

Building Information - Valley View Local (48744) - Valley View Middle School

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Small City
Assessment Name	Valley View Middle with 2016 Costs, 2015 EEA & Scope Adjustments
Assessment Date (on-site; non-EEA)	2015-11-06
Kitchen Type	Full Kitchen
Cost Set:	2016
Building Name	Valley View Middle School
Building IRN	13367
Building Address	64 Comstock Street
Building City	hmhm
Building Zipcode	45327
Building Phone	937-855-4203
Acreage	20.85
Current Grades:	PK, 4-6
Teaching Stations	40
Number of Floors	4
Student Capacity	620
Current Enrollment	472
Enrollment Date	2008-06-09

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

Number of Classrooms	28
Historical Register	NO
Building's Principal	Mr. Bill Lauson
Building Type	Elementary/Middle

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

87,904 Total Existing Square Footage

1922,1922,1922,1951,1956,1962 Building Dates

PK, 4-6 Grades

472 Current Enrollment

40 Teaching Stations

20.85 Site Acreage

Valley View Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1922, is a four story, 87,904 square foot brick school building located in a small town residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the 1922 Original Construction, 1922 Auditorium Fixed Seating Area, and the 1922 Board Offices contains a solid brick masonry bearing wall system type exterior wall construction, with gypsum board partitions, brick and masonry with plaster type wall construction in the interior. The structure of the 1951 and 1956 Additions contains a concrete masonry unit bearing wall system type exterior wall construction, with concrete masonry units and glazed block type wall construction in the interior. The structure of the 1962 Addition contains a combination of brick veneer on a masonry bearing wall system and concrete masonry unit bearing wall system type exterior wall construction, with concrete masonry units, masonry with plaster, and glazed block type wall construction in the interior. The base floor system of the overall facility consists of concrete slab-on-grade. The floor structure of the intermediate floors of the 1922 Original Construction is cast-in-place concrete on masonry load bearing wall. There are no intermediate floors in the 1922 Auditorium fixed Seating Area, 1922 Board Offices, 1951, 1956, and 1962 single story Additions. The roof structure of the 1922 Original Construction is wood plank on wood joist type construction. The roof structure of the 1951 Addition is a combination of wood deck on wood joist, and cast-in-place concrete on masonry load bearing wall. The roof structure of the 1956 Addition is a combination of wood fiber board on steel joist and precast concrete plank on masonry load bearing wall. The roof structure of the 1962 Addition is metal deck on steel joist. The roofing system of the 1922 Original Construction is EPDM fully adhered membrane, installed in 1995 and 1997. The roofing system of the 1951 and 1962 Additions is thermoplastic fully adhered membrane, installed in 2006 and 2007. The roofing system of the 1956 Addition is a combination of EPDM fully adhered membrane and built-up asphalt with a reflective paint coat cover, installed in 1995. The 1922 Auditorium Fixed Seating Area and 1922 Board Offices are not affected by any roofing since both spaces are located within the second floor area of the 1923 Original Construction. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of a combination of one Multipurpose space, one Gymnasium, and one separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 20.85 acre site shared with Germantown Elementary School adjacent to residential properties. The property, play areas, and athletic facilities are not fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

POST-ASSESSMENT NOTE: Rii 4-8-16 Added scope in Item J for paint in Auditorium Fixed Seating per Hard Plaster replacement related to EEHA. POST-ASSESSMENT NOTE: Rii 5-10-16 At time of assessment, building was called Valley View Middle and housed 626 Students in grades PK & 5-8. Building now utilized as Valley View Intermediate, and housing 472 students in grades PK & 4-6.

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Building Construction Information - Valley View Local (48744) - Valley View Middle School (13367)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Auditorium Fixed Seating Area	1922	no	1	3,188	no
Board Offices Addition	1922	no	1	2,518	no
Original Construction	1922	no	4	39,494	no
Classroom Annex	1951	no	1	4,946	no
Gym Addition	1956	no	1	8,882	no
Classroom/Cafeteria/Multi-Purpose Addition	1962	no	1	28,876	no

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Building Component Information - Valley View Local (48744) - Valley View Middle School (13367)

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 Fixed Seating Area (1922)	3188													
Board Offices Addition (1922)												2518		
Original Construction (1922)		7454			2683									
Classroom Annex (1951)														
Gym Addition (1956)				7226										
Classroom/Cafeteria/Multi-Purpose Addition (1962)							2683	2121						3107
Total	3,188	7,454	0	7,226	2,683	0	2,683	2,121	0	0	0	2,518	0	3,107
Master Planning Considerations		Site is shared with Germantown Elementary School.? Preschool program is provided within the 1951 Middle School Building Annex.												

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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 - Valley View Middle School (13367)

District: Valley View Local				County: Montgomery		Area: West Central Ohio (2)	
Name: Valley View Middle School				Contact: Mr. Bill Lauson			
Address: 64 Comstock Street hmhm,OH 45327				Phone: 937-855-4203			
Bldg. IRN: 13367				Date Prepared: 2015-11-06		By: Bernie Merritt	
				Date Revised: 2016-05-10		By: Paul Brown	
Current Grades		PK, 4-6		Acreage:		20.85	
Proposed Grades		N/A		Teaching Stations:		40	
Current Enrollment		472		Classrooms:		28	
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	CEFPI Appraisal Summary	
<u>Original Construction</u>		1922	no	4	39,494	Cover Sheet	
<u>Auditorium Fixed Seating Area</u>		1922	no	1	3,188	1.0 <u>The School Site</u>	100
<u>Board Offices Addition</u>		1922	no	1	2,518	2.0 <u>Structural and Mechanical Features</u>	200
<u>Classroom Annex</u>		1951	no	1	4,946	3.0 <u>Plant Maintainability</u>	100
<u>Gym Addition</u>		1956	no	1	8,882	4.0 <u>Building Safety and Security</u>	200
<u>Classroom/Cafeteria/Multi-Purpose Addition</u>		1962	no	1	28,876	5.0 <u>Educational Adequacy</u>	200
Total				87,904		6.0 <u>Environment for Education</u>	200
						<u>LEED Observations</u>	—
						<u>Commentary</u>	—
						Total	1000
							467
							47%
							Poor
						<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>	
						<u>C=Under Contract</u>	
						Renovation Cost Factor	
						97.49%	
						Cost to Renovate (Cost Factor applied)	
						\$19,075,372.25	
						<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		Cost Set: 2016		Rating	Dollar Assessment		
A.	<u>Heating System</u>			3	\$2,999,284.48		
B.	<u>Roofing</u>			2	\$142,131.00		
C.	<u>Ventilation / Air Conditioning</u>			2	\$53,952.00		
D.	<u>Electrical Systems</u>			3	\$1,426,681.92		
E.	<u>Plumbing and Fixtures</u>			3	\$762,928.00		
F.	<u>Windows</u>			3	\$469,250.80		
G.	<u>Structure: Foundation</u>			1	\$0.00		
H.	<u>Structure: Walls and Chimneys</u>			2	\$417,270.75		
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00		
J.	<u>General Finishes</u>			3	\$3,166,699.70		
K.	<u>Interior Lighting</u>			3	\$439,520.00		
L.	<u>Security Systems</u>			3	\$241,440.60		
M.	<u>Emergency/Egress Lighting</u>			3	\$84,716.00		
N.	<u>Fire Alarm</u>			3	\$127,074.00		
O.	<u>Handicapped Access</u>			3	\$813,830.80		
P.	<u>Site Condition</u>			2	\$1,398,489.40		
Q.	<u>Sewage System</u>			1	\$0.00		
R.	<u>Water Supply</u>			1	\$0.00		
S.	<u>Exterior Doors</u>			3	\$72,000.00		
T.	<u>Hazardous Material</u>			3	\$1,526,719.40		
U.	<u>Life Safety</u>			3	\$341,091.20		
V.	<u>Loose Furnishings</u>			3	\$439,520.00		
W.	<u>Technology</u>			3	\$802,260.52		
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$3,841,630.61		
Total					\$19,566,491.18		

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Original Construction (1922) Summary

District: Valley View Local				County: Montgomery		Area: West Central Ohio (2)	
Name: Valley View Middle School				Contact: Mr. Bill Lauson			
Address: 64 Comstock Street hmhm,OH 45327				Phone: 937-855-4203			
Bldg. IRN: 13367				Date Prepared: 2015-11-06		By: Bernie Merritt	
				Date Revised: 2016-05-10		By: Paul Brown	
Current Grades		PK, 4-6	Acreage:		20.85		
Proposed Grades		N/A	Teaching Stations:		40		
Current Enrollment		472	Classrooms:		28		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	CEFPI Appraisal Summary	
Original Construction		1922	no	4	39,494	Section	Points Possible
<u>Auditorium Fixed Seating Area</u>		1922	no	1	3,188	<u>Cover Sheet</u>	Points Earned
<u>Board Offices Addition</u>		1922	no	1	2,518	1.0 <u>The School Site</u>	Percentage
<u>Classroom Annex</u>		1951	no	1	4,946	2.0 <u>Structural and Mechanical Features</u>	Rating Category
<u>Gym Addition</u>		1956	no	1	8,882	3.0 <u>Plant Maintainability</u>	
<u>Classroom/Cafeteria/Multi-Purpose Addition</u>		1962	no	1	28,876	4.0 <u>Building Safety and Security</u>	
Total					87,904	5.0 <u>Educational Adequacy</u>	
						6.0 <u>Environment for Education</u>	
						<u>LEED Observations</u>	
						<u>Commentary</u>	
						Total	1000
							467
							47%
							Poor
						<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>	
						<u>C=Under Contract</u>	
						<u>Renovation Cost Factor</u>	
						97.49%	
						<u>Cost to Renovate (Cost Factor applied)</u>	
						\$8,688,196.52	
						<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		Cost Set: 2016		Rating	Dollar Assessment		
A.	<u>Heating System</u>			3	\$1,347,535.28		
B.	<u>Roofing</u>			2	\$132,931.00		
C.	<u>Ventilation / Air Conditioning</u>			2	\$29,747.00		
D.	<u>Electrical Systems</u>			3	\$640,987.62		
E.	<u>Plumbing and Fixtures</u>			3	\$376,758.00		
F.	<u>Windows</u>			3	\$244,244.60		
G.	<u>Structure: Foundation</u>			1	\$0.00		
H.	<u>Structure: Walls and Chimneys</u>			2	\$78,501.50		
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00		
J.	<u>General Finishes</u>			3	\$1,394,955.40		
K.	<u>Interior Lighting</u>			3	\$197,470.00		
L.	<u>Security Systems</u>			3	\$112,557.90		
M.	<u>Emergency/Egress Lighting</u>			3	\$39,494.00		
N.	<u>Fire Alarm</u>			3	\$59,241.00		
O.	<u>Handicapped Access</u>			3	\$412,198.80		
P.	<u>Site Condition</u>			2	\$662,374.60		
Q.	<u>Sewage System</u>			1	\$0.00		
R.	<u>Water Supply</u>			1	\$0.00		
S.	<u>Exterior Doors</u>			3	\$2,000.00		
T.	<u>Hazardous Material</u>			3	\$663,294.40		
U.	<u>Life Safety</u>			3	\$196,380.80		
V.	<u>Loose Furnishings</u>			3	\$197,470.00		
W.	<u>Technology</u>			3	\$374,008.18		
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$1,749,734.75		
Total					\$8,911,884.83		

Auditorium Fixed Seating Area (1922) Summary

District: Valley View Local				County: Montgomery		Area: West Central Ohio (2)	
Name: Valley View Middle School				Contact: Mr. Bill Lauson			
Address: 64 Comstock Street hmhm,OH 45327				Phone: 937-855-4203			
Bldg. IRN: 13367				Date Prepared: 2015-11-06		By: Bernie Merritt	
				Date Revised: 2016-05-10		By: Paul Brown	
Current Grades		PK, 4-6	Acreage:		20.85		
Proposed Grades		N/A	Teaching Stations:		40		
Current Enrollment		472	Classrooms:		28		
Projected Enrollment		N/A					
CEFPI Appraisal Summary							
				Section	Points Possible	Points Earned	Percentage
							Rating Category
Addition				<u>Cover Sheet</u>	—	—	—
	Date	HA	Number of Floors	Current Square Feet	1.0 <u>The School Site</u>	100	63
					2.0 <u>Structural and Mechanical Features</u>	200	84
<u>Original Construction</u>	1922	no	4	39,494	3.0 <u>Plant Maintainability</u>	100	47
Auditorium Fixed Seating Area	1922	no	1	3,188	4.0 <u>Building Safety and Security</u>	200	96
<u>Board Offices Addition</u>	1922	no	1	2,518	5.0 <u>Educational Adequacy</u>	200	74
<u>Classroom Annex</u>	1951	no	1	4,946	6.0 <u>Environment for Education</u>	200	103
<u>Gym Addition</u>	1956	no	1	8,882	<u>LEED Observations</u>	—	—
<u>Classroom/Cafeteria/Multi-Purpose Addition</u>	1962	no	1	28,876	<u>Commentary</u>	—	—
Total				87,904	Total	1000	467
	*HA	=	Handicapped Access				47%
	*Rating	=1	Satisfactory				Poor
		=2	Needs Repair		Enhanced Environmental Hazards Assessment Cost Estimates		
		=3	Needs Replacement		C=Under Contract		
	*Const P/S	=	Present/Scheduled Construction		Renovation Cost Factor		
FACILITY ASSESSMENT				Rating	Dollar Assessment		
Cost Set: 2016							
A.	<u>Heating System</u>			3	\$108,774.56	-	
B.	<u>Roofing</u>			2	\$0.00	-	
C.	<u>Ventilation / Air Conditioning</u>			2	\$1,594.00	-	
D.	<u>Electrical Systems</u>			3	\$51,741.24	-	
E.	<u>Plumbing and Fixtures</u>			3	\$22,316.00	-	
F.	<u>Windows</u>			3	\$15,360.00	-	
G.	<u>Structure: Foundation</u>			1	\$0.00	-	
H.	<u>Structure: Walls and Chimneys</u>			2	\$10,333.00	-	
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00	-	
J.	<u>General Finishes</u>			3	\$738,976.00	-	
K.	<u>Interior Lighting</u>			3	\$15,940.00	-	
L.	<u>Security Systems</u>			3	\$0.00	-	
M.	<u>Emergency/Egress Lighting</u>			3	\$0.00	-	
N.	<u>Fire Alarm</u>			3	\$0.00	-	
O.	<u>Handicapped Access</u>			3	\$15,637.60	-	
P.	<u>Site Condition</u>			2	\$41,144.40	-	
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	\$586,203.80	-	
U.	<u>Life Safety</u>			3	\$0.00	-	
V.	<u>Loose Furnishings</u>			3	\$15,940.00	-	
W.	<u>Technology</u>			3	\$0.00	-	
- X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$396,738.45	-	
Total					\$2,020,699.05		
					Cost to Renovate (Cost Factor applied)		\$1,969,979.50
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

Board Offices Addition (1922) Summary

District: Valley View Local				County: Montgomery		Area: West Central Ohio (2)		
Name: Valley View Middle School				Contact: Mr. Bill Lauson				
Address: 64 Comstock Street hmhm,OH 45327				Phone: 937-855-4203				
Bldg. IRN: 13367				Date Prepared: 2015-11-06		By: Bernie Merritt		
				Date Revised: 2016-05-10		By: Paul Brown		
Current Grades		PK, 4-6	Acreage:		20.85			
Proposed Grades		N/A	Teaching Stations:		40			
Current Enrollment		472	Classrooms:		28			
Projected Enrollment		N/A						
CEFPI Appraisal Summary								
				Section	Points Possible	Points Earned	Percentage	Rating Category
<u>Cover Sheet</u>				—	—	—	—	—
1.0 <u>The School Site</u>				100	63	63%	Borderline	
2.0 <u>Structural and Mechanical Features</u>				200	84	42%	Poor	
3.0 <u>Plant Maintainability</u>				100	47	47%	Poor	
4.0 <u>Building Safety and Security</u>				200	96	48%	Poor	
5.0 <u>Educational Adequacy</u>				200	74	37%	Poor	
6.0 <u>Environment for Education</u>				200	103	52%	Borderline	
<u>LEED Observations</u>				—	—	—	—	—
<u>Commentary</u>				—	—	—	—	—
Total				1000	467	47%	Poor	
Enhanced Environmental Hazards Assessment Cost Estimates								
C=Under Contract								
Renovation Cost Factor								97.49%
Cost to Renovate (Cost Factor applied)								\$386,149.93
<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: 2016								
A.	<u>Heating System</u>		3	\$85,914.16	-			
B.	<u>Roofing</u>		2	\$0.00	-			
C.	<u>Ventilation / Air Conditioning</u>		2	\$1,259.00	-			
D.	<u>Electrical Systems</u>		3	\$40,867.14	-			
E.	<u>Plumbing and Fixtures</u>		3	\$17,626.00	-			
F.	<u>Windows</u>		3	\$7,320.00	-			
G.	<u>Structure: Foundation</u>		1	\$0.00	-			
H.	<u>Structure: Walls and Chimneys</u>		2	\$4,773.00	-			
I.	<u>Structure: Floors and Roofs</u>		1	\$0.00	-			
J.	<u>General Finishes</u>		3	\$40,539.80	-			
K.	<u>Interior Lighting</u>		3	\$12,590.00	-			
L.	<u>Security Systems</u>		3	\$7,176.30	-			
M.	<u>Emergency/Egress Lighting</u>		3	\$2,518.00	-			
N.	<u>Fire Alarm</u>		3	\$3,777.00	-			
O.	<u>Handicapped Access</u>		3	\$503.60	-			
P.	<u>Site Condition</u>		2	\$35,450.40	-			
Q.	<u>Sewage System</u>		1	\$0.00	-			
R.	<u>Water Supply</u>		1	\$0.00	-			
S.	<u>Exterior Doors</u>		3	\$12,000.00	-			
T.	<u>Hazardous Material</u>		3	\$1,516.80	-			
U.	<u>Life Safety</u>		3	\$8,057.60	-			
V.	<u>Loose Furnishings</u>		3	\$12,590.00	-			
W.	<u>Technology</u>		3	\$23,845.46	-			
- X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$77,767.57	-			
Total				\$396,091.83				

Classroom Annex (1951) Summary

District: Valley View Local				County: Montgomery		Area: West Central Ohio (2)	
Name: Valley View Middle School				Contact: Mr. Bill Lauson			
Address: 64 Comstock Street hmhm,OH 45327				Phone: 937-855-4203			
Bldg. IRN: 13367				Date Prepared: 2015-11-06		By: Bernie Merritt	
				Date Revised: 2016-05-10		By: Paul Brown	
Current Grades		PK, 4-6	Acreage:		20.85		
Proposed Grades		N/A	Teaching Stations:		40		
Current Enrollment		472	Classrooms:		28		
Projected Enrollment		N/A					
CEFPI Appraisal Summary							
				Section	Points Possible	Points Earned	Percentage
							Rating Category
Addition				Date	HA	Number of Floors	Current Square Feet
<u>Original Construction</u>				1922	no	4	39,494
<u>Auditorium Fixed Seating Area</u>				1922	no	1	3,188
<u>Board Offices Addition</u>				1922	no	1	2,518
Classroom Annex				1951	no	1	4,946
<u>Gym Addition</u>				1956	no	1	8,882
<u>Classroom/Cafeteria/Multi-Purpose Addition</u>				1962	no	1	28,876
Total				87,904			
				Cover Sheet	—	—	—
				1.0 <u>The School Site</u>	100	63	63%
				2.0 <u>Structural and Mechanical Features</u>	200	84	42%
				3.0 <u>Plant Maintainability</u>	100	47	47%
				4.0 <u>Building Safety and Security</u>	200	96	48%
				5.0 <u>Educational Adequacy</u>	200	74	37%
				6.0 <u>Environment for Education</u>	200	103	52%
				<u>LEED Observations</u>	—	—	—
				<u>Commentary</u>	—	—	—
				Total	1000	467	47%
				Rating Category	Poor		
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor							
97.49%							
Cost to Renovate (Cost Factor applied)							
\$1,012,647.49							
<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: 2016							
A.	<u>Heating System</u>			3	\$168,757.52		
B.	<u>Roofing</u>			2	\$0.00		
C.	<u>Ventilation / Air Conditioning</u>			2	\$2,473.00		
D.	<u>Electrical Systems</u>			3	\$80,273.58		
E.	<u>Plumbing and Fixtures</u>			3	\$45,122.00		
F.	<u>Windows</u>			3	\$48,656.20		
G.	<u>Structure: Foundation</u>			1	\$0.00		
H.	<u>Structure: Walls and Chimneys</u>			2	\$75,383.25		
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00		
J.	<u>General Finishes</u>			3	\$80,110.60		
K.	<u>Interior Lighting</u>			3	\$24,730.00		
L.	<u>Security Systems</u>			3	\$14,096.10		
M.	<u>Emergency/Egress Lighting</u>			3	\$4,946.00		
N.	<u>Fire Alarm</u>			3	\$7,419.00		
O.	<u>Handicapped Access</u>			3	\$92,619.20		
P.	<u>Site Condition</u>			2	\$76,003.20		
Q.	<u>Sewage System</u>			1	\$0.00		
R.	<u>Water Supply</u>			1	\$0.00		
S.	<u>Exterior Doors</u>			3	\$6,000.00		
T.	<u>Hazardous Material</u>			3	\$20,794.60		
U.	<u>Life Safety</u>			3	\$15,827.20		
V.	<u>Loose Furnishings</u>			3	\$24,730.00		
W.	<u>Technology</u>			3	\$46,838.62		
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	-\$203,939.28		
Total					\$1,038,719.35		

Gym Addition (1956) Summary

District: Valley View Local				County: Montgomery		Area: West Central Ohio (2)		
Name: Valley View Middle School				Contact: Mr. Bill Lauson				
Address: 64 Comstock Street hmhm,OH 45327				Phone: 937-855-4203				
Bldg. IRN: 13367				Date Prepared: 2015-11-06		By: Bernie Merritt		
				Date Revised: 2016-05-10		By: Paul Brown		
Current Grades		PK, 4-6	Acreage:		20.85			
Proposed Grades		N/A	Teaching Stations:		40			
Current Enrollment		472	Classrooms:		28			
Projected Enrollment		N/A						
CEFPI Appraisal Summary								
				Section	Points Possible	Points Earned	Percentage	Rating Category
Addition				<u>Cover Sheet</u>	—	—	—	—
				1.0 <u>The School Site</u>	100	63	63%	Borderline
<u>Original Construction</u>				2.0 <u>Structural and Mechanical Features</u>	200	84	42%	Poor
<u>Auditorium Fixed Seating Area</u>				3.0 <u>Plant Maintainability</u>	100	47	47%	Poor
<u>Board Offices Addition</u>				4.0 <u>Building Safety and Security</u>	200	96	48%	Poor
<u>Classroom Annex</u>				5.0 <u>Educational Adequacy</u>	200	74	37%	Poor
Gym Addition				6.0 <u>Environment for Education</u>	200	103	52%	Borderline
<u>Classroom/Cafeteria/Multi-Purpose Addition</u>				<u>LEED Observations</u>	—	—	—	—
Total				<u>Commentary</u>	—	—	—	—
				Total	1000	467	47%	Poor
				<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>				
				C=Under Contract				
				Renovation Cost Factor				
				97.49%				
				Cost to Renovate (Cost Factor applied)				
				\$1,651,182.79				
				<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: 2016								
A.	<u>Heating System</u>			3	\$303,053.84 -			
B.	<u>Roofing</u>			2	\$9,200.00 -			
C.	<u>Ventilation / Air Conditioning</u>			2	\$4,441.00 -			
D.	<u>Electrical Systems</u>			3	\$144,154.86 -			
E.	<u>Plumbing and Fixtures</u>			3	\$67,674.00 -			
F.	<u>Windows</u>			3	\$2,640.00 -			
G.	<u>Structure: Foundation</u>			1	\$0.00 -			
H.	<u>Structure: Walls and Chimneys</u>			2	\$109,534.00 -			
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00 -			
J.	<u>General Finishes</u>			3	\$242,254.30 -			
K.	<u>Interior Lighting</u>			3	\$44,410.00 -			
L.	<u>Security Systems</u>			3	\$25,313.70 -			
M.	<u>Emergency/Egress Lighting</u>			3	\$8,882.00 -			
N.	<u>Fire Alarm</u>			3	\$13,323.00 -			
O.	<u>Handicapped Access</u>			3	\$51,776.40 -			
P.	<u>Site Condition</u>			2	\$137,075.00 -			
Q.	<u>Sewage System</u>			1	\$0.00 -			
R.	<u>Water Supply</u>			1	\$0.00 -			
S.	<u>Exterior Doors</u>			3	\$24,000.00 -			
T.	<u>Hazardous Material</u>			3	\$16,482.20 -			
U.	<u>Life Safety</u>			3	\$28,422.40 -			
V.	<u>Loose Furnishings</u>			3	\$44,410.00 -			
W.	<u>Technology</u>			3	\$84,112.54 -			
- X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$332,535.29 -			
Total					\$1,693,694.53			

Classroom/Cafeteria/Multi-Purpose Addition (1962) Summary

District: Valley View Local				County: Montgomery		Area: West Central Ohio (2)	
Name: Valley View Middle School				Contact: Mr. Bill Lauson			
Address: 64 Comstock Street hmhm,OH 45327				Phone: 937-855-4203			
Bldg. IRN: 13367				Date Prepared: 2015-11-06		By: Bernie Merritt	
				Date Revised: 2016-05-10		By: Paul Brown	
Current Grades		PK, 4-6		Acreage:		20.85	
Proposed Grades		N/A		Teaching Stations:		40	
Current Enrollment		472		Classrooms:		28	
Projected Enrollment		N/A					
Addition				Date		HA	
				Number of Floors		Current Square Feet	
<u>Original Construction</u>				1922		no 4 39,494	
<u>Auditorium Fixed Seating Area</u>				1922		no 1 3,188	
<u>Board Offices Addition</u>				1922		no 1 2,518	
<u>Classroom Annex</u>				1951		no 1 4,946	
<u>Gym Addition</u>				1956		no 1 8,882	
Classroom/Cafeteria/Multi-Purpose Addition				1962		no 1 28,876	
Total						87,904	
				*HA = Handicapped Access			
				*Rating =1 Satisfactory			
				=2 Needs Repair			
				=3 Needs Replacement			
				*Const P/S = Present/Scheduled Construction			
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2016							
A. <u>Heating System</u>				3		\$985,249.12	
B. <u>Roofing</u>				2		\$0.00	
C. <u>Ventilation / Air Conditioning</u>				2		\$14,438.00	
D. <u>Electrical Systems</u>				3		\$468,657.48	
E. <u>Plumbing and Fixtures</u>				3		\$233,432.00	
F. <u>Windows</u>				3		\$151,030.00	
G. <u>Structure: Foundation</u>				1		\$0.00	
H. <u>Structure: Walls and Chimneys</u>				2		\$138,746.00	
I. <u>Structure: Floors and Roofs</u>				1		\$0.00	
J. <u>General Finishes</u>				3		\$669,863.60	
K. <u>Interior Lighting</u>				3		\$144,380.00	
L. <u>Security Systems</u>				3		\$82,296.60	
M. <u>Emergency/Egress Lighting</u>				3		\$28,876.00	
N. <u>Fire Alarm</u>				3		\$43,314.00	
O. <u>Handicapped Access</u>				3		\$241,095.20	
P. <u>Site Condition</u>				2		\$446,441.80	
Q. <u>Sewage System</u>				1		\$0.00	
R. <u>Water Supply</u>				1		\$0.00	
S. <u>Exterior Doors</u>				3		\$28,000.00	
T. <u>Hazardous Material</u>				3		\$238,427.60	
U. <u>Life Safety</u>				3		\$92,403.20	
V. <u>Loose Furnishings</u>				3		\$144,380.00	
W. <u>Technology</u>				3		\$273,455.72	
- X. <u>Construction Contingency / Non-Construction Cost</u>						\$1,080,915.28	
Total						\$5,505,401.60	
CEFPI Appraisal Summary							
Section		Points Possible		Points Earned		Percentage	
						Rating Category	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100		63		63% Borderline	
2.0 <u>Structural and Mechanical Features</u>		200		84		42% Poor	
3.0 <u>Plant Maintainability</u>		100		47		47% Poor	
4.0 <u>Building Safety and Security</u>		200		96		48% Poor	
5.0 <u>Educational Adequacy</u>		200		74		37% Poor	
6.0 <u>Environment for Education</u>		200		103		52% Borderline	
<u>LEED Observations</u>							
<u>Commentary</u>							
Total		1000		467		47% Poor	
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor							
						97.49%	
Cost to Renovate (Cost Factor applied)						\$5,367,216.02	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

A. Heating System

Description: The existing system for the 1922 Original Construction is a natural gas fired steam boiler type system which supplies steam to a constant air volume air handler, installed in 1922 with incremental upgrades to the hot deck, and is in fair / poor condition. The existing system for the 1951 Addition is made up of four (4) Bryant roof top packaged HVAC units, installed in 2002, and in good / fair condition. The systems in the 1922 Auditorium Fixed Seating Area, 1922 Board Offices, and 1956 Addition are an extension of that found in the 1922 Original Construction. The system in the 1962 Addition is an extension of the natural gas fired steam boiler type system found in the adjacent Germantown Elementary School 1948 Original Construction. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The two (2) steam boilers, manufactured by Peerless, were installed in 1980 and are in poor condition. Steam is distributed to terminal units consisting of unit ventilators in the 1962 Addition, and an air handler with zone dampers at Classrooms, cabinet heaters, and fin tubes in the 1922 Original Construction, 1922 Auditorium Fixed Seating Area, and 1922 Board Offices. Heating air is distributed via four (4) Bryant roof top ducted packaged HVAC units in the 1951 Addition, which were installed in 2002 and in good condition. Steam is distributed via unit heaters with fans / blowers in the 1956 Addition. The terminal equipment is original to each addition and is in fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic type system temperature controls are original to each addition with incremental upgrades and are in fair / poor condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The 1922 Original Construction, 1922 Auditorium Fixed Seating Area, 1922 Board Offices, and 1951 and 1956 Additions are not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The 1962 Addition is equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing systems are ducted in the 1922 Original Construction, 1922 Auditorium Fixed Seating Area, 1922 Board Offices, and 1951 Addition, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system in the 1956 and 1963 Additions are not ducted, but floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, though long term life expectancy of the existing system is not anticipated. The structure is not equipped with central air conditioning. The site does contain underground fuel tanks that are not currently in use.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Convert the 1956 and 1962 Additions to a ducted system to facilitate efficient exchange of conditioned air. Replace existing ductwork in the 1922 Original Construction, 1922 Auditorium Fixed Seating Area, 1922 Board Offices, and 1951 Addition to facilitate efficient exchange of conditioned air with pricing included in HVAC system replacement. Provide architectural soffits to accommodate the installation of ductwork, with funding provided in conversion to ducted system replacement.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft ²	Board Offices Addition (1922) 2,518 ft ²	Original Construction (1922) 39,494 ft ²	Classroom Annex (1951) 4,946 ft ²	Gym Addition (1956) 8,882 ft ²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft ²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$2,296,052.48	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$703,232.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$2,999,284.48	\$108,774.56	\$85,914.16	\$1,347,535.28	\$168,757.52	\$303,053.84	\$985,249.12		



Peerless Steam Boilers



1962 Addition Steam Unit Ventilator

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B. Roofing

Description: The roof over the 1922 Original Construction is an EPDM fully adhered membrane system that was installed in 1995 and 1997, and is in good to fair condition. The roof over the 1951 and 1962 Additions is a thermoplastic fully adhered membrane system that was installed in 2006 and 2007, and is in good condition. The roof over the 1956 Addition is a combination of an EPDM fully adhered membrane system and a built-up asphalt with a reflective paint coat cover system that was installed in 1995, and is in poor condition. The 1922 Auditorium Fixed Seating Area and 1922 Board Offices are not affected by any roofing since both spaces are located within the second floor area of the 1922 Original Construction. There are District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by a combination of a roof hatch and ladder, an extension ladder, and an access door, which are in good condition. Fall safety protection cages are required. There were observations of standing water on the roof. Metal and terracotta cap flashings and copings are in good condition. Roof storm drainage is addressed through a combined system of gutters, downspouts, and roof drains which are properly located, and in good condition. The roof is not equipped with overflow roof drains. Overflow roof drains are not required in the 1951 and 1962 Additions, but will be required in areas of roof replacement in the 1922 Original Construction. No problems requiring attention were encountered with any roof penetrations. There are covered walkways attached to this structure connecting Valley View Middle School with Germantown Elementary. Walkway structure type is metal standing seam roof on steel frame and is in good condition.

Rating: 2 Needs Repair

Recommendations: The roof over the 1922 Original Construction requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. Provide new roof hatch, ladder and fall safety cage in the 1956 Addition. Contract for replacement of the roof over the 1956 Addition has been awarded by the District. Roofing membrane will be replaced during summer 2008. To facilitate the school's compliance with OBC provide new overflow roof drains in areas of roof replacement in the 1922 Original Construction.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft ²	Board Offices Addition (1922) 2,518 ft ²	Original Construction (1922) 39,494 ft ²	Classroom Annex (1951) 4,946 ft ²	Gym Addition (1956) 8,882 ft ²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft ²	Sum	Comments
Membrane (all types):	\$8.70	sq.ft. (Qty)				14,130 Required				\$122,931.00	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	\$2,500.00	each				2 Required				\$5,000.00	
Roof Access Hatch:	\$2,000.00	each						1 Required		\$2,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	in.ft.						26 Required		\$2,600.00	(remove and replace)
Other: Overflow Roof Drain Assembly	\$2,500.00	per unit				2 Required				\$5,000.00	New overflow roof drain assembly.
Other: Roof Access Ladder and Safety Cage Assembly	\$100.00	in.ft.						26 Required		\$2,600.00	New roof access ladder and safety cage.
Other: Roof Hatch Replacement	\$2,000.00	per unit						1 Required		\$2,000.00	Roof hatch replacement.
Sum:			\$142,131.00	\$0.00	\$0.00	\$132,931.00	\$0.00	\$9,200.00	\$0.00		



Typical Standing Water Condition



Typical EPDM Roofing Condition

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units are provided in the 1922 Original Construction Computer Lab and School Administrative Offices, some of the 1951 Addition Classrooms, and the 1962 Addition Music Room, Teacher Lounge, and most Classrooms locations. An isolated room system consisting of a ducted packaged HVAC unit located outside the Superintendent's Office is provided in the 1922 Board Offices locations. An isolated room system consisting of a roof top ducted packaged HVAC unit is provided in the 1922 Original Construction Media Center and adjacent Offices locations. Isolated room systems consisting of four (4) roof top ducted packaged HVAC units are provided in the 1951 Addition Classroom locations, installed in 2002 and in good condition. The ventilation system in the overall facility consists of unit ventilators in the 1962 Addition, four (4) rooftop ducted packaged HVAC units in the 1951 Addition, an air handler in the 1922 Original Construction, and a ducted packaged HVAC unit in the 1922 Board Offices, are original to each addition and in fair condition, providing fresh air to Classrooms. An air handler, installed in 1922 and in fair / poor condition, provides fresh air to other miscellaneous spaces such as the Stage and unit ventilators, installed in 1962 and in fair condition, providing fresh air to the Student Dining. Relief air venting is provided by louvered interior doors in the 1962 Addition, transfer grilles to Corridors in the 1922 Original Condition, rooftop ducted packaged HVAC units in the 1951 Addition, ducted packaged HVAC units in the 1922 Board Offices, and central relief fans. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. Exhaust systems for Restrooms, Kitchen, Gymnasium, Storage Rooms, and Custodial Closets are inadequately placed, and in fair / poor condition. The Art program is equipped with a kiln, and the existing kiln ventilation system is inadequate.

Rating: 2 Needs Repair

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Replace the existing general building exhaust system. Replace the existing Art Program kiln ventilation system due to age and condition.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft ²	Board Offices Addition (1922) 2,518 ft ²	Original Construction (1922) 39,494 ft ²	Classroom Annex (1951) 4,946 ft ²	Gym Addition (1956) 8,882 ft ²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft ²	Sum	Comments
Kiln Exhaust System:	\$5,000.00	each				1 Required				\$5,000.00	
Other: General Building Exhaust System	\$0.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$43,952.00	Replace the existing general building exhaust system.
Other: Kiln Exhaust System	\$5,000.00	allowance				Required				\$5,000.00	Replace the existing Art Program kiln ventilation system due to age and condition.
Sum:			\$53,952.00	\$1,594.00	\$1,259.00	\$29,747.00	\$2,473.00	\$4,441.00	\$14,438.00		



Art Program Kiln Exhaust System



1922 Original Construction Air Handler

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D. Electrical Systems

Description: The electrical system provided to the 1922 Original Construction is a 120/208 volts, 800 amp, 3 phase and 4 wire system installed in 1922, and is in fair / poor condition. The systems in the 1922 Auditorium Fixed Seating Area, 1922 Board Offices, and 1951, 1956 and 1962 Additions are an extension of that found in the 1922 Original Construction. Power is provided to the school by multiple utility owned, pole-mounted transformers located between the 1962 Addition Cafeteria and the 1951 Addition building, and in fair condition. The panel system, installed in 1984, is in fair / poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains four (4) general purpose outlets, zero (0) dedicated outlets for each Classroom computer, and one (1) dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as six (6) general purpose outlets, while others are equipped with as few as three (3) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is equipped with a unsuitable 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 Classroom capacity due to age, condition, lack of OSDM-required features, and to accommodate the addition of an air conditioning system. Replace the existing emergency generator, with funding included in the electrical system replacement. Provide adequate lightning protection safeguards in the overall facility, including associated grounding system, with funding included in the electrical system replacement. Provide control panel, dimmers, and breakers to support the Stage lighting system, with funding included in the electrical system replacement.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922)	Board Offices Addition (1922)	Original Construction (1922)	Classroom Annex (1951)	Gym Addition (1956)	Classroom/Cafeteria/Multi-Purpose Addition (1962)	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$1,426,681.92	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$1,426,681.92	\$51,741.24	\$40,867.14	\$640,987.62	\$80,273.58	\$144,154.86	\$468,657.48		



Pole-Mounted Transformers



Main Electrical Distribution Panel

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E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is provided and is in poor condition. The domestic water supply piping in the overall facility is 95% galvanized and 5% copper, is original to each addition, and is in fair condition. The waste piping in the overall facility is cast iron / PVC, is original to each addition, and is in fair condition. The facility is equipped with one (1) natural gas water heater in good / fair condition, with one (1) separate 250 gallon storage tank in poor condition. The school contains (2) Large Group Restrooms for boys, (2) Large Group Restrooms for girls, (1) Locker Room Restroom for boys, (1) Locker Room Restroom for girls, and (4) Restrooms for staff. Boys' Large Group Restrooms contain (6) non-ADA (3 wall and 3 floor) mounted flush valve toilets, (13) non-ADA (7 wall and 6 floor) mounted flush valve urinals, as well as (6) non-ADA (3 multiple users and 3 wall mounted) lavatories. Girls' Large Group Restrooms contain (12) non-ADA (6 wall and 6 floor) mounted flush valve toilets, as well as (6) non-ADA (3 multiple user and 3 wall mounted) lavatories. Boys' Locker Room Restroom contains (7) non-ADA floor mounted flush valve toilets, (4) non-ADA floor mounted flush valve urinals, and (3) non-ADA multiple user lavatories. Girls' Locker Room Restroom contains (9) non-ADA floor mounted flush valve toilets and (3) non-ADA multiple user lavatories. Staff Restrooms contain (4) non-ADA floor mounted flush valve toilets, (1) non-ADA wall mounted flush valve urinal, as well as (3) non-ADA wall mounted lavatories. Condition of fixtures is good. The facility is equipped with (8) non-ADA electric water coolers, in poor condition. No dedicated Special Education Classroom is provided in this facility. Kitchen is equipped with the required Restroom, and fixtures are in good condition. Health Clinic is equipped with the required Restroom, and fixtures are in good condition. Pre-K Classrooms are not provided with the required Restroom facility. The Kitchen is not equipped with a grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a Hatco type water heater, which is in poor condition. Kitchen fixtures consist of (3) single, (1) double, and (1) 3-well sinks, as well as (1) lavatory and (1) garbage disposal unit, which are in good to fair condition. The school meets the OBC requirements for fixtures except for lavatories and drinking fountains. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks, which are in good condition. Science Classrooms are equipped with required utility sink which is in poor condition. Science Classrooms are not equipped with required gas / compressed air connections, and safety shower / eyewash. Adequate exterior wall hydrants are not provided.

Rating: 3 Needs Replacement

Recommendations: Replace galvanized water supply piping in the overall facility with copper piping due to age and condition. Replace sanitary waste piping in the overall facility due to age and condition. Provide a reduced pressure back flow preventer. Replace the water treatment system due to age and condition. Replace the domestic hot water heater and 250 gallon storage tank due to age and condition. To facilitate the school's compliance with OBC and OSFC requirements provide (8) new lavatories, (8) new electric water coolers, (3) eyewash/safety shower stations, (3) gas, and (1) compressed air connections. Due to condition and OSFC standards, replace (3) Science Lab utility sinks, (6) faucets and valves, and (10) urinals. See Item O for replacement of fixtures related to ADA requirements. Additional water coolers are provided under Item O. Provide the Kitchen with a grease trap interceptor. Replace the Kitchen water booster heater due to age and condition. Provide four (4) additional exterior wall hydrants.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922)	Board Offices Addition (1922)	Original Construction (1922)	Classroom Annex (1951)	Gym Addition (1956)	Classroom/Cafeteria/Multi-Purpose Addition (1962)	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		3,188 ft ²	2,518 ft ²	39,494 ft ²	4,946 ft ²	8,882 ft ²	28,876 ft ²	\$5,000.00	
Water Treatment System:	\$15,000.00	unit				1 Required				\$15,000.00	(Domestic Water System, softening only, per system)
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$307,664.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$307,664.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit				1 Required				\$5,100.00	(remove / replace)
Urinal:	\$1,500.00	unit				10 Required				\$15,000.00	(remove / replace)
Sink:	\$2,500.00	unit					3 Required	1 Required	4 Required	\$20,000.00	(new)
Electric water cooler:	\$3,000.00	unit				3 Required	1 Required	1 Required	3 Required	\$24,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit							6 Required	\$3,000.00	(average cost to remove/replace)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	\$2,500.00	each				2 Required			1 Required	\$7,500.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Utility Sink	\$2,400.00	unit				2 Required			1 Required	\$7,200.00	

HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Wash Fountain	\$3,600.00	unit						1 Required	\$3,600.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Natural Gas Connections	\$800.00	each			2 Required			1 Required	\$2,400.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	\$15,000.00	per system			1 Required				\$15,000.00	
Other: Domestic Hot Water Storage Tank	\$3,500.00	per unit			1 Required				\$3,500.00	Replace the domestic 250 gallon hot water storage tank due to age and condition.
Other: Exterior Wall Hydrants	\$2,800.00	per unit			4 Required				\$11,200.00	Provide four (4) additional exterior wall hydrants.
Other: Kitchen Grease Trap	\$5,000.00	per unit			1 Required				\$5,000.00	Provide the Kitchen with a grease trap interceptor.
Other: Kitchen Water Heater	\$5,100.00	per unit			1 Required				\$5,100.00	Replace the Kitchen water booster heater due to age and condition.
Sum:			\$762,928.00	\$22,316.00	\$17,626.00	\$376,758.00	\$45,122.00	\$67,674.00	\$233,432.00	



Typical Floor Mounted Urinals



Domestic Hot Water Heater and Storage Tank

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F. Windows

Description: The 1922 Original Construction, 1922 Auditorium Fixed Seating, and 1922 Board Offices are equipped with thermally broken aluminum frame windows with single glazed non-insulated glazing type window system, which was installed in 1982, and is in fair condition. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in good to fair condition. The window system features surface mounted blinds, which are in fair condition. The window system is not equipped with insect screens on operable windows. The 1951 Addition is equipped with non-thermally broken steel frame windows with single glazed non-insulated glazing type window system, which was installed in 1951, and is in poor 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 no blinds. The window system is not equipped with insect screens on operable windows. The 1962 Addition is equipped with non-thermally broken aluminum frame windows with single glazed non-insulated glazing type window system, which was installed in 1962, and is in poor condition. Window system seals are in poor condition, with moderate air and water infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted blinds, which are in fair condition. The window system is not equipped with insect screens on operable windows. This facility is not equipped with any curtain wall systems. There are glass block windows in the 1956 and 1962 Additions, in good to fair condition. The exterior doors in the 1922 Original Construction are equipped with non-thermally broken aluminum frame transoms with single glazed non-insulated glazing, in good condition. The exterior doors in the 1951 Addition are equipped with glass block transoms, in fair condition. The exterior doors in the 1962 Addition are equipped with non-thermally broken hollow metal frame sidelights with single glazed non-insulated glazing, in fair to poor condition. The school does not contain skylights. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds in the overall facility to meet with Ohio School Design Manual requirements. Replace the existing glass block in the 1956 and 1962 Additions with a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace window transoms and sidelights in exterior doors of the 1922 Original Construction, 1951 and 1962 Addition to meet with Ohio School Design Manual requirements.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft ²	Board Offices Addition (1922) 2,518 ft ²	Original Construction (1922) 39,494 ft ²	Classroom Annex (1951) 4,946 ft ²	Gym Addition (1956) 8,882 ft ²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft ²	Sum	Comments
Insulated Glass/Panels:	\$60.00	sq.ft. (Qty)		256 Required	122 Required	4,046 Required	790 Required	44 Required	2,422 Required	\$460,800.00	(includes blinds)
Other: Transoms and Sidelights	\$57.10	sq.ft. (Qty)				26 Required	22 Required		100 Required	\$8,450.80	Replace window transoms and sidelights in exterior doors of the 1922 Original Construction and 1962 Addition to meet with Ohio School Design Manual requirements.
Sum:			\$469,250.80	\$15,360.00	\$7,320.00	\$244,244.60	\$48,656.20	\$2,640.00	\$151,030.00		



Typical Aluminum Frame Windows



Glass Block Windows

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G. Structure: Foundation

Description: The 1922 Original Construction, 1951, and 1962 Additions are equipped with cast-in-place concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The 1956 Addition is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. 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 Fixed Seating Area (1922)	Board Offices Addition (1922)	Original Construction (1922)	Classroom Annex (1951)	Gym Addition (1956)	Classroom/Cafeteria/Multi-Purpose Addition (1962)	Sum	Comments
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Typical Cast-in-Place Concrete Foundation Wall



Typical Concrete Masonry Unit Foundation Wall

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H. Structure: Walls and Chimneys

Description: The 1922 Original Construction, 1922 Auditorium Fixed Seating Area, and the 1922 Board Offices have a solid brick masonry bearing wall system, which displayed a few locations of deterioration, and is in good to fair condition. The 1951 and 1956 Additions has a concrete masonry unit bearing wall system, which displayed locations of deterioration, and is in fair to poor condition. The 1962 Addition has a combination of brick veneer on a masonry bearing wall system and concrete masonry unit bearing wall system, which displayed locations of deterioration, and is in fair to poor condition. The school does not contain control joints, and none are needed as there is no indication of exterior masonry cracking or separation. Control joints are not provided at lintel locations at doors and windows. The school does not contain expansion joints, and none are needed as there is no indication of exterior masonry cracking or separation due to expansion. The exterior masonry has been partially cleaned and sealed in recent years, and shows evidence of mortar deterioration. Architectural exterior accent material consists of stone, which is in fair condition. Interior walls are concrete masonry units, glazed block, brick, masonry with plaster, and metal stud partitions with gypsum board and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. The window sills are stone, and are in good to fair condition. The exterior lintels are steel, and are starting to rust in fair to poor condition. Chimneys are in good to fair condition. Canopies over entrances are concrete type construction, and are in fair condition. Exterior soffits are metal with a textured spray in poor condition and exterior grade gypsum board in good condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility, including stone accents, chimneys, and sills. Provide masonry cleaning and sealing as required in the overall facility with the exception of the 1951 and 1956 Additions. Cleaning and sealing to include all stone sills, chimneys, and stone accents. Paint exterior concrete masonry unit walls (after tuckpointing) as required in the 1951, 1956, and 1962 Additions. Provide brick repair and concrete masonry repairs as required in the 1956 and 1962 Additions. Scrape and paint steel lintels as required in the overall facility. Replace steel lintels as required in the 1922 Original Construction due to condition. Paint concrete canopies as required in the 1951 and 1956 Additions. Replace metal soffits as required in the 1962 Addition.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922)	Board Offices Addition (1922)	Original Construction (1922)	Classroom Annex (1951)	Gym Addition (1956)	Classroom/Cafeteria/Multi-Purpose Addition (1962)	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)		472 Required	212 Required	2,926 Required	1,793 Required	1,656 Required	2,478 Required	\$50,069.25	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		3,142 Required	1,412 Required	14,630 Required	5,122 Required	7,530 Required	9,913 Required	\$62,623.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		3,142 Required	1,412 Required	14,630 Required	5,122 Required	7,530 Required	9,913 Required	\$41,749.00	(wall surface)
Other: Masonry Repair	\$25.00	sq.ft. (Qty)						876 Required	2,048 Required	\$73,100.00	Provide brick repair and concrete masonry repairs as required in the 1956 and 1962 Additions.
Other: Replace Soffits	\$9.25	sq.ft. (Qty)							168 Required	\$1,554.00	Replace metal soffits as required in the 1962 Addition.
Other: Replace Steel Lintels	\$150.00	n.ft.				160 Required				\$24,000.00	Replace steel lintels as required in the 1922 Original Construction due to condition.
Other: Scrape and Paint	\$10.00	sq.ft. (Qty)					5,122 Required	5,841 Required	4,593 Required	\$155,560.00	Paint exterior concrete masonry unit walls (after tuckpointing) as required in the 1951, 1956, and 1962 Additions.
Other: Scrape and Paint Canopies	\$10.00	sq.ft. (Qty)					138 Required	165 Required		\$3,030.00	Paint concrete canopies as required in the 1951 and 1956 Additions.
Other: Scrape and Paint Lintels	\$5.00	n.ft.			26 Required	513 Required	113 Required	11 Required	454 Required	\$5,585.00	Scrape and paint steel lintels as required in the overall facility.
Sum:			\$417,270.75	\$10,333.00	\$4,773.00	\$78,501.50	\$75,383.25	\$109,534.00	\$138,746.00		



CMU Condition



Concrete Canopies

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the 1922 Original Construction, 1951, 1956, and 1962 Additions is concrete slab-on-grade type construction, and is in good condition. Due to location within the intermediate floors of the 1922 Original Construction, the 1922 Auditorium Fixed Seating Area and 1922 Board Offices contain no base floor. There is no crawl space. The floor construction of the intermediate floors of the 1922 Original Construction are cast-in-place concrete on masonry load bearing walls, and is in good condition. There are no intermediate floors in the 1951, 1956, and 1962 single story Additions. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations throughout the overall facility, except for the 1962 Addition. The roof construction of the 1922 Original Construction is wood plank on wood joist type construction, is in good condition, and is provided with an adequate fire separation system. The roof construction of the 1951 Addition is a combination of a wood deck on wood joist, and a cast-in-place concrete on masonry load bearing walls type construction, is in good condition, and is provided with an adequate fire separation. The roof construction of the 1956 Addition is a combination of a wood fiber board on steel joist and a precast concrete plank type construction, and is in good condition. The roof construction of the 1962 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 Fixed Seating Area (1922)	Board Offices Addition (1922)	Original Construction (1922)	Classroom Annex (1951)	Gym Addition (1956)	Classroom/Cafeteria/Multi-Purpose Addition (1962)	Sum	Comments
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Typical Metal Roof Deck



Typical Cast-in-Place Concrete Intermediate Floor

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with a combination of carpet and VAT type flooring, a combination of exposed roof deck, acoustic ceiling panel and painted plaster type ceilings, as well as a combination of plaster, glazed block and CMU type wall finishes, and they are in fair condition. The 1922 Original Construction has Corridors with terrazzo type flooring, acoustic ceiling panel type ceilings, as well as a combination of exposed brick and painted plaster type wall finishes, and they are in good condition. The 1951 and 1962 Additions have Corridors with VAT type flooring, a combination of acoustic ceiling panels and painted plaster type ceilings, as well as a combination of CMU, glazed block, and painted plaster type wall finishes, and they are in good condition. The overall facility has Restrooms with terrazzo type flooring, painted plaster type ceilings, as well as plaster type wall finishes, and they are in fair condition. Toilet partitions are wood, and are in poor condition. Classroom casework in the overall facility is wood type construction with a combination of plastic laminate and painted tops, is inadequately provided, and in poor condition. The typical Classroom contains (2) lineal feet of casework, and Classroom casework provided ranges from (0) to (6) feet. Classrooms are provided with adequate chalkboards, markerboards, and tackboards, which are in fair condition. The lockers, located in the Corridors, are inadequately provided, and in fair condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is inadequate. The facility is equipped with wood louvered interior doors that are flush mounted, recessed, and partially recessed without proper ADA hardware and clearances, and in poor condition. The Gymnasium space has wood type flooring, exposed roof deck type ceilings, as well as painted CMU type wall finishes, and they are in good condition. Gymnasium telescoping stands are wood in fair condition. Gymnasium basketball backboards are fixed type, and are in fair condition. The Media Center, located in the 1922 Original Construction has carpet type flooring, acoustic ceiling panel type ceilings, as well as painted plaster type wall finishes, and they are in good condition. Student Dining, located in the 1962 Addition, has VAT type flooring, acoustic ceiling panel type ceilings, as well as a combination of painted CMU and glazed block type wall finishes, and they are in fair condition. OSDM-required fixed equipment for Stage is inadequately provided, and in fair condition. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, (no installation date was available at time of assessment), is in fair to good condition. The Kitchen hood is in fair to poor condition, and is not 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 not provided by the hood. Kitchen hood exhaust ductwork is of proper construction installed as required by the OSDM and OBMC. Walk-in coolers / freezers are located within the Kitchen space, and are in good condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, and U. Due to condition and OBC requirements replace kitchen hood. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provision for a heat removal hood for the Art program kiln is addressed under Item C. Due to condition replace basketball backboards and (33) toilet partitions in the overall facility. Provide for masonry infill of old ventilation grilles. Provide for the replacement of hard plaster due to work in Item T. Funding for ceiling and floor materials replaced due to work in Item T are included in the complete replacement of finishes. POST-ASSESSMENT NOTE: Rii 4-8-16 Added scope for paint in Auditorium Fixed Seating per Hard Plaster replacement related to EEHA.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft²	Board Offices Addition (1922) 2,518 ft²	Original Construction (1922) 39,494 ft²	Classroom Annex (1951) 4,946 ft²	Gym Addition (1956) 8,882 ft²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft²	Sum	Comments
Paint:	\$2.00	sq.ft. (of entire building addition)		Required						\$6,376.00	(partial finish - floor area/prep and installation)
Complete Replacement of Finishes and Casework (Middle):	\$15.90	sq.ft. (of entire building addition)			Required	Required	Required	Required	Required	\$1,346,984.40	(middle, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall				24 Required			9 Required	\$33,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)			Required	Required	Required	Required	Required	\$16,943.20	(per building area)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)						7,226 Required		\$92,854.10	(tear-out and replace per area)
Basketball Backboard Replacement	\$3,200.00	each					2 Required	2 Required		\$12,800.00	(non-electric)
Acoustical Plaster Replacement	\$12.00	sq.ft. (Qty)							8,100 Required	\$97,200.00	(Hazardous Material Replacement Cost - See T.)
Hard Plaster Replacement	\$9.00	sq.ft. (Qty)		81,400 Required		81,400 Required			4,040 Required	\$1,501,560.00	(Hazardous Material Replacement Cost - See T.)
Gypsum Board Replacement	\$4.00	sq.ft. (Qty)				39 Required	120 Required			\$636.00	(Hazardous Material Replacement Cost - See T.)
Kitchen Exhaust Hood:	\$56,000.00	per unit							1 Required	\$56,000.00	(includes fans, exhaust & ductwork)
Other: Concrete Masonry Infill and Plaster Repair	\$13.80	sq.ft. (Qty)				170 Required				\$2,346.00	Infill with masonry and repair plaster at old ventilation grilles.
Sum:			\$3,166,699.70	\$738,976.00	\$40,539.80	\$1,394,955.40	\$80,110.60	\$242,254.30	\$669,863.60		



Typical Corridor



Typical Toilet Partition

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K. Interior Lighting

Description: The typical Classrooms in the 1922 Original Construction are equipped with T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Classroom fixtures are in fair / poor condition, providing an average illumination of 44 FC, which is less than the 50 FC recommended by the OSDM. The typical Classrooms in the 1951 and 1962 Additions are equipped with T-8 1x4 surface mount fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 48 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the 1922 Original Construction are equipped with T-8 1x4 suspended fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 15 FC, which is less than the 20 FC recommended by the OSDM. The typical Corridors in the 1951 and 1962 Additions are equipped with T-8 1x4 surface mount fluorescent fixtures with single level switching. Corridor fixtures are in poor condition, providing an average illumination of 19 FC, which is less than the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with pendant metal halide type lighting, in fair condition, providing an average illumination of 50 FC, thus complying with the 50 FC recommended by the OSDM. The Multi-Purpose Room spaces are equipped with pendant metal halide type lighting, in poor condition, providing an average illumination of 23 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 1x4 indirect suspended fluorescent fixture type lighting in good / fair condition, providing an average illumination of 34 FC, which is less than the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 4x4 surface mount fluorescent fixture type lighting with single level switching. Student Dining fixtures are in fair / poor condition, providing an average illumination of 36 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 surface mount fluorescent fixture type lighting with single level switching. Kitchen fixtures are in poor condition, providing an average illumination of 70 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with pendant incandescent and T-8 suspended fluorescent fixture type lighting in fair / poor condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 lay direct fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The 1922 Board Offices spaces in the overall facility are equipped with T-8 2x4 lay direct fluorescent fixture type lighting in good condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age, condition, inadequate lighting levels, lack of multi-level switching, and the utilization of incandescent fixtures.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to age, condition, inadequate lighting levels, lack of multilevel switching, the utilization of incandescent fixtures, and installation of systems outlined in Items A, C, J, and U.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft ²	Board Offices Addition (1922) 2,518 ft ²	Original Construction (1922) 39,494 ft ²	Classroom Annex (1951) 4,946 ft ²	Gym Addition (1956) 8,882 ft ²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft ²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$439,520.00	Includes demo of existing fixtures
Sum:			\$439,520.00	\$15,940.00	\$12,590.00	\$197,470.00	\$24,730.00	\$44,410.00	\$144,380.00		



1962 Addition Classroom Fluorescent Light Fixtures



1922 Original Construction Media Center Indirect Fluorescent Light Fixtures

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L. Security Systems

Description: The overall facility contains a CCTV camera type security system in fair 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 not provided. Compliant color CCTV cameras are not adequately provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of TV. 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. Existing playground fencing is not fully compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with recessed and surface mounted HID high pressure sodium entry lights in poor condition. Pedestrian walkways are not illuminated. Parking and bus pick-up / drop off areas are not illuminated. The exterior site lighting system provides inadequate coverage.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Provide additional playground fencing to meet Ohio School Design Manual guidelines, funding included in complete replacement of security system.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft²	Board Offices Addition (1922) 2,518 ft²	Original Construction (1922) 39,494 ft²	Classroom Annex (1951) 4,946 ft²	Gym Addition (1956) 8,882 ft²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft²	Sum	Comments
Security System:	\$1.85	sq.ft. (of entire building addition)			Required	Required	Required	Required	Required	\$156,724.60	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)			Required	Required	Required	Required	Required	\$84,716.00	(complete, area of building)
Sum:			\$241,440.60	\$0.00	\$7,176.30	\$112,557.90	\$14,096.10	\$25,313.70	\$82,296.60		



CCTV Camera



Recessed Entry Light Fixture

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant green lettered, incandescent, plastic construction, and non illuminated and OSDM compliant red lettered exit signs. The facility is not equipped with emergency floodlighting. The system is in fair / poor condition, but is provided with an emergency generator. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of emergency / egress lighting system to meet Ohio School Design Manual guidelines. Although funding for emergency / egress lighting is not shown for the 1922 Auditorium Fixed Seating Area, work is considered mandatory and funding will be provided via Life Safety Allowance in master planning.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft ²	Board Offices Addition (1922) 2,518 ft ²	Original Construction (1922) 39,494 ft ²	Classroom Annex (1951) 4,946 ft ²	Gym Addition (1956) 8,882 ft ²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft ²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)			Required	Required	Required	Required	Required	\$84,716.00	(complete, area of building)
Sum:			\$84,716.00	\$0.00	\$2,518.00	\$39,494.00	\$4,946.00	\$8,882.00	\$28,876.00		



Non-Compliant Non-Illuminated Exit Sign



Non-Compliant Exit Sign

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N. Fire Alarm

Description: The overall facility is equipped with a non-addressable Notifier type fire alarm system, installed in 1961, and in poor condition, consisting of manual pull stations, bells, and smoke detectors. The system is automatic but is not monitored by a third party. The system is not equipped with sufficient smoke detectors. The system is not equipped with any audible horns, strobe indicating devices, flow switches, tamper switches, or heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines. Although funding for fire alarm is not shown for the 1922 Auditorium Fixed Seating Area, work is considered mandatory and funding will be provided via Life Safety Allowance in master planning.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft ²	Board Offices Addition (1922) 2,518 ft ²	Original Construction (1922) 39,494 ft ²	Classroom Annex (1951) 4,946 ft ²	Gym Addition (1956) 8,882 ft ²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft ²	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft. (of entire building addition)			Required	Required	Required	Required	Required	\$127,074.00	(complete new system, including removal of existing)
Sum:			\$127,074.00	\$0.00	\$3,777.00	\$59,241.00	\$7,419.00	\$13,323.00	\$43,314.00		



Fire Alarm System Control Panel



Fire Alarm System Smoke Detection Device

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O. Handicapped Access

Description:	<p>At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is compromised by steps ramps. Adequate handicap parking is provided. Exterior doors are not equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. Playground for Preschool students is provided at Germantown Elementary School. On the interior of the building, space allowances and reach ranges are not compliant. There is not an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements, and are insufficient due to railing configurations. Elevation changes between additions throughout the the overall facility are facilitated by compliant chair lifts or ramps. This multistory building does not have a compliant elevator that accesses every floor. Access to the Stage is not facilitated by a chair lift or ramp. Interior doors are partially recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. (15) ADA-compliant toilets are required, and (0) are currently provided. (15) ADA-compliant lavatories are required, and (0) are currently provided. (7) ADA-compliant urinals are required, and (0) are currently provided. (2) ADA-compliant showers are required, and (0) are currently provided. (11) ADA-compliant electric water coolers are required, and (0) are currently provided. Toilet partitions do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Health Clinic Restroom is not compliant with ADA requirements. ADA signage is not provided on the interior and the exterior of the building.</p>
Rating:	<p>3 Needs Replacement</p>
Recommendations:	<p>Provide ADA-compliant signage, (1) new power assist door opener, (8) chair lifts, (1) elevator (3) new electric water coolers, (15) toilets, (15) lavatories, (7) urinals, (2) showers, (6) toilet partitions, and (15) mirrors, as well as replace (54) doors and frames, and (8) electric water coolers, and rework (48) narrow door openings to facilitate the school's meeting of ADA requirements. Exterior door hardware issues are corrected in Item S. Toilet accessories are addressed under Item J. Stair and ramp railing issues are corrected under Item U.</p>

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft²	Board Offices Addition (1922) 2,518 ft²	Original Construction (1922) 39,494 ft²	Classroom Annex (1951) 4,946 ft²	Gym Addition (1956) 8,882 ft²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$17,580.80	(per building area)
Lifts:	\$15,000.00	unit		1 Required		5 Required		2 Required		\$120,000.00	(complete)
Elevators:	\$42,000.00	each				4 Required				\$168,000.00	(per stop, \$84,000 minimum)
Electric Water Coolers:	\$1,800.00	unit				4 Required			4 Required	\$14,400.00	(replacement double ADA)
Electric Water Coolers:	\$3,000.00	unit				2 Required	1 Required			\$9,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit					14 Required		23 Required	\$140,600.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall					4 Required		2 Required	\$6,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit				1 Required				\$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf				12 Required	11 Required		31 Required	\$70,200.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf				25 Required		4 Required	19 Required	\$240,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom					9 Required		6 Required	\$4,275.00	
Provide ADA Shower:	\$3,000.00	each					2 Required			\$6,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Other: ADA Mirrors	\$285.00	per unit					9 Required		6 Required	\$4,275.00	New ADA mirrors.
Other: ADA Shower	\$3,000.00	per unit					2 Required			\$6,000.00	New ADA shower.
Sum:			\$813,830.80	\$15,637.60	\$503.60	\$412,198.80	\$92,619.20	\$51,776.40	\$241,095.20		



Typical Narrow Recessed Door



Typical Signage

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P. Site Condition

Description:

The 20.85 acre relatively flat site is located in a small town residential setting with moderate tree and shrub type landscaping. The site is shared with Germantown Elementary School. There are no apparent problems with erosion or ponding. Outbuildings, which are part of the athletic facilities and Bus Garage, include a Restroom building, two Concession buildings, a barn used for ticket sales, and a Bus Garage with offices. The site is bordered by lightly traveled city streets. There are two entrances onto the site, although one is gated to discourage traffic during bus loading and unloading. Bus and vehicular traffic are not separated and are located behind the Middle School, with no bus loop or curbside loading and unloading zone provided. Staff and visitor parking is facilitated by two (2) asphalt parking lots in fair condition, containing 122 parking places, which provides adequate parking for staff members and visitors, although additional ADA compliant spaces are required. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs are integral to sidewalks, in fair condition, and are appropriately placed. Trash pick-up and service drive pavement is not heavy duty, is not equipped with a concrete pad area for dumpsters. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good to fair condition. Exterior steps and stairwells are in fair condition, and are not provided with handrails that meet ADA guidelines. The multi-purpose fields are not enclosed, but are separated from vehicular traffic by lawn areas. There is no playground equipment associated with this facility. The multi-purpose fields include a baseball field in fair condition. The athletic facilities are comprised of a football field, track facility, and a multi-purpose field, and are in good condition. Site features are unsuitable for outdoor instruction due to lack of appropriate outdoor spaces. Future expansion can be accommodated on the east side of the building, although bus and vehicular access would need to be maintained. The areas to the north, south and west cannot be expanded due to the proximity to the street and adjacent Elementary School building, and several additions to the north.

Rating:

2 Needs Repair

Recommendations:

Provide heavy duty asphalt pavement at bus circulation and bus garage access. Provide heavy duty concrete pavement for a new dumpster pad. Provide Playground equipment appropriate for Middle School students. Provide handrails and guardrails at exterior steps and stairwells to meet ADA requirements. Provide a dedicated and separated bus loading and unloading zone as required for the Middle School. Provide striping for a total of five (5) ADA compliant parking spaces. Provide a fence to secure the site and multi-purpose fields to comply with Ohio School Design Manual requirements. Funding provided in Item L. Provide site contingency allowances for unforeseen conditions.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922)	Board Offices Addition (1922)	Original Construction (1922)	Classroom Annex (1951)	Gym Addition (1956)	Classroom/Cafeteria/Multi-Purpose Addition (1962)	Sum	Comments
Playground Equipment:	\$1.50	sq.ft. (Qty)		3,188 ft ²	2,518 ft ²	39,494	4,946	8,882	28,876	Required	\$123,297.00 (up to \$100,000, per sq.ft. of school)
New Asphalt Paving (heavy duty):	\$27.80	sq. yard		1,308	1,053	16,347	2,034	3,670	11,951	Required	\$1,010,891.40
Bus Drop-Off for Middle	\$110.00	per student				336	42	76	246	Required	\$77,000.00 (Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of middle school students riding)
Exterior Hand / Guard Rails:	\$43.00	in.ft.				2		1	12	Required	\$645.00
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	Required	Required	Required	Required		\$131,856.00 Include this one or the next. (Each addition should have this item)
Other: Provide Concrete Dumpster Pad	\$2,400.00	each			1	Required					\$2,400.00 Provide heavy duty concrete pavement for a new dumpster pad.
Sum:			\$1,398,489.40	\$41,144.40	\$35,450.40	\$662,374.60	\$76,003.20	\$137,075.00	\$446,441.80		



Handrail Condition



Bus Loading and Unloading Zone

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 Fixed Seating Area (1922)	Board Offices Addition (1922)	Original Construction (1922)	Classroom Annex (1951)	Gym Addition (1956)	Classroom/Cafeteria/Multi-Purpose Addition (1962)	Sum	Comments
				3,188 ft ²	2,518 ft ²	39,494 ft ²	4,946 ft ²	8,882 ft ²	28,876 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Sanitary Waste Piping



Sanitary Waste Piping

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R. Water Supply

Description: The domestic water supply system is tied in to the municipal system, features 3" service and 3" water meter, and is in fair / poor 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, and none is required. The system does not provide adequate pressure and capacity 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 Fixed Seating Area (1922)	Board Offices Addition (1922)	Original Construction (1922)	Classroom Annex (1951)	Gym Addition (1956)	Classroom/Cafeteria/Multi-Purpose Addition (1962)	Sum	Comments
				3,188 ft ²	2,518 ft ²	39,494 ft ²	4,946 ft ²	8,882 ft ²	28,876 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Incoming Domestic Water Service



Incoming Domestic Water Meter

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors feature single glazed non-insulated unprotected glass vision panels or no vision panels. Entrance doors in the 1922 Original Construction are aluminum type construction, installed on aluminum frames, and in good to fair condition. Entrance doors feature single glazed non-insulated tempered glass vision panels. Entrance doors in the 1951 Addition are aluminum hollow metal type construction, installed on hollow metal frames in 2002, and are in good condition. Entrance doors feature double glazed insulated tempered glass vision panels. Entrance doors in the in the 1922 Board Offices, 1956 and 1962 Addition are hollow metal type construction, installed on aluminum hollow metal frames, and in fair to poor condition. Entrance doors feature single glazed non-insulated tempered glass vision panels. The Auditorium is located on the second floor and does not contain exterior or entrance doors. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors, with the exception of the 1951 Addition entrance doors, to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft ²	Board Offices Addition (1922) 2,518 ft ²	Original Construction (1922) 39,494 ft ²	Classroom Annex (1951) 4,946 ft ²	Gym Addition (1956) 8,882 ft ²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft ²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf			6 Required	1 Required	3 Required	12 Required	14 Required	\$72,000.00	(includes removal of existing)
Sum:			\$72,000.00	\$0.00	\$12,000.00	\$2,000.00	\$6,000.00	\$24,000.00	\$28,000.00		



Main Entrance Doors



Typical Exterior Doors

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T. Hazardous Material

Description: The School District has been assessed previously, in 2003, and an Enhanced Environmental Hazards Assessment (EEHA) was subsequently conducted in 2007. The Table below summarizes the scopes of work called for in the Enhanced Environmental Hazards Assessment. The district did not provide documentation of any abatement projects since that time. Vinyl asbestos floor tile and mastic, spray-on acoustical ceiling plaster, drywall and joint compound, Fire doors, and Pipe insulation and fittings containing hazardous materials are located in the overall facility in fair to poor condition. These materials were described in the report and most were open to observation and found to be in friable and non-friable condition with moderate to light damage. There is an underground fuel oil storage tank on the site which is not in current use. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazards Assessment. Remove underground storage tank, per the attached Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting. Funding provided for the replacement of finish materials is included in Item J.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft²	Board Offices Addition (1922) 2,518 ft²	Original Construction (1922) 39,494 ft²	Classroom Annex (1951) 4,946 ft²	Gym Addition (1956) 8,882 ft²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				<u>EEHA Form</u>	<u>EEHA Form</u>	<u>EEHA Form</u>	<u>EEHA Form</u>	<u>EEHA Form</u>	<u>EEHA Form</u>	—	
Duct Insulation Removal	\$8.00	sq.ft. (Qty)		420 Required	0 Required	420 Required	0 Required	0 Required	0 Required	\$6,720.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		0 Required	0 Required	5,000 Required	0 Required	0 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		0 Required	0 Required	5,000 Required	0 Required	0 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		3,188 Required	2,518 Required	39,494 Required	4,946 Required	8,882 Required	28,876 Required	\$8,790.40	
Pipe Insulation Removal	\$10.00	in.ft.		450 Required	0 Required	450 Required	0 Required	630 Required	0 Required	\$15,300.00	
Pipe Fitting Insulation Removal	\$20.00	each		25 Required	0 Required	25 Required	0 Required	35 Required	0 Required	\$1,700.00	
Pipe Insulation Removal (Crawlspace/Tunnel)	\$12.00	in.ft.		0 Required	0 Required	0 Required	100 Required	0 Required	1,560 Required	\$19,920.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	in.ft.		65 Required	55 Required	790 Required	100 Required	178 Required	580 Required	\$26,520.00	
Flexible Duct Connection Removal	\$100.00	each		4 Required	0 Required	2 Required	0 Required	0 Required	0 Required	\$600.00	
Acoustical Plaster Removal	\$7.00	sq.ft. (Qty)		0 Required	0 Required	0 Required	0 Required	0 Required	8,100 Required	\$56,700.00	See J
Hard Plaster Removal	\$7.00	sq.ft. (Qty)		81,400 Required	0 Required	81,400 Required	0 Required	0 Required	4,040 Required	\$1,167,880.00	See J
Cement Board Removal	\$5.00	sq.ft. (Qty)		0 Required	0 Required	39 Required	120 Required	0 Required	0 Required	\$795.00	
Fire Door Removal	\$100.00	each		1 Required	0 Required	2 Required	0 Required	0 Required	0 Required	\$300.00	See S
Decontamination of Crawlspace/Chase/Tunnel	\$3.00	sq.ft. (Qty)		0 Required	0 Required	0 Required	0 Required	0 Required	500 Required	\$1,500.00	
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		260 Required	220 Required	3,160 Required	400 Required	712 Required	2,320 Required	\$14,144.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$300.00	each		0 Required	0 Required	0 Required	54 Required	15 Required	110 Required	\$53,700.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		0 Required	0 Required	7,230 Required	0 Required	0 Required	28,000 Required	\$105,690.00	See J
Carpet Removal (over RFC)	\$1.00	sq.ft. (Qty)		5,730 Required	0 Required	5,730 Required	0 Required	0 Required	0 Required	\$11,460.00	See J
Other: EHA UST	\$1.00	per unit				25,000 Required				\$25,000.00	NA
Sum:			\$1,526,719.40	\$586,203.80	\$1,516.80	\$663,294.40	\$20,794.60	\$16,482.20	\$238,427.60		



Pipe Insulation



VAT in Classroom

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U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are not present. The facility features two (2) interior stair towers, which are not protected by a two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Guardrails are constructed with vertical bars with less than 4" clearance, are constructed in a ladder effect, do not meet the 4" ball test, and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in poor condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, insulation, or installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is equipped with an emergency generator. The emergency generator is a natural gas fired type unit, is located inside the building in the Boiler Room, which currently supports the illuminated exit signs and fire alarm system. The emergency generator is in poor condition, and does not provide adequate capacity for the future needs of the school and will not meet the facility's future needs due to age and condition. 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. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

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 and to support the attic system, funding included in fire suppression funding. Although funding for a fire suppression system is not shown for the 1922 Auditorium Fixed Seating Area, work is considered mandatory and funding will be provided via a Life Safety Allowance in Master Planning. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code. Provide new Kitchen hood with a UL 300 compliant wet chemical fire suppression system. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system, with funding included in Item J. Provide fire-rated enclosure around existing stair towers.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 3,188 ft ²	Board Offices Addition (1922) 2,518 ft ²	Original Construction (1922) 39,494 ft ²	Classroom Annex (1951) 4,946 ft ²	Gym Addition (1956) 8,882 ft ²	Classroom/Cafeteria/Multi-Purpose Addition (1962) 28,876 ft ²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)			2,518 Required	39,494 Required	4,946 Required	8,882 Required	28,876 Required	\$271,091.20	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level				2 Required				\$10,000.00	(includes associated doors, door frames and hardware)
Handrails:	\$5,000.00	per level				12 Required				\$60,000.00	
Sum:			\$341,091.20	\$0.00	\$8,057.60	\$196,380.80	\$15,827.20	\$28,422.40	\$92,403.20		



Non-Compliant Stairway and Railing



Non-Compliant Stairway and Railing

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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, computer workstations, bookcases and 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 3 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 furniture.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922)	Board Offices Addition (1922)	Original Construction (1922)	Classroom Annex (1951)	Gym Addition (1956)	Classroom/Cafeteria/Multi-Purpose Addition (1962)	Sum	Comments
CEFPI Rating 0 to 3	\$5.00	sq.ft. (of entire building addition)		3,188 ft ²	2,518 ft ²	39,494 ft ²	4,946 ft ²	8,882 ft ²	28,876 ft ²	\$439,520.00	
Sum:			\$439,520.00	\$15,940.00	\$12,590.00	\$197,470.00	\$24,730.00	\$44,410.00	\$144,380.00		



Typical Furniture Condition



Typical Classroom Furniture

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W. Technology

Description: The typical Classroom is equipped with the required one data port for teacher use and one cable port and monitor to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with the required four technology data ports for student use, one voice port with a digitally based phone system, 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 inadequately provided, and in poor condition. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a media distribution center, and provides Computer Labs for use by students. The overall facility is not equipped with an elevator.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet Ohio School Design Manual requirements.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922)	Board Offices Addition (1922)	Original Construction (1922)	Classroom Annex (1951)	Gym Addition (1956)	Classroom/Cafeteria/Multi-Purpose Addition (1962)	Sum	Comments
MS portion of building with total SF 67,951 to 91,650	\$9.47	sq.ft. (Qty)		3,188 ft ²	2,518 Required	39,494 Required	4,946 Required	8,882 Required	28,876 Required	\$802,260.52	
Sum:			\$802,260.52	\$0.00	\$23,845.46	\$374,008.18	\$46,838.62	\$84,112.54	\$273,455.72		



Gymnasium Specialized Sound Equipment



Data Rack

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$15,724,860.57
7.00%	Construction Contingency	\$1,100,740.24
Subtotal		\$16,825,600.81
16.29%	Non-Construction Costs	\$2,740,890.37
Total Project		\$19,566,491.18

Construction Contingency	\$1,100,740.24
Non-Construction Costs	\$2,740,890.37
Total for X.	\$3,841,630.61

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$5,047.68
Soil Borings / Phase I Envir. Report	0.10%	\$16,825.60
Agency Approval Fees (Bldg. Code)	0.25%	\$42,064.00
Construction Testing	0.40%	\$67,302.40
Printing - Bid Documents	0.15%	\$25,238.40
Advertising for Bids	0.02%	\$3,365.12
Builder's Risk Insurance	0.12%	\$20,190.72
Design Professional's Compensation	7.50%	\$1,261,920.06
CM Compensation	6.00%	\$1,009,536.05
Commissioning	0.60%	\$100,953.60
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$188,446.73
Total Non-Construction Costs	16.29%	\$2,740,890.37

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School Facility Appraisal

Name of Appraiser Paul Brown **Date of Appraisal** 2015-11-06
Building Name Valley View Middle School
Street Address 64 Comstock Street
City/Town, State, Zip Code hmhm, OH 45327
Telephone Number(s) 937-855-4203
School District Valley View Local

Setting: Small City

Site-Acreage	20.85	Building Square Footage	87,904
Grades Housed	PK, 4-6	Student Capacity	620
Number of Teaching Stations	40	Number of Floors	4
Student Enrollment	472		
Dates of Construction	1922,1922,1922,1951,1956,1962		

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

Type of Construction

Load bearing masonry
 Steel frame
 Concrete frame
 Wood
 Steel Joists

Exterior Surfacing

Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction

Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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1.0 The School Site

School Facility Appraisal

		Points Allocated	Points
1.1	<p>Site is large enough to meet educational needs as defined by state and local requirements</p> <p><i>The site is 20.85 acres compared to 27 acres required by the OSDM.</i></p>	25	10
1.2	<p>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. The site is accessible from city streets that are suitable for buses, cars, and service vehicles. Two entry points are provided into the site.</i></p>	20	16
1.3	<p>Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the School site.</i></p>	10	10
1.4	<p>Site is well landscaped and developed to meet educational needs</p> <p><i>The site has limited landscaping with mature shade trees, ornamental trees, and shrubs which emphasize the building entrance on the south facade only. Lawn areas where mowing is required do not exceed 3:1 slope.</i></p>	10	6
1.5	<p>ES Well equipped playgrounds are separated from streets and parking areas</p> <p>MS Well equipped athletic and intermural areas are separated from streets and parking</p> <p>HS Well equipped athletic areas are adequate with sufficient solid-surface parking</p> <p><i>Multi-Purpose fields including a baseball field are separate from vehicular traffic, but are not enclosed by a fence. Athletic facilities include a football field, and track, which are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking for events. No intermural areas are provided.</i></p>	10	4
1.6	<p>Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The site is gently sloped to provided positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.</i></p>	5	4
1.7	<p>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	4
1.8	<p>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	1
1.9	<p>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	4
1.10	<p>ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided</p> <p>HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community</p> <p><i>Adequate parking is provided for faculty, staff, community parking, and is located on asphalt pavement in good condition.</i></p>	5	4
TOTAL - The School Site		100	63

2.0 Structural and Mechanical Features

School Facility Appraisal

Structural	Points Allocated	Points
2.1 Structure meets all barrier-free requirements both externally and internally <i>Entire building is not ADA-compliant.</i>	15	4
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs over the entire building are in good to fair condition requiring replacement due to age of systems in the 1922 Original Construction.</i>	15	8
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are in good condition with no observable cracks.</i>	10	9
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in good to fair condition, do not require control and expansion joints, and are starting to show signs of deterioration.</i>	10	7
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Exits are properly located to allow safe egress from the building.</i>	10	8
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Building envelope does not meet minimum energy conservation requirements.</i>	10	4
2.7 Structure is free of friable asbestos and toxic materials <i>The building is reported to contain asbestos and other hazardous materials.</i>	10	4
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Interior walls throughout the facility are fixed walls and are not flexible.</i>	10	4

Mechanical/Electrical	Points Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Light sources are improperly placed and provide inadequate lighting in most areas. Fixtures are poorly maintained in some areas. Light fixtures do not appear to be subject to overheating.</i>	15	4
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>Internal water supply will not support a future fire suppression system, but is adequate for current requirements.</i>	15	6
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Classrooms have an inadequate number of outlets and data jacks for technology applications.</i>	15	3

2.12	Electrical controls are safely protected with disconnect switches easily accessible <i>Disconnect switches are not adequately provided to allow for safe servicing of equipment.</i>	10	3
2.13	Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.</i>	10	6
2.14	Number and size of restrooms meet requirements <i>The number and size of Restrooms do not meet requirements.</i>	10	6
2.15	Drainage systems are properly maintained and meet requirements <i>Drainage systems for the overall facility, consisting of sanitary waste piping, are cast iron / PVC, are original to each addition, exhibit some signs of leaking and are in fair condition.</i>	10	2
2.16	Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements <i>The fire alarm system does not meet requirements. Smoke detectors are not adequately provided. The facility is not sprinkled.</i>	10	2
2.17	Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas <i>The central intercommunication system provides only one way communication between the Administration area and all the teaching/learning areas.</i>	10	2
2.18	Exterior water supply is sufficient and available for normal usage <i>Exterior wall hydrants are inadequately provided around the exterior of the facility.</i>	5	2
TOTAL - Structural and Mechanical Features		200	84

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3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Exterior materials for windows require minimum maintenance. Materials and finishes for exterior walls and doors require some maintenance.</i>	15	9
3.2	Floor surfaces throughout the building require minimum care <i>Flooring throughout the facility consists of a combination of VAT, wood, terrazzo, and carpet, which are not well maintained throughout the facility.</i>	15	7
3.3	Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceilings are mostly acoustical tile ceilings and plaster, which are not easily cleaned or resistant to stain. Walls are a combination of painted block and glazed block (easily cleaned and resistant to stain), as well as brick, plaster, and drywall (not easily cleaned and resistant to stain.)</i>	10	8
3.4	Built-in equipment is designed and constructed for ease of maintenance <i>Casework consists of miscellaneous wood and metal shelving units in poor condition.</i>	10	2
3.5	Finishes and hardware , with compatible keying system, are of durable quality <i>Due to multiple additions throughout the facility, keying systems are not compatible and are worn. Door hardware varies throughout the facility, and does not meet ADA requirements.</i>	10	2
3.6	Restroom fixtures are wall mounted and of quality finish <i>Fixtures are floor and wall mounted and are of good quality.</i>	10	7
3.7	Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial storage space is adequately located throughout the facility, including provisions for water and drains.</i>	10	8
3.8	Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Electrical outlets are inadequately provided in Corridors and do not allow for convenient routine cleaning.</i>	10	2
3.9	Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are inadequately provided, but are accessible for repair and replacement. Electrical outlets are not adequately provided around the exterior of the facility.</i>	10	2
TOTAL - Plant Maintainability		100	47

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety	Points Allocated	Points
<p>4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Student loading is not separated from other vehicular traffic.</i></p>	15	2
<p>4.2 Walkways, both on and offsite, are available for safety of pedestrians</p> <p><i>Walkways are adequately provided both on and off-site for pedestrian safety.</i></p>	10	8
<p>4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>School signs and signals are located as required on adjacent access streets.</i></p>	5	4
<p>4.4 Vehicular entrances and exits permit safe traffic flow</p> <p><i>Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.</i></p>	5	2
<p>4.5 ES Playground equipment is free from hazard</p> <p> MS Location and types of intramural equipment are free from hazard</p> <p> HS Athletic field equipment is properly located and is free from hazard</p> <p><i>Intermural / Playground equipment is not provided</i></p>	5	1

Building Safety	Points Allocated	Points
<p>4.6 The heating unit(s) is located away from student occupied areas</p> <p><i>Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the Classrooms and other learning areas.</i></p>	20	10
<p>4.7 Multi-story buildings have at least two stairways for student egress</p> <p><i>The building does have 2 stairways, which are not enclosed, and are not ADA and OBC compliant.</i></p>	15	9
<p>4.8 Exterior doors open outward and are equipped with panic hardware</p> <p><i>Exterior doors open outward, are equipped with panic hardware and meet current code requirements.</i></p>	10	6
<p>4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>Exit signs are not on separate circuits and are inadequately provided. Emergency light fixtures are not provided.</i></p>	10	4
<p>4.10 Classroom doors are recessed and open outward</p> <p><i>Classroom doors are recessed without proper ADA clearances, and open outward.</i></p>	10	2
<p>4.11 Building security systems are provided to assure uninterrupted operation of the educational program</p>	10	2

Security systems are inadequately provided and are in fair condition.

4.12	Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Terrazzo flooring has been well maintained throughout the facility. VAT flooring is damaged and in poor condition throughout the facility. Stairways have rubber treads that are maintained in a non-slip condition as well as concrete flooring that is not maintained in a non-slip condition.</i>	5	4
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	4
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 tempered for safety.</i>	5	4
4.15	Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Drinking fountains / water coolers extend more than eight inches from the Corridor wall, which impede traffic flow in the Corridors. Fixed projections in the Corridor exceed 8 inches.</i>	5	2
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	4

Emergency Safety

Points Allocated Points

4.17	Adequate fire safety equipment is properly located <i>The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.</i>	15	2
4.18	There are at least two independent exits from any point in the building <i>Multiple exits are provided from Corridors throughout the facility.</i>	15	12
4.19	Fire-resistant materials are used throughout the structure <i>The structure is a masonry load bearing system with a combination of cast-in-place concrete, precast concrete plank, metal deck, and wood fiber deck on steel joist. Interior walls are brick, masonry, plaster, and drywall.</i>	15	12
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>The fire alarm is not adequately equipped with automatic actuation devices and is not provided with visual indicating devices.</i>	15	2

TOTAL - Building Safety and Security

200

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5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space		Points Allocated	Points
5.1	<p>Size of academic learning areas meets desirable standards</p> <p><i>The average Classroom is 720 SF compared to 900 SF required by the OSDM.</i></p>	25	5
5.2	<p>Classroom space permits arrangements for small group activity</p> <p><i>Undersized Classrooms do not allow sufficient space for effective small group activities.</i></p>	15	3
5.3	<p>Location of academic learning areas is near related educational activities and away from disruptive noise</p> <p><i>The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.</i></p>	10	8
5.4	<p>Personal space in the classroom away from group instruction allows privacy time for individual students</p> <p><i>Undersized Classrooms do not permit privacy time for individual students.</i></p>	10	2
5.5	<p>Storage for student materials is adequate</p> <p><i>Lockers, located in the Corridor, are adequately provided for student storage.</i></p>	10	8
5.6	<p>Storage for teacher materials is adequate</p> <p><i>Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.</i></p>	10	4

Special Learning Space		Points Allocated	Points
5.7	<p>Size of special learning area(s) meets standards</p> <p><i>There are no Special Learning areas in the facility.</i></p>	15	3
5.8	<p>Design of specialized learning area(s) is compatible with instructional need</p> <p><i>There are no Special Learning areas in the facility.</i></p>	10	2
5.9	<p>Library/Resource/Media Center provides appropriate and attractive space</p> <p><i>The Media Center is 2,683 SF compared to 4,473 SF recommended in the OSDM. The Media Center is an attractive space, including natural light and sufficient book storage space.</i></p>	10	6
5.10	<p>Gymnasium (or covered P.E. area) adequately serves physical education instruction</p> <p><i>The Gymnasium is 7,226 SF compared to 10,325 SF recommended in the OSDM.</i></p>	5	3
5.11	<p>ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction</p> <p>MS/HS Science program is provided sufficient space and equipment</p> <p><i>Pre-K spaces are undersized, and do not provide adequate instruction space. Science Classrooms are undersized, and are not provided with required equipment.</i></p>	10	2

5.12	Music Program is provided adequate sound treated space	5	2
	<i>The Music Room is 1,859 SF compared to 1,800-3,000 recommended in the OSDM. The Music Room is not designed appropriately, and does not include acoustic panels on walls and ceilings.</i>		
5.13	Space for art is appropriate for special instruction, supplies, and equipment	5	1
	<i>The Art Room is undersized and does not provide 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	4
	<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	1
	<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	2
	<i>Lockers have been adequately provided for storage of student materials. Casework is not adequately provided for storage of teacher materials.</i>		

Support Space

Points Allocated Points

5.17	Teacher's lounge and work areas reflect teachers as professionals	10	2
	<i>The Teacher's Lounge does not reflect a professional environment. Limited work space is provided for preparation of teacher materials.</i>		
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	5
	<i>The Student Dining space is 2,683 SF compared to 3,000 SF recommended in the OSDM. The Student Dining space has limited visual appeal with limited seating capacity. Kitchen is adequately sized and includes appropriate storage space.</i>		
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	2
	<i>Administrative Offices are not adequately provided for Middle School students.</i>		
5.20	Counselor's office insures privacy and sufficient storage	5	3
	<i>The space provided for the Counselor does insure privacy, but lacks sufficient storage space.</i>		
5.21	Clinic is near administrative offices and is equipped to meet requirements	5	2
	<i>The Clinic is 218 SF compared to 370 SF recommended in the OSDM. The Clinic is not located within the Administrative Offices and lacks required equipment.</i>		
5.22	Suitable reception space is available for students, teachers, and visitors	5	2
	<i>Reception space consists of approximately 118 SF compared to 200-400 SF recommended by the OSDM. Limited reception space is provided for students, teachers, and visitors.</i>		
5.23	Administrative personnel are provided sufficient work space and privacy	5	2
	<i>The Administrative area consists of approximately 701 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.</i>		

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment	Points Allocated	Points
<p>6.1 Overall design is aesthetically pleasing to age of students</p> <p><i>The original building is a traditional design with classical detailing, which is aesthetically pleasing. The additions consist of several uncoordinated colors and textures of masonry, and are not aesthetically pleasing.</i></p>	15	9
<p>6.2 Site and building are well landscaped</p> <p><i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which emphasize the building entrance on the south facade only. Lawn areas where mowing is required do not exceed 3:1 slope.</i></p>	10	6
<p>6.3 Exterior noise and poor environment do not disrupt learning</p> <p><i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.</i></p>	10	8
<p>6.4 Entrances and walkways are sheltered from sun and inclement weather</p> <p><i>The main entrance to the School is not sheltered. Exits are sheltered from sun and inclement weather. On-site walkways to accessory buildings are covered.</i></p>	10	7
<p>6.5 Building materials provide attractive color and texture</p> <p><i>Exterior building materials consist of brick, stone, and concrete block, which do not provide an attractive color and texture due to the multiple additions. Interior building materials consist of concrete masonry units, glazed block, brick, and masonry with plaster, and metal stud partitions with gypsum board which provide a somewhat attractive color and texture.</i></p>	5	3

Interior Environment	Points Allocated	Points
<p>6.6 Color schemes, building materials, and decor provide an impetus to learning</p> <p><i>The color palette is comprised of neutral hues with accent color of more saturated hues. School colors are not reflected in the athletic areas. Due to multiple additions and multiple building materials, the overall design is inconsistent, which does not enhance learning.</i></p>	20	8
<p>6.7 Year around comfortable temperature and humidity are provided throughout the building</p> <p><i>The facility is not air conditioned to provide year-round temperature and humidity control.</i></p>	15	3
<p>6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement</p> <p><i>The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.</i></p>	15	5
<p>6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination</p> <p><i>The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses in some areas.</i></p>	15	4
<p>6.10 Drinking fountains and restroom facilities are conveniently located</p> <p><i>Drinking fountains and Restroom facilities are not conveniently located.</i></p>	15	6

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, Auditorium, and Gymnasium, as well as a small gathering area at the entrance to the school.</i>	10	7
6.12	Traffic flow is aided by appropriate foyers and corridors <i>Corridors and Foyers are adequately designed for efficient traffic flow.</i>	10	8
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, Auditorium, and Gymnasium, as well as a small gathering area at the entrance to the school.</i>	10	7
6.14	Large group areas are designed for effective management of students <i>The Gymnasium is adequately designed to manage large groups of students. The Auditorium is adequately designed to manage large groups of students. No acoustical treatment has been provided in the Music Room.</i>	10	8
6.15	Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>Ceilings, walls, and floors have been adequately designed and provided with effective sound control measures.</i>	10	6
6.16	Window design contributes to a pleasant environment <i>Some of the windows are fairly well designed to contribute to a pleasant environment.</i>	10	6
6.17	Furniture and equipment provide a pleasing atmosphere <i>Classroom furniture is mismatched and in fair to poor condition.</i>	10	2
TOTAL - Environment for Education		200	103

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LEED Observation Notes

School District: Valley View Local
County: Montgomery
School District IRN: 48744
Building: Valley View Middle School
Building IRN: 13367

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)

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)

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)

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)

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)

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: **Valley View Middle School**

PK, 4-6

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

1. The facility has been reported to contain asbestos and other hazardous materials.
2. The building does not contain a fire suppression system.
3. There is no dedicated bus loading and unloading zone separate from vehicular traffic.
4. The building does not meet ADA requirements.
- 5.
- 6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Valley View Local
Facility:	Valley View Middle School
Date of Initial Assessment:	Nov 6, 2015
Date of Assessment Update:	May 10, 2016
Cost Set:	2016

District IRN:	48744
Building IRN:	13367
Firm:	Resource International, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1922 Auditorium Fixed Seating Area	3,188	\$611,203.80	\$611,203.80
1922 Board Offices Addition	2,518	\$1,516.80	\$1,516.80
1922 Original Construction	39,494	\$638,294.40	\$628,294.40
1951 Classroom Annex	4,946	\$20,794.60	\$20,794.60
1956 Gym Addition	8,882	\$16,482.20	\$16,482.20
1962 Classroom/Cafeteria/Multi-Purpose Addition	28,876	\$238,427.60	\$238,427.60
Total	87,904	\$1,526,719.40	\$1,516,719.40
Total with Regional Cost Factor (97.49%)	—	\$1,488,398.74	\$1,478,649.74
Regional Total with Soft Costs & Contingency	—	\$1,852,019.02	\$1,839,888.31

Environmental Hazards(Enhanced) - Valley View Local (48744) - Valley View Middle School (13367) - Auditorium Fixed Seating Area

Owner: Valley View Local Bldg. IRN: 13367
 Facility: Valley View Middle School BuildingAdd: Auditorium Fixed Seating Area
 Date On-Site: 2015-10-06 Consultant Name: PSI

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	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	Reported Asbestos-Containing Material	420	\$8.00	\$3,360.00
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	450	\$10.00	\$4,500.00
6. Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	25	\$20.00	\$500.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	65	\$15.00	\$975.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Assumed Asbestos-Containing Material	4	\$100.00	\$400.00
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	Reported Asbestos-Containing Material	81400	\$7.00	\$569,800.00
15. Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	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	Reported / Assumed Asbestos-Free Material	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	1	\$100.00	\$100.00
23. Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	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)	Assumed Asbestos-Containing Material	260	\$2.00	\$520.00
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	Not Present	0	\$3.00	\$0.00
30. Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	5730	\$1.00	\$5,730.00
32. Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Reported / Assumed Asbestos-Free Material	0	\$100.00	\$0.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. Cove Base and Mastic	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
36. Terazzo	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
37. (Sum of Lines 1-36)	Total Asb. Hazard Abatement Cost for Renovation Work			\$585,885.00
38. (Sum of Lines 1-36)	Total Asb. Hazard Abatement Cost for Demolition Work			\$585,885.00

B. Removal Of Underground Storage Tanks						<input type="checkbox"/> None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost	
1.						\$0.00
2.						\$0.00
3. (Sum of Lines 1-2)	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. 3188	3188	\$0.10	\$318.80	

E. Other Environmental Hazards/Remarks		<input type="checkbox"/> None Reported
Description	Cost Estimate	
1. See Bulk Sample Record Numbers 2, 5, 7, & 8 for sampling results in this addition.		\$0.00
2. Costs for lead based paint mock-ups are included in assessment for 1922 Original Construction		\$0.00
3. (Sum of Lines 1-2)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
4. (Sum of Lines 1-2)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A37, B3, C3, D1, and E3	Total Cost for Env. Hazards Work - Renovation	\$586,203.80
2. A38, B3, D1, and E4	Total Cost for Env. Hazards Work - Demolition	\$586,203.80

* 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.

Environmental Hazards(Enhanced) - Valley View Local (48744) - Valley View Middle School (13367) - Board Offices Addition

Owner: Valley View Local **Bldg. IRN:** 13367
Facility: Valley View Middle School **BuildingAdd:** Board Offices Addition
Date On-Site: 2015-10-06 **Consultant Name:** PSI

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	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)	Assumed Asbestos-Containing Material	55	\$15.00	\$825.00
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	Reported / Assumed Asbestos-Free Material	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	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)	Assumed Asbestos-Containing Material	220	\$2.00	\$440.00
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	Not Present	0	\$3.00	\$0.00
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	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. Terazzo	Reported / Assumed Asbestos-Free Material		lump sum	\$0.00
36. Cove base and Mastic	Reported / Assumed Asbestos-Free Material		lump sum	\$0.00
37. (Sum of Lines 1-36)	Total Asb. Hazard Abatement Cost for Renovation Work			\$1,265.00
38. (Sum of Lines 1-36)	Total Asb. Hazard Abatement Cost for Demolition Work			\$1,265.00

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. 2518	2518	\$0.10	\$251.80

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
Description	Cost Estimate	
1. See Bulk Sample Records 3, 5, 6, 8, for sampling results in the addition	\$0.00	
2. Costs for lead based paint mock ups are included in assessment for 1922 Original Construction	\$0.00	
3. (Sum of Lines 1-2)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
4. (Sum of Lines 1-2)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A37, B1, C3, D1, and E3	Total Cost for Env. Hazards Work - Renovation	\$1,516.80
2. A38, B1, D1, and E4	Total Cost for Env. Hazards Work - Demolition	\$1,516.80

* 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.

Environmental Hazards(Enhanced) - Valley View Local (48744) - Valley View Middle School (13367) - Original Construction

Owner: Valley View Local **Bldg. IRN:** 13367
Facility: Valley View Middle School **BuildingAdd:** Original Construction
Date On-Site: 2015-10-06 **Consultant Name:** PSI

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$8.00	\$0.00
4. Duct Insulation Removal	Reported Asbestos-Containing Material	420	\$8.00	\$3,360.00
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	450	\$10.00	\$4,500.00
6. Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	25	\$20.00	\$500.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	790	\$15.00	\$11,850.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Assumed Asbestos-Containing Material	2	\$100.00	\$200.00
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	Reported Asbestos-Containing Material	81400	\$7.00	\$569,800.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Assumed Asbestos-Containing Material	39	\$5.00	\$195.00
19. Electric Cord Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Reported / Assumed Asbestos-Free Material	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	2	\$100.00	\$200.00
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)	Assumed Asbestos-Containing Material	3160	\$2.00	\$6,320.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	7230	\$3.00	\$21,690.00
30. Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	5730	\$1.00	\$5,730.00
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	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. Cove Base and Mastic	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
36. Terazzo	Reported / Assumed Asbestos-Free Material	lump sum		\$0.00
37. (Sum of Lines 1-36)	Total Asb. Hazard Abatement Cost for Renovation Work			\$624,345.00
38. (Sum of Lines 1-36)	Total Asb. Hazard Abatement Cost for Demolition Work			\$624,345.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported						
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost	
1. NA	West Gym Entrance	NA	Fuel Oil	NA	\$25,000.00	
2. (Sum of Lines 1-1)					Total Cost For Removal Of Underground Storage Tanks	\$25,000.00

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 39494	39494	\$0.10	\$3,949.40

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported	
Description	Cost Estimate
1. See bulk sample records 1, 2, 3, 4, 5, 6, 8, & 16 for sampling results in this addition.	\$0.00
2. (Sum of Lines 1-1)	Total Cost for Other Environmental Hazards - Renovation
	\$0.00
3. (Sum of Lines 1-1)	Total Cost for Other Environmental Hazards - Demolition
	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries	
1. A37, B2, C3, D1, and E2	Total Cost for Env. Hazards Work - Renovation
	\$663,294.40
2. A38, B2, D1, and E3	Total Cost for Env. Hazards Work - Demolition
	\$653,294.40

* 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.

Environmental Hazards(Enhanced) - Valley View Local (48744) - Valley View Middle School (13367) - Classroom Annex

Owner: Valley View Local **Bldg. IRN:** 13367
Facility: Valley View Middle School **BuildingAdd:** Classroom Annex
Date On-Site: 2015-10-06 **Consultant Name:** PSI

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	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	Reported / Assumed Asbestos-Free Material	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	100	\$12.00	\$1,200.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	100	\$15.00	\$1,500.00
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	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Assumed Asbestos-Containing Material	120	\$5.00	\$600.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Reported / Assumed Asbestos-Free Material	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	Reported / Assumed Asbestos-Free Material	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)	Assumed Asbestos-Containing Material	400	\$2.00	\$800.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	54	\$300.00	\$16,200.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
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	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$20,300.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$20,300.00

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. 4946	4946	\$0.10	\$494.60

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported	
Description	Cost Estimate
1. Costs for lead based paint mock ups are included in assessment for 1922 original construction.	\$0.00
2. See Bulk Sample Record numbers 12, 13, for sampling results in this addition.	\$0.00
3. (Sum of Lines 1-2)	Total Cost for Other Environmental Hazards - Renovation \$0.00
4. (Sum of Lines 1-2)	Total Cost for Other Environmental Hazards - Demolition \$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries	
1. A35, B1, C3, D1, and E3	Total Cost for Env. Hazards Work - Renovation \$20,794.60
2. A36, B1, D1, and E4	Total Cost for Env. Hazards Work - Demolition \$20,794.60

* 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.

Environmental Hazards(Enhanced) - Valley View Local (48744) - Valley View Middle School (13367) - Gym Addition

Owner: Valley View Local **Bldg. IRN:** 13367
Facility: Valley View Middle School **BuildingAdd:** Gym Addition
Date On-Site: 2015-10-06 **Consultant Name:** PSI

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	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	Reported Asbestos-Containing Material	630	\$10.00	\$6,300.00
6. Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	35	\$20.00	\$700.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	178	\$15.00	\$2,670.00
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	Reported / Assumed Asbestos-Free Material	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)	Assumed Asbestos-Containing Material	712	\$2.00	\$1,424.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	15	\$300.00	\$4,500.00
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	0	\$3.00	\$0.00
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	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$15,594.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$15,594.00

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. 8882	8882	\$0.10	\$888.20	

E. Other Environmental Hazards/Remarks			<input type="checkbox"/> None Reported
Description		Cost Estimate	
1. Costs for lead based paint mock ups are included in the assessment for 1922 original construction.		\$0.00	
2. (Sum of Lines 1-1)	Total Cost for Other Environmental Hazards - Renovation	\$0.00	
3. (Sum of Lines 1-1)	Total Cost for Other Environmental Hazards - Demolition	\$0.00	

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E2	Total Cost for Env. Hazards Work - Renovation	\$16,482.20
2. A36, B1, D1, and E3	Total Cost for Env. Hazards Work - Demolition	\$16,482.20

* 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.

Environmental Hazards(Enhanced) - Valley View Local (48744) - Valley View Middle School (13367) - Classroom/Cafeteria/Multi-Purpose Addition

Owner: Valley View Local **Bldg. IRN:** 13367
Facility: Valley View Middle School **BuildingAdd:** Classroom/Cafeteria/Multi-Purpose Addition
Date On-Site: 2015-10-06 **Consultant Name:** PSI

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material			
	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	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	Reported / Assumed Asbestos-Free Material	0	\$10.00	\$0.00
6.	Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$20.00	\$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	1560	\$12.00	\$18,720.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	580	\$15.00	\$8,700.00
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	Reported Asbestos-Containing Material	8100	\$7.00	\$56,700.00
13.	Fireproofing Removal	Reported / Assumed Asbestos-Free Material	0	\$25.00	\$0.00
14.	Hard Plaster Removal	Reported Asbestos-Containing Material	4040	\$7.00	\$28,280.00
15.	Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17.	Laboratory Table/Counter Top Removal	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	Reported / Assumed Asbestos-Free Material	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	Reported / Assumed Asbestos-Free Material	0	\$100.00	\$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Assumed Asbestos-Containing Material	500	\$3.00	\$1,500.00
25.	Soil Removal	Not Present	0	\$150.00	\$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	2320	\$2.00	\$4,640.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	110	\$300.00	\$33,000.00
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	28000	\$3.00	\$84,000.00
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	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35.	(Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$235,540.00
36.	(Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$235,540.00

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.	28876	\$0.10	\$2,887.60

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
	Description	Cost Estimate
1.	See Bulk Sample Records numbers 9, 10, 11, 14 &15 for sampling results on this addition.	\$0.00
2.	Costs for lead based paint is included in the assessment for 1922 original construction unit.	\$0.00
3.	(Sum of Lines 1-2)	Total Cost for Other Environmental Hazards - Renovation
		\$0.00
4.	(Sum of Lines 1-2)	Total Cost for Other Environmental Hazards - Demolition
		\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1.	A35, B1, C3, D1, and E3	Total Cost for Env. Hazards Work - Renovation
		\$238,427.60
2.	A36, B1, D1, and E4	Total Cost for Env. Hazards Work - Demolition
		\$238,427.60

* 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.

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