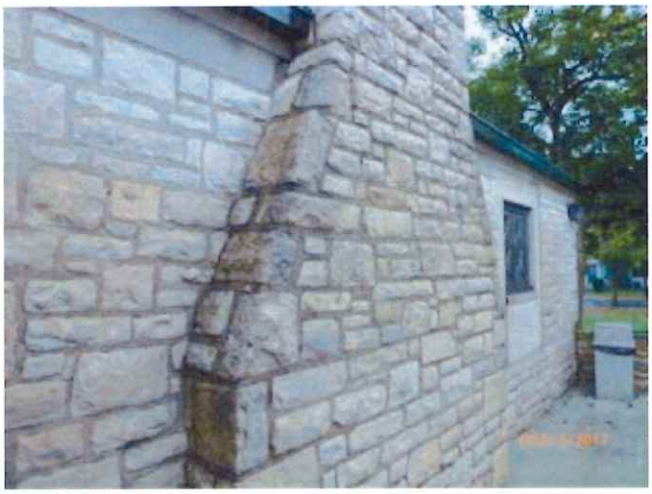
H. Structure: Walls and Chimneys

Description: The 1952 facility has a stone and brick veneer on load bearing masonry wall system, which displayed minimal locations of deterioration, and is in good condition. Overall the exterior masonry appears to have appropriately spaced and caulked control joints in good condition. Two control joints should be cut in on the south side wall. The school does not contain expansion joints, and none are needed, as there is no indication of exterior masonry cracking or separation beyond the two locations of minor cracking. The precast panels on the roof level have cracks that need to be repaired and control joints should be added. The 2001 Addition has a split-face block on a load bearing masonry wall system, which displayed no 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 at building corners, and wall offsets and are in good. The school does have sufficient expansion joints, the existing ones are in good condition. Exterior walls in the 1952 facility 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 not cavity walls. Weep holes and vents are not provided or required. The exterior masonry has not yet needed to be cleaned and sealed, showing mortar deterioration at the 1st floor fireplace chimney. Exterior building fenestration in the overall facility exceeds 12.50% of the exterior surfaces. Installation of new HVAC systems will result in removal of any existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids. Interior Corridor and demising walls are concrete masonry units and glazed block, project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Interior soffits are of metal studs and gypsum board type construction, and in good condition. The window sills are solid surface laboratory countertop material, and are in good condition. The exterior lintels are steel, and are in good condition. The chimney for the heating system is in good condition. The fireplace chimney requires tuckpointing. Canopies over entrances are metal stud and gypsum type construction, and are in good condition. Exterior soffits are of metal panel type construction, and in good condition. The school is not equipped with a loading dock.

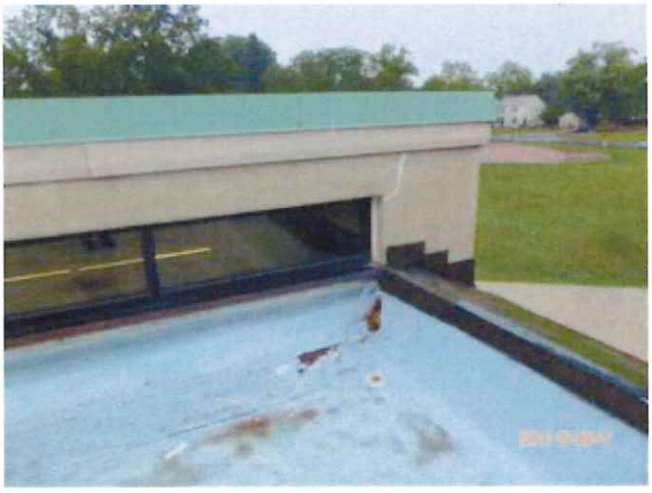
Rating: 3 Needs Replacement

Recommendations: Provide tuckpointing at the 1952 fireplace. Provide masonry cleaning and sealing as required through the overall facility. Sawcut and caulk new appropriately spaced control joints in existing masonry 1952 facility. Repair cracks in precast panels. Exterior wall insulation deficiencies are addressed in Item J.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		200 Required		$1,050.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		12,000 Required	2,200 Required	$21,300.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		12,000 Required	2,200 Required	$14,200.00	(wall surface)
Install Control Joints	$60.00	ln.ft.		30 Required		$1,800.00	
Other: Precast Concrete Panel Repairs	$5,000.00	lump sum		Required		$5,000.00	Repair cracking in precast panels at clerestory.
Sum:			$43,350.00	$37,850.00	$5,500.00		



Fireplace to be tuckpointed



Precast panel with cracks

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I. Structure: Floors and Roofs

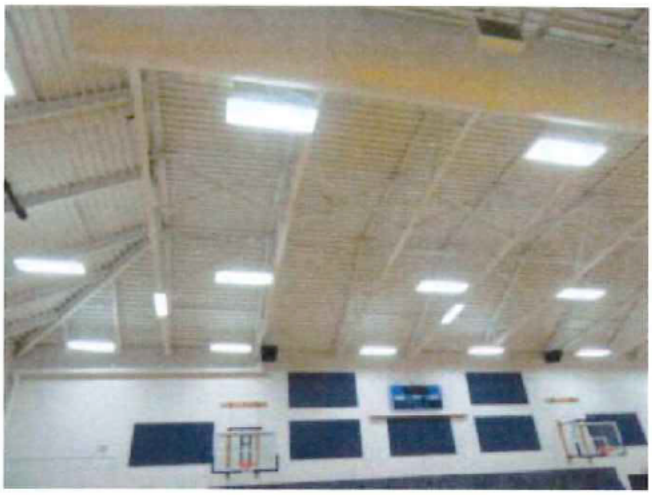
Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There is crawl space located under east and west wings below classrooms. The floor construction of the intermediate floor is cast-in-place concrete type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is metal deck of bar joists or steel truss 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	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Cast concrete deck



Exposed metal deck

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with VCT, wood, carpet and ceramic tile type flooring, acoustic ceiling tile type ceilings, as well as painted, and glazed block type wall finishes, and they are in fair condition. The overall facility has Corridors with VCT type flooring, acoustical ceiling tile type ceilings, as well as painted and glazed block type wall finishes, and they are in fair condition. The overall facility has Restrooms with ceramic tile and VCT type flooring, acoustical ceiling tile type ceilings, as well as ceramic tile, glazed block and painted type wall finishes, and they are in fair condition. Toilet partitions are metal, and are in poor condition. Classroom casework in the overall facility is wood type construction with plastic laminate tops, is adequately provided, and in poor condition. The typical Classroom contains 20 lineal feet of casework, and Classroom casework provided ranges from 14 to 24 feet. Classrooms are provided adequate chalkboards, markerboards and tackboards which are in fair condition. The Classroom storage cubbies, located in the Classrooms are adequately provided, and in poor condition. The Art program is equipped with a kiln in fair condition, and existing kiln ventilation is inadequate. The facility is equipped with wood non-louvered interior doors that are flush mounted not recessed with proper ADA hardware and in good condition. The Gymnasium space has wood type flooring, open type ceilings, as well as painted type wall finishes, and they are in good condition. Wood Gymnasium flooring has been well maintained, will accommodate multiple future sandings and refinishings, and is rated at a median stage of its product lifecycle. There is no visible tartan flooring. Gymnasium telescoping stands are plastic type construction in good condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. The Media Center, located in the 1952 facility, has carpet type flooring, acoustical ceiling tile type ceilings, as well as painted type wall finishes, and they are in fair condition. Student Dining, located in the 1952 facility, has VCT type flooring, acoustical ceiling tile type ceilings, as well as glazed block and painted type wall finishes, and they are in fair condition. OSDM-required fixed equipment for Stage is adequately provided, and in good condition. Existing Gymnasium, Student Dining, Media Center and Music spaces are not provided with appropriate sound attenuation acoustical surface treatments.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to condition and installation of systems outlined in Items: K, U and W. Provide additional exterior wall insulation.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$15.90	sq.ft. (of entire building addition)		Required	Required	$921,897.90	(elementary, per building area, with removal of existing)
Additional Wall Insulation	$6.00	sq.ft. (Qty)		12,000 Required	2,200 Required	$85,200.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Sum:			$1,007,097.90	$881,103.30	$125,994.60		

Joists enclosed by acoustical ceiling

Cast in place concrete floor deck

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 64 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 20 FC, thus complying with the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with T-8 suspended 2x4 fluorescent fixture type lighting, in good condition, providing an average illumination of 30 FC, which is less than the 50 ES / MS FC recommended by the OSDM. The Media Center is equipped with T-8 lay-in fluorescent fixture type lighting in good condition, providing an average illumination of 69 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with 2x4 lay-in T-8 fluorescent fixture type lighting with multi level switching. Student Dining fixtures are in good condition, providing an average illumination of 75 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 lay-in fluorescent fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 65 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with lay-in 2x4 T-8 fluorescent fixture type lighting in fair condition. The typical Administrative spaces in the overall facility are equipped with lay-in 2x4 T-8 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 automatic fire suppression system outlined in Item U.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	$289,905.00	Includes demo of existing fixtures
Sum:			$289,905.00	$254,435.00	$35,470.00		

Gymnasium Lighting

Student Dining Multilevel Switching

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L. Security Systems

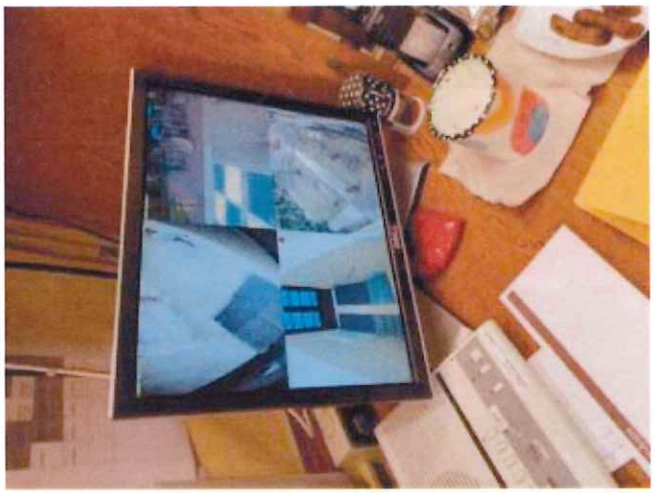
Description: The overall facility contains a CCTV type security system in good condition. Motion detectors are not provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are not equipped with door contacts. An automatic visitor control system is provided. Compliant color CCTV cameras are inadequately provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of an LCD monitor and computer based hard disk recording device. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted HID entry lights in fair condition. Parking and bus pick-up / drop off areas are not illuminated. The exterior site lighting system provides adequate inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	$107,264.85	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$57,981.00	(complete, area of building)
Sum:			$165,245.85	$145,027.95	$20,217.90		

Visitor Control System



CCTV Monitor with All Zones Shown

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M. Emergency/Egress Lighting

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Emergency/Egress Lighting	$1.00	sq.ft. (of entire building addition)		Required	Required	$57,981.00	(complete, area of building)
Sum:			$57,981.00	$50,887.00	$7,094.00		

Egress Light Remote Head

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N. Fire Alarm

Description: The overall facility is equipped with an Edwards System Technology EST2 type fire alarm system, installed in 2002, and in good condition, consisting of manual pull stations and horn and strobe indicating devices. 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 is not equipped with any flow switches / tamper switches. 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	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Fire Alarm Control Panel

Remote Annunciator

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are mostly ADA accessible. Access from the parking drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors, and none are provided. Playground layout and equipment are compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do meet all ADA requirements. This multistory building does have a compliant elevator that accesses every floor and is in good condition. No Stage access is provided. ADA-compliant handrails could be added to one of the sets of stairs to the stage. Interior doors are not recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. 14 ADA-compliant toilets are required, and 1 is currently provided. 14 ADA-compliant Restroom lavatories are required, and 0 are currently provided. 19 ADA-compliant Science Classroom lab sinks are required, and 0 are currently provided. 2 ADA-compliant urinals are required, and 0 are currently provided. 7 ADA-compliant electric water coolers are required, and 1 is currently provided. Toilet partitions are metal or plastic, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic and Special Education Restrooms are not compliant with ADA requirements. ADA signage is provided on the interior the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant plumbing fixtures and electric water coolers. Provide ADA-compliant sink mounted drinking fountains in the classrooms Provide power assist door operators. Provide handrails to stage. Provide toilet accessories. Remount mirrors to ADA height.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Electric Water Coolers:	$1,800.00	unit		3 Required	2 Required	$9,000.00	(replacement double ADA)
Electric Water Coolers:	$3,000.00	unit		2 Required		$6,000.00	(new double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit		21 Required		$79,800.00	(new ADA)
Toilet/Urinals/Sinks:	$1,500.00	unit		9 Required		$13,500.00	(replacement ADA)
Toilet Partitions:	$1,000.00	stall		9 Required		$9,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit		2 Required		$15,000.00	(openers, electrical, patching, etc)
Remount Restroom Mirrors to Handicapped Height:	$285.00	per restroom		14 Required		$3,990.00	
Provide Toilet Accessories:	$1,000.00	per restroom		9 Required		$9,000.00	
Other: ADA Step Handrails	$40.00	l.f.		20 Required		$800.00	ADA-compliant handrails
Other: Drinking Fountains	$800.00	each		19 Required		$15,200.00	Add ADA-compliant sink mounted drinking fountains
Sum:			$161,290.00	$157,690.00	$3,600.00		

Non-compliant sink mounted drinking fountain

Non-compliant electric water cooler

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P. Site Condition

Description: The 4.10 acre relatively flat site is located in a suburban residential setting with moderate tree and lawn type landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets. A single entrance is provided onto the site. Staff and visitor parking is facilitated by an asphalt parking lot in good condition, containing 18 parking places, which does not provide adequate parking for staff members, visitors, and the disabled. 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 not equipped with a concrete pad area for dumpsters. There are three sets of steps that need the handrails replaced with ADA-compliant handrails. The perimeter of the site is partially fenced in. The playgrounds are separated from parking area by fences. There is an ungated single lane entrance to the hard playground from the street. The playground equipment is primarily constructed of coated steel and high-density plastic, and is in good condition. Playground equipment is placed to provide compliant fall zones, and on ADA-compliant rubber tile surface. Three basketball hoops are provided on an asphalt surface in good condition. The playground area is equipped with sufficient benches in good condition. The athletic facilities are comprised of a baseball field that is in good condition. Site features are suitable for outdoor instruction. The site is too small to add a building addition or parking.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant handrails at 3 sets of steps. Provide concrete dumpster pad. Provide chain link fence and gate to close in the east side of the site and playground.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Exterior Hand / Guard Rails:	$43.00	ln.ft.		90 Required		$3,870.00	
Provide Concrete Dumpster Pad:	$2,400.00	each		1 Required		$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required		$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	$86,971.50	Include this one **or** the next. (Each addition should have this item)
Other: Chain Link Fencing with Gates	$5,000.00	lump sum		Required		$5,000.00	Provide additional chain link fence and gate.
Sum:			$148,241.50	$137,600.50	$10,641.00		

Non-compliant handrails

Dumpsters on asphalt

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Q. Sewage System

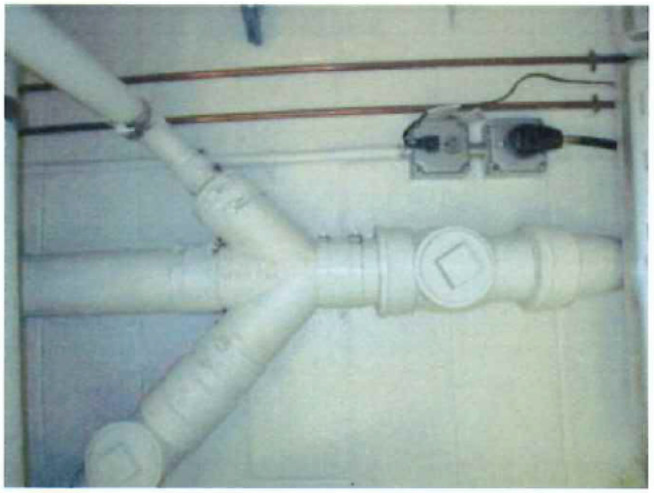
Description: The sanitary sewer system is tied in to the city system, and is in good condition. No significant system deficiencies were reported by the school district or noted during the physical assessment.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Kitchen Sink Waste



Exposed Sanitary Stack

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R. Water Supply

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Maryland Elementary (1952)	Gymnasium Addition (2001)	Sum	Comments
				50,887 ft²	7,094 ft²		
Sum:			$0.00	$0.00	$0.00		

Backflow Preventer

Incoming Water

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum framed doors with FRP panel type construction, installed on aluminum frames, and in good condition. Typical exterior doors feature no 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 insulated vision panels, transoms, sidelights, and appropriate hardware. The facility is not equipped with any roof access doors. There are no overhead doors in the facility.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Aluminum doors with FRP panels

Aluminum entrance doors

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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.

Rating: 3 Needs Replacement

Recommendations: Remove asbestos containing resilient flooring. Abate all fluorescent fixtures due to complete lighting replacement. See Item K, Due to the construction date, there is a potential for lead based paint.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Environmental Hazards Form				EHA Form		—	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		302 Required		$906.00	See J
Sum:			$906.00	$906.00	$0.00		

Asbestos containing floor tile

Asbestos free pipe insulation

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U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. The Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the city system, and is insufficient to meet the future fire suppression needs of the school.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		50,887 Required	7,094 Required	$185,539.20	(includes increase of service piping, if required)
Sum:			$185,539.20	$162,838.40	$22,700.80		

Kitchen Hood

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V. Loose Furnishings

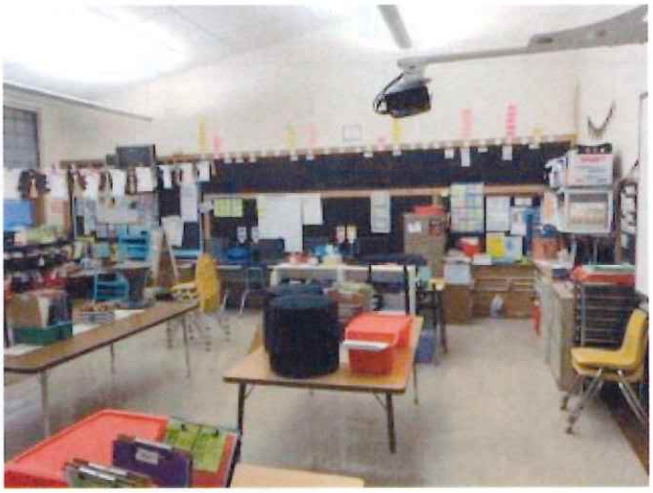
Description: The typical Classroom furniture is of consistent design, and in generally good condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets and bookcases. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of 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.

Item	Cost	Unit	Whole Building	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
CEFPI Rating 8	$1.00	sq.ft. (of entire building addition)		Required	Required	$57,981.00	
Sum:			$57,981.00	$50,887.00	$7,094.00		

Loose furnishings



Loose furnishings

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W. Technology

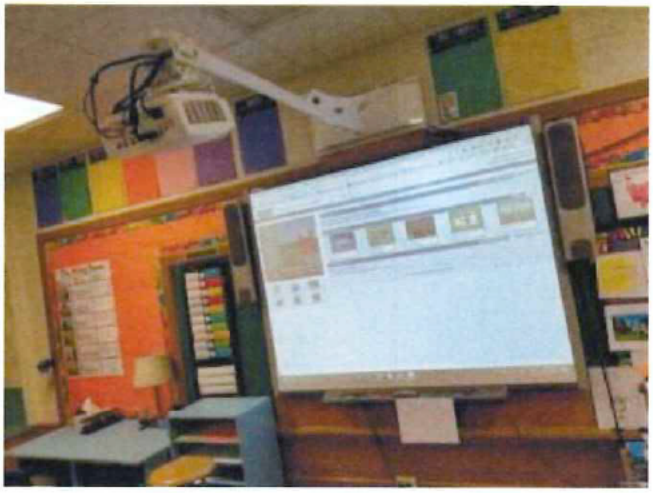
Description: The typical Classroom is equipped with four technology data ports for student use / one data port for teacher use / one voice port with a digitally based phone system / one cable port and monitor / and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual 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 fair 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	Maryland Elementary (1952) 50,887 ft²	Gymnasium Addition (2001) 7,094 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	$11.51	sq.ft. (Qty)		50,887 Required	7,094 Required	$667,361.31	
Sum:			$667,361.31	$585,709.37	$81,651.94		

Typical Classroom Data Jacks



Classroom Smart Board

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$5,378,003.39
7.00%	Construction Contingency	$376,460.24
Subtotal		$5,754,463.63
16.29%	Non-Construction Costs	$937,402.12
Total Project		**$6,691,865.75**

Construction Contingency	$376,460.24
Non-Construction Costs	$937,402.12
Total for X.	**$1,313,862.36**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$1,726.34
Soil Borings / Phase I Envir. Report	0.10%	$5,754.46
Agency Approval Fees (Bldg. Code)	0.25%	$14,386.16
Construction Testing	0.40%	$23,017.85
Printing - Bid Documents	0.15%	$8,631.70
Advertising for Bids	0.02%	$1,150.89
Builder's Risk Insurance	0.12%	$6,905.36
Design Professional's Compensation	7.50%	$431,584.77
CM Compensation	6.00%	$345,267.82
Commissioning	0.60%	$34,526.78
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$64,449.99
Total Non-Construction Costs	**16.29%**	**$937,402.12**

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Name of Appraiser	Tom Kurtz	**Date of Appraisal**	2016-08-01
Building Name	Maryland Avenue Elem		
Street Address	2754 Maryland Ave		
City/Town, State, Zip Code	Bexley, OH 43209		
Telephone Number(s)	614.237.3280		
School District	Bexley City		

Setting: Suburban

Site-Acreage	4.10	Building Square Footage	57,981
Grades Housed	K-6	Student Capacity	350
Number of Teaching Stations	25	Number of Floors	2
Student Enrollment	380		
Dates of Construction	1952,2001		

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	**Exterior Surfacing**	**Floor Construction**
☑ Load bearing masonry	☑ Brick	☐ Wood Joists
☐ Steel frame	☐ Stucco	☑ Steel Joists
☐ Concrete frame	☐ Metal	☑ Slab on grade
☐ Wood	☐ Wood	☑ Structural slab
☑ Steel Joists	☑ Stone	

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1.0 The School Site	Points Allocated	Points
1.1 **Site is large enough** to meet educational needs as defined by state and local requirements	25	*10*
The site is under 5 acres compared to 15 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*16*
The School is centrally located within the School District, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*10*
The site is adjacent to residential and commercial uses, which are suitable for educational instruction.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*8*
Play equipment is ADA compliant and ADA accessible, and includes an accessible route to equipment. Fencing is provided to separate vehicular traffic .		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
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.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*2*
Parking for faculty and staff is not adequately provided on the site.		
TOTAL - 1.0 The School Site	100	*70*

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*10*
Entire building is not ADA-compliant.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*8*
The roofs over the entire building are in good condition but require replacement due to age of systems.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*9*
Foundations are in good condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*8*
Exterior and interior walls are in good condition, have sufficient control joints, and are free from deterioration. No expansion joints are provided.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Exits are properly located to allow safe egress from the building.		
2.6 **Building "envelope"** generally provides for energy conservation (see criteria)	10	*4*
Building envelope does not meet minimum energy conservation requirements		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*8*
The building is reported to contain non-friable asbestos material.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*4*
Interior walls throughout the facility are fixed walls and are not flexible.		
Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*12*
The lighting system does not provide the minimum lighting intensity in all areas of the building as required by the OSDM. Classrooms have dual-level lighting systems. Lighting systems are well maintained.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*15*
Water pressure was measured at 75 psi.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*15*
Classrooms typically have 7 wall outlets. Each classroom has at least 1 digital phone jack, 1 network jack, and 1 cable jack.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*8*
Electrical panels in the corridors are locked. Panels are easy to find.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*6*
Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained. There are sink mounted drinking fountains in the classrooms.		
2.14 Number and size of **restrooms meet requirements**	10	*4*
The number and size of Restrooms do not meet requirements.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*8*
The gutter and downspouts are in good condition and are properly located. The roof drains are adequate in number and placement. There are floor drains in the mechanical rooms.		
2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*6*

Horn and strobe fire alarms are provided in all locations as required by the OBC and the ADAG. The building is equipped with smoke detectors. The building is not sprinkled.

2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*8*
There is a two-way intercom system in each classroom with a central unit in the administration area.		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*2*
Hose bibbs are not provided on all sides of the building.		
TOTAL - 2.0 Structural and Mechanical Features	200	*143*

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

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*6*
Exterior doors require minimal maintenance, windows require substantial maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Flooring throughout the facility consists of VCT, ceramic tile, which is well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*6*
Acoustical tile ceilings are not easily cleaned or resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*6*
Casework is wood type construction with plastic laminate tops and requires moderate maintenance		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*8*
Door hardware is consistent throughout the facility, and meets ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*7*
Fixtures are floor and wall mounted and are of good quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*6*
Custodial space is not adequately located throughout the facility.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*9*
Corridors and classrooms have an adequate number of outlets.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*7*
Light fixtures are on all sides of the building and are accessible. Exterior GFI outlets are provided in some capacity.		
TOTAL - 3.0 Plant Maintainability	100	*67*

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	15	*6*
Student loading occurs in the street, and is not separated from other vehicular traffic.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*4*
There is one entrance to the single row parking lot It is relatively safe. Buses do not enter the property.		
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	5	*5*
Playground equipment consists of plastic coated steel / high density plastic / wood type equipment in good condition, appears to be free from hazard, and is located on an approved soft surface rubber tile material.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
The building utilizes air handling units located away from student occupied areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*12*
The building does have 2 stairways, which are not enclosed.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*8*
Exterior doors open in the direction of travel and are equipped with panic hardware.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*8*
Emergency lighting is provided. Lights are battery powered. There are an appropriate amount of exit signs.		
4.10 **Classroom doors** are recessed and open outward	10	*4*
Classroom doors are recessed without proper ADA clearances, and open outward.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*3*
The building security system includes CCTV and a visitor control system, but no other technology. CCTV coverage is sparse.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
VCT flooring have been well maintained throughout the facility. Stair treads are rubber and well maintained.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*4*
Stair risers do not exceed 7 inches permitted by the OBC.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*4*
Glass at door transoms and sidelights is provided with wire mesh.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*3*
Fixed projections in the Corridor exceed 8 inches.		
4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*4*
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.		

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*13*
Fire extinguishers are adequately provided.		
4.18 There are **at least two independent exits** from any point in the building	15	*12*
Multiple exits are provided from Corridors throughout the facility.		
4.19 **Fire-resistant materials** are used throughout the structure	15	*12*
The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are brick, masonry.		
4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*13*
There is an automatic and manual emergency alarm system manufactured by Edwards System Technology provided. The system has an audible alarm and strobes.		
TOTAL - 4.0 Building Safety and Security	200	*149*

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*15*
Typical Classroom are either 700 or 900 SF compared to 900 SF required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*10*
Undersized Classrooms do not allow sufficient space for effective small group activities.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*8*
The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*6*
Classrooms are large enough to allow privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*8*
Lockers in the hallways are provided.		
5.6 **Storage for teacher materials** is adequate	10	*6*
A dedicated storage room is not adequately provided.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*9*
Special Education Classrooms are undersized compared to standards.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*8*
Special Education spaces are properly designed to meet instructional needs.		
5.9 **Library/Resource/Media Center** provides appropriate and attractive space	10	*8*
The Media Center is an attractive space, including natural light and sufficient book storage space.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The Gymnasium space is adequately sized and equipped for physical education instruction.		
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	*7*
Kindergarten spaces are undersized, and do not provide adequate instruction space.		
5.12 **Music Program** is provided adequate sound treated space	5	*3*
Music instruction is provided in a standard Classroom without any sound treatment.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*3*
The Art Room is undersized and does not provide sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*4*
The facility is provided with Computer Labs for student use.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*3*
No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.		
5.16 **Storage for student and teacher material** is adequate	5	*3*

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

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*8*
The Teacher's Lounge does not reflect a professional environment.		
5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*6*
The Student Dining space is undersized compared to 3,000 SF recommended in the OSDM.		
5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*4*
Administrative Offices are adequately provided for Elementary students.		
5.20 **Counselor's office** insures privacy and sufficient storage	5	*4*
The space provided for the Counselor does insure privacy, and has sufficient storage space.		
5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*4*
The Clinic is located within the Administrative Offices and is provided with required equipment.		
5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*3*
There is a small area for reception in the front office.		
5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*4*
Administrative personnel are provided sufficient work space and privacy		
TOTAL - 5.0 Educational Adequacy	200	*138*

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*9*
The building is a traditional design with classical detailing, which is aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*10*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*4*
Exits are not sheltered from sun and inclement weather.		
6.5 **Building materials** provide attractive color and texture	5	*4*
Exterior building materials consist of brick, stone, and concrete block, which do provide an attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*16*
The color palette is comprised of achromatic hues / warm base with accent color of more saturated hues. School colors are reflected in the athletic areas. The use of repeated colors and materials gives the building some unity and a sense of consistency.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*13*
The building has a central air conditioning system.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*12*
It does provide the required ventilation as required by the OBCMC.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*11*
The lighting system does not provide the minimum lighting intensity in all areas of the building as required by the OSDM.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*6*
Drinking fountains and Restroom facilities are not conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*8*
There are areas for students to gather in the Student Dining area, and Gymnasium, as well as a small gathering area at the playground area to the school.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*6*
Limited space and equipment have been provided to encourage interaction among students.		
6.13 **Areas for students to interact** are suitable to the age group	10	*8*
The Gymnasium is adequately designed to manage large groups of students.		
6.14 **Large group areas are designed** for effective management of students	10	*4*
The Gymnasium is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*4*
No acoustical treatment has been provided in the Music Room.		
6.16 **Window design** contributes to a pleasant environment	10	*4*
The appearance of the windows is good but air leaks are detrimental to to a pleasant environment.		

6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*8*
Classroom furniture is consistent in design and in good condition.		
TOTAL - 6.0 Environment for Education	200	*135*

LEED Observation Notes

School District:	Bexley City
County:	Franklin
School District IRN:	43620
Building:	Maryland Avenue Elem
Building IRN:	23093

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Use a silver or white reflective roofing material.

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)

Update plumbing fixtures to low flow models.

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Replace HVAC equipment with higher efficiency models.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Have dumpsters content sorted into recyclable material types.

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)

Replace HVAC equipment with models the have the ability to use more outdoor air 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)

Use a green cleaning program.

Justification for Allocation of Points

Building Name and Level: **Maryland Avenue Elem**

K-6

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

1. The site does not provide for adequate designated bus and vehicular loading/unloading zones.
2. ADA requirements are not met for stairs, plumbing fixtures, door hardware or exterior steps.
3. The facility is not equipped with an emergency generator or lighting protection.
4. The site does not provide for adequate designated bus and vehicular loading/unloading zones.
5. The facility does not have a fire suppression system that meets OSFC requirements.
6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Bexley City
Facility:	Maryland Avenue Elem
Date of Initial Assessment:	Aug 1, 2016
Date of Assessment Update:	Dec 14, 2017
Cost Set:	2017

District IRN:	43620
Building IRN:	23093
Firm:	Van Auken Akins Architects

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1952 Maryland Elementary	50,887	$906.00	$906.00
2001 Gymnasium Addition	7,094	$0.00	$0.00
Total	57,981	$906.00	$906.00
Total with Regional Cost Factor (100.00%)	—	$906.00	$906.00
Regional Total with Soft Costs & Contingency	—	$1,127.34	$1,127.34

Environmental Hazards - Bexley City (43620) - Maryland Avenue Elem (23093) - Maryland Elementary

Owner:	Bexley City	**Bldg. IRN:**	23093
Facility:	Maryland Avenue Elem	**BuildingAdd:**	Maryland Elementary
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	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$20.00	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	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	Not Present	0	$7.00	$0.00
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 Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	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	302	$3.00	$906.00
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**			$906.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$906.00

B. Removal Of Underground Storage Tanks ☐ 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 ☐ 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 ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	50887	0	$0.10	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

	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**	$906.00
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$906.00

* 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"×12" 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.


Playground
Bus Drop Off
Main Entrance
Parking Lot
Playground
Gymnasium
Asphalt Play Area

North Cassingham Road

CHARLIE

Legend

Bexley City Schools

Maryland Avenue

ECHO

DELTA

Ruhl Avenue

ALPHA

North Remington Road

MARYLAND Master Floor Plan BASEMENT LEVEL N

2754 MARYLAND AVE, BEXLEY, OHIO 43209

Office Number 614.237.3280

Emergency Maintenance Number: 614.735.9869

IRN#043620

MARYLAND Master Floor Plan **UPPER LEVEL**

2754 MARYLAND AVE, BEXLEY, OHIO 43209

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