Building Information - Worthington City (45138) - Evening Street Elementary School

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Evening Street Elementary School 10868 FINAL
Assessment Date (on-site; non-EEA)	2025-11-06
Kitchen Type	Warming Kitchen
Cost Set:	2025
Building Name	Evening Street Elementary School
Building IRN	10868
Building Address	885 Evening St
Building City	Worthington
Building Zipcode	43085
Building Phone	(614) 450-4400
Acreage	84.88
Current Grades:	K-5
Teaching Stations	25
Number of Floors	1
Student Capacity	416
Current Enrollment	478
Enrollment Date	2025-08-04

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

Number of Classrooms	24
Historical Register	**NO**
Building's Principal	Mary Rykowski
Building Type	Elementary

Next Page

Building Pictures - Worthington City(45138) - Evening Street Elementary School(10868)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

49,141 Total Existing Square Footage
1963,1988,1996 Building Dates
K-5 Grades
478 Current Enrollment
25 Teaching Stations
84.88 Site Acreage

Evening Street Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1962, is a 2 story, 49,141 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does utilize a modular building. The structure of the 1963 Original Construction contains brick veneer on load bearing masonry type exterior wall construction, with painted block and glazed block type wall construction in the interior. The 1988 Addition contains brick and limestone veneer on load bearing masonry type exterior wall construction, with painted block type wall construction in the interior. The structure of the 1996 Addition contains brick veneer on load bearing masonry type exterior wall construction, with painted block type wall construction in the interior. The floor system of the base floor of the overall facility consists of concrete slab on grade type construction. The floor system of the second floor of the overall facility consists of metal form deck with concrete topping on steel joist type construction. The roof structure of the 1963 Original Construction is concrete plank type construction. The roof structure of the 1988 Addition and the 1996 Addition is steel deck on steel joist type construction. The roofing system of the overall facility is EPDM, installed over 10 years ago. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is generally adequate. 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 mostly compliant with ADA accessibility requirements. The school is located on a 84.88 acre site, shared with Thomas Worthington High School adjacent to residential properties. The property and playground are not fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

Previous Page

Next Page

Building Construction Information - Worthington City (45138) - Evening Street Elementary School (10868)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1963	no	2	41,518	no	no
Gymnasium & Classroom Addition	1988	no	1	7,185	no	no
Elevator Addition	1996	yes	2	438	no	no

Previous Page

Next Page

Building Component Information - Worthington City (45138) - Evening Street Elementary School (10868)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1963)		5715			1693		2743	1346						
Gymnasium & Classroom Addition (1988)		933		4064										
Elevator Addition (1996)														
Total	0	6,648	0	4,064	1,693	0	2,743	1,346	0	0	0	0	0	0
Master Planning Considerations	Due to the close proximity of neighborhoods, Thomas Worthington High School, and the athletic facilities associated with the High School, further Additions to Evening Street Elementary are not recommended.													

Previous Page

Next Page

Existing CT Programs for Assessment

Next Page

Previous Page

Program Type	Program Name	Related Space	Square Feet	Housed In
No Records Found				

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Evening Street Elementary School (10868)

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Evening Street Elementary School	**Contact:**	Mary Rykowski
Address:	885 Evening St	**Phone:**	(614) 450-4400
	Worthington,OH 43085	**Date Prepared:**	2025-11-06 **By:** Julie Apt
Bldg. IRN:	10868	**Date Revised:**	2026-04-13 **By:** Julie Apt

Current Grades	K-5	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	25
Current Enrollment	478	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1963	no	2	41,518
Gymnasium & Classroom Addition	1988	no	1	7,185
Elevator Addition	1996	yes	2	438
Total				**49,141**

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

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$3,341,096.59	-
B.	Roofing	3	$959,929.78	-
C.	Ventilation / Air Conditioning	3	$6,798.92	-
D.	Electrical Systems	3	$1,921,413.10	-
E.	Plumbing and Fixtures	3	$669,032.88	-
F.	Windows	3	$430,643.30	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$171,269.20	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$2,217,089.69	-
K.	Interior Lighting	3	$434,406.44	-
L.	Security Systems	2	$307,251.20	-
M.	Emergency/Egress Lighting	3	$66,831.76	-
N.	Fire Alarm	3	$200,495.28	-
O.	Handicapped Access	3	$291,656.09	-
P.	Site Condition	3	$424,340.48	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	3	$22,096.75	-
S.	Exterior Doors	3	$84,986.50	-
T.	Hazardous Material	3	$33,194.45	-
U.	Life Safety	3	$458,920.39	-
V.	Loose Furnishings	2	$197,210.50	-
W.	Technology	3	$882,603.28	-
X.	Construction Contingency / Non-Construction Cost	-	$3,205,564.79	-
Total			$16,326,831.37	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	95	95%	Excellent
2.0 Structural and Mechanical Features	200	134	67%	Borderline
3.0 Plant Maintainability	100	70	70%	Satisfactory
4.0 Building Safety and Security	200	146	73%	Satisfactory
5.0 Educational Adequacy	200	127	64%	Borderline
6.0 Environment for Education	200	151	76%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	723	72%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$16,326,831.37

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

Supporting Documents

Evening Street_Drawing Binder.pdf (view) 2026-04-03 16:19:09 (531.5 kB) //

Previous Page

Original Construction (1963) Summary

District:	Worthington City	**County:** Franklin	**Area:** Central Ohio (0)
Name:	Evening Street Elementary School	**Contact:** Mary Rykowski	
Address:	885 Evening St	**Phone:** (614) 450-4400	
	Worthington,OH 43085	**Date Prepared:** 2025-11-06	**By:** Julie Apt
Bldg. IRN:	10868	**Date Revised:** 2026-04-13	**By:** Julie Apt

Current Grades	K-5	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	25
Current Enrollment	478	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1963**	**no**	**2**	**41,518**
Gymnasium & Classroom Addition	1988	no	1	7,185
Elevator Addition	1996	yes	2	438
Total				**49,141**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	95	95%	Excellent
2.0 Structural and Mechanical Features	200	134	67%	Borderline
3.0 Plant Maintainability	100	70	70%	Satisfactory
4.0 Building Safety and Security	200	146	73%	Satisfactory
5.0 Educational Adequacy	200	127	64%	Borderline
6.0 Environment for Education	200	151	76%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	723	72%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$13,553,301.96

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

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$2,822,808.82	-
B.	Roofing	3	$714,525.71	-
C.	Ventilation / Air Conditioning	3	$6,798.92	-
D.	Electrical Systems	3	$1,623,353.80	-
E.	Plumbing and Fixtures	3	$580,296.96	-
F.	Windows	3	$378,490.61	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$129,740.32	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,937,058.54	-
K.	Interior Lighting	3	$367,019.12	-
L.	Security Systems	2	$282,857.60	-
M.	Emergency/Egress Lighting	3	$56,464.48	-
N.	Fire Alarm	3	$169,393.44	-
O.	Handicapped Access	3	$248,117.63	-
P.	Site Condition	3	$112,277.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	3	$22,096.75	-
S.	Exterior Doors	3	$44,192.98	-
T.	Hazardous Material	3	$33,194.45	-
U.	Life Safety	3	$420,043.09	-
V.	Loose Furnishings	2	$197,210.50	-
W.	Technology	3	$746,343.52	-
X.	Construction Contingency / Non-Construction Cost	-	$2,661,017.72	-
Total			$13,553,301.96	

Gymnasium & Classroom Addition (1988) Summary

District:	Worthington City	**County:** Franklin	**Area:** Central Ohio (0)
Name:	Evening Street Elementary School	**Contact:** Mary Rykowski	
Address:	885 Evening St	**Phone:** (614) 450-4400	
	Worthington,OH 43085	**Date Prepared:** 2025-11-06	**By:** Julie Apt
Bldg. IRN:	10868	**Date Revised:** 2026-04-13	**By:** Julie Apt

Current Grades	K-5	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	25
Current Enrollment	478	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1963	no	2	41,518
Gymnasium & Classroom Addition	**1988**	**no**	**1**	**7,185**
Elevator Addition	1996	yes	2	438
Total				**49,141**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	95	95%	Excellent
2.0 Structural and Mechanical Features	200	134	67%	Borderline
3.0 Plant Maintainability	100	70	70%	Satisfactory
4.0 Building Safety and Security	200	146	73%	Satisfactory
5.0 Educational Adequacy	200	127	64%	Borderline
6.0 Environment for Education	200	151	76%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	723	72%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$2,613,025.42

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

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$488,508.15	-
B.	Roofing	3	$223,538.83	-
C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
D.	Electrical Systems	3	$280,933.50	-
E.	Plumbing and Fixtures	3	$84,574.92	-
F.	Windows	3	$27,131.89	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$36,931.65	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$280,031.15	-
K.	Interior Lighting	3	$63,515.40	-
L.	Security Systems	2	$22,992.00	-
M.	Emergency/Egress Lighting	3	$9,771.60	-
N.	Fire Alarm	3	$29,314.80	-
O.	Handicapped Access	3	$42,944.27	-
P.	Site Condition	3	$312,063.48	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**3**	**$0.00**	-
S.	Exterior Doors	3	$33,994.60	-
T.	**Hazardous Material**	**3**	**$0.00**	-
U.	Life Safety	3	$36,643.50	-
V.	**Loose Furnishings**	**2**	**$0.00**	-
W.	Technology	3	$127,101.52	-
X.	Construction Contingency / Non-Construction Cost	-	$513,034.16	-
Total			$2,613,025.42	

Elevator Addition (1996) Summary

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Evening Street Elementary School	**Contact:**	Mary Rykowski
Address:	885 Evening St	**Phone:**	(614) 450-4400
	Worthington,OH 43085	**Date Prepared:**	2025-11-06 **By:** Julie Apt
Bldg. IRN:	10868	**Date Revised:**	2026-04-13 **By:** Julie Apt

Current Grades	K-5	Acreage:	84.88
Proposed Grades	N/A	Teaching Stations:	25
Current Enrollment	478	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1963	no	2	41,518
Gymnasium & Classroom Addition	1988	no	1	7,185
Elevator Addition	**1996**	**yes**	**2**	**438**
Total				**49,141**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	95	95%	Excellent
2.0 Structural and Mechanical Features	200	134	67%	Borderline
3.0 Plant Maintainability	100	70	70%	Satisfactory
4.0 Building Safety and Security	200	146	73%	Satisfactory
5.0 Educational Adequacy	200	127	64%	Borderline
6.0 Environment for Education	200	151	76%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	723	72%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$160,503.99

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

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$29,779.62	-
B.	Roofing	3	$21,865.24	-
C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
D.	Electrical Systems	3	$17,125.80	-
E.	Plumbing and Fixtures	3	$4,161.00	-
F.	Windows	3	$25,020.80	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$4,597.23	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	**General Finishes**	**3**	**$0.00**	-
K.	Interior Lighting	3	$3,871.92	-
L.	Security Systems	2	$1,401.60	-
M.	Emergency/Egress Lighting	3	$595.68	-
N.	Fire Alarm	3	$1,787.04	-
O.	Handicapped Access	3	$594.19	-
P.	**Site Condition**	**3**	**$0.00**	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**3**	**$0.00**	-
S.	Exterior Doors	3	$6,798.92	-
T.	**Hazardous Material**	**3**	**$0.00**	-
U.	Life Safety	3	$2,233.80	-
V.	**Loose Furnishings**	**2**	**$0.00**	-
W.	Technology	3	$9,158.24	-
X.	Construction Contingency / Non-Construction Cost	-	$31,512.91	-
Total			$160,503.99	

A. Heating System

Description: The existing system for the 1962 Original Construction is a natural gas fired heated water type boiler system, installed in 1962 with upgrades to the boilers in 2015 and in 2020, and is in fair condition. The existing system for the 1987 Gymnasium and Classroom Addition as well as the 1996 Elevator Addition is an extension of that found in the 1962 Original Construction. The heating and chilled water system in the overall facility is a 4-pipe system, with a capacity for simultaneous heating and cooling operation, which is compliant with the OSDM requirements for basic system type. The 1962 Original Construction is served by nine (2) rooftop units, which were installed in 1970 and are in poor to fair condition. The 1987 Gymnasium and Classroom Addition as well as the 1999 Elevator Addition are not served by any rooftop units. The overall facility is equipped with three (3) water tube boilers, manufactured by Thermal Solutions, installed in 2015 and 2020 and are in good condition as well as one (1) water tube boiler, manufactured by Lochinvar, installed in 2014 and in fair condition. Heating water / Heated air is distributed to terminal units consisting of air handlers, unit ventilators and cabinet heaters. The terminal equipment was installed original to each addition and is in poor to fair condition. The system does appear to comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The Automated Logic type system temperature controls were installed original to each addition and are in fair 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 facility is minimally equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. Onsite observations and age of system indicated non-compliance with current SMACNA, UL, NAIMA, NFPA, and ASHRAE ductwork requirements. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The existing overall heating system is not compliant with LEED requirements. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall Heating, Ventilating, and Air Conditioning systems due to useful lifecycle considerations, varying age and conditions between component parts, and to complete a renovation project with a fully integrated system of unified design to support meeting OBC, OSDM, and LEED requirements. Replace existing ductwork to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
HVAC System Replacement:	$57.11	sq.ft. (of entire building addition)		Required	Required	Required	$2,806,442.51	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Other: Ductwork Replacement	$10.88	sq.ft. (of entire building addition)		Required	Required	Required	$534,654.08	Replace existing ductwork to facilitate efficient exchange of conditioned air.
Sum:			$3,341,096.59	$2,822,808.82	$488,508.15	$29,779.62		



Thermal Solutions Boilers In Mechanical Room



Cabinet Heaters In Restrooms

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is an EPDM system that was installed over ten years ago, and is in fair to poor condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatches, access ladders and an access door that are in fair condition. Fall safety protection cages are not required and are not provided. The existing low slope roof areas are equipped with surface mounted photovoltaic solar panels, installed in 2010, and in fair to poor condition. PV arrays are non-mechanically attached to the membrane roof and are held in place by unit masonry blocks laid on the PV array framework. There were observations of standing water on the roof. Metal cap flashings and stone copings are in fair condition. Roof storm drainage is addressed through a system of gutters and downspouts and roof drains, which are properly located, and in fair to poor condition. Downspout boots are not a component of the drainage systems. The roof is equipped with a few overflow roof drains though more are needed on this building. No problems requiring attention were encountered with any roof penetrations. There is a covered walkways attached to this structure leading to modular Classrooms. The covered walkway is a standing seam metal roof structure and is in fair condition.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition and age of system. The roof on the covered walkway requires replacement due to age and condition. Replace all roof drains on the overall facility. Provide overflow roof drains. The flashing on the overall facility require replacement due to condition. Replace gutters and downspouts. Provide for the removal and replacement of PV arrays due to age and condition and to facilitate the replacement of existing roof systems, funding provided in Item D.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Membrane (all types / fully adhered):	$21.01	sq.ft. (Qty)		27,278 Required	7,330 Required	259 Required	$732,555.67	(unless under 10,000 sq.ft.)
Standing Metal Seam:	$26.15	sq.ft. (Qty)				585 Required	$15,297.75	
Repair/replace cap flashing and coping:	$25.02	ln.ft.		858 Required	458 Required	45 Required	$34,052.22	
Gutters/Downspouts	$22.48	ln.ft.		310 Required			$6,968.80	
Remove/replace existing roof Drains and Sump:	$1,631.74	each		8 Required	8 Required		$26,107.84	
Overflow Roof Drains and Piping:	$4,079.35	each		8 Required	8 Required		$65,269.60	
Other: PV Solar Panels	$11.15	sq.ft. (Qty)		6,035 Required	1,111 Required		$79,677.90	(remove and replace)
Sum:			$959,929.78	$714,525.71	$223,538.83	$21,865.24		



Membrane Roof



Roof Drain

Back to Assessment Summary

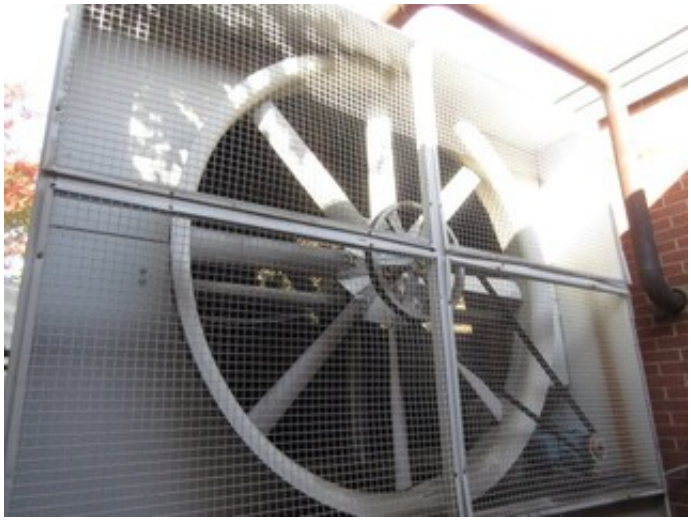
C. Ventilation / Air Conditioning

Description: The 1962 Original Construction is equipped with an chilled water type central air conditioning system, which was installed in 1962, and is in poor to fair condition. The 1987 Gymnasium and Classroom Addition as well as the 1999 Elevator Addition is an extension of that found in the 1962 Original Construction. The overall facility utilizes a water-cooled chiller unit, manufacturer information is unavailable, and located within the Mechanical room, to deliver water to terminal units consisting of air handlers, installed original to each addition, and are in fair condition. Isolated room systems, located on the roof, consisting of ductless mini split units are provided in IT Infrastructure Spaces as well as an isolated room system, located on the roof, consisting of a residential type condensing unit, are provided for Administrative Areas. Isolated systems consisting of Bard wall mount packs are provided for modular Classrooms. Compliant specialized air conditioning systems are provided for computer / technology infrastructure rooms. The ventilation system in the 1962 Original Construction consists of unit ventilators installed in 1962 and in fair condition, providing fresh air to Classrooms, and air handlers, installed original to each addition, and in poor to fair condition, providing fresh air to other miscellaneous spaces such as Gymnasium, Offices and Media Center. Relief air venting is provided by ceiling plenums and central relief fans. The ventilation system does not appear to meet the Ohio Building Code of 15 CFM per occupant fresh air requirements. The overall system is compliant with Ohio Building Code and Ohio School Design Manual requirements. The existing overall air conditioning / ventilation system is not compliant with LEED requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln, and existing kiln ventilation is inadequate, and in poor condition. General building exhaust systems for Restrooms / Storage Rooms / Art Rooms / Custodial Closets are inadequately placed, and in fair condition.

Rating: 3 Needs Replacement

Recommendations: Complete replacement of overall HVAC systems is funded in Item A. Replace existing Air Conditioning / Ventilation systems due to useful lifecycle considerations, varying age and conditions between component parts, and to complete a renovation project with a fully integrated system of unified design to support meeting OBC, OSDM, and LEED requirements. Pricing included in Item A. Replace general building exhaust systems located in Restrooms, Storage Rooms, Custodial Closets, Art Kiln Room.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Kiln Exhaust System:	$6,798.92	each		1 Required			$6,798.92	
Sum:			$6,798.92	$6,798.92	$0.00	$0.00		



Existing Chiller Fan



Unit Ventilators In Classrooms

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the 1962 Original Construction is a 120/208 volt, 1200 amp, 3 phase 4 wire system installed in 1962, and is in fair condition. The electrical system provided to the 1987 Gymnasium and Classroom Addition as well as the 1996 Elevator Addition is an extension of that found in the 1962 Original Construction. Power is provided to the school by one (1) utility owned, pole-mounted transformers located on a shared property line with a residential neighborhood and is in fair condition. The panel system, installed in 1962, is OSDM-compliant, in poor condition, and cannot be expanded to add additional capacity. The overall facility incorporates solar voltaic tiles on most of the low slope portions of the buildings roof. Renewable Energy System provided by Dovetail Solar and Wind, installed in 2010 and in poor to fair condition. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 8 general purpose outlets, 4 dedicated outlets for each Classroom computer, and 2 dedicated outlets for each Classroom television, overhead projector, or SMART board. Some Classrooms are equipped with as many as 8 general purpose outlets, while others are equipped with as few as 6 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are provided around the perimeter of the building. The facility is not equipped with a suitable emergency generator. Adequate lightning protection safeguards are not provided. The existing facility is not equipped with a Stage. The overall electrical system meets 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 due to condition and age, overall capacity, and lack of OSDM-required features.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
System Replacement:	$39.10	sq.ft. (of entire building addition)		Required	Required	Required	$1,921,413.10	(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:			$1,921,413.10	$1,623,353.80	$280,933.50	$17,125.80		



Original 1962 Electrical Board



Pole Mounted Transformer And Panel

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure back flow preventer in good condition. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility ¬¬is copper, is original to each addition, and is in fair condition. The waste piping in the overall facility is cast iron, is original to each addition, and is in fair condition. The facility is equipped with a 119 gallon gas water heater in good condition. The 1963 Original Construction contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 0 Restrooms associated with specialty Classrooms, and 3 Restrooms for staff. Boys' Large Group Restrooms contain a total of 0 ADA and 4 non-ADA wall mounted flush valve toilets, 3 ADA and 6 non-ADA wall mounted flush valve urinals, as well as 0 ADA and 6 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain a total of 0 ADA and 7 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 8 non-ADA wall mounted lavatories. Staff Restrooms contain a total of 0 ADA and 5 non-ADA wall mounted flush valve toilets, 0 ADA and 1 non-ADA wall mounted urinal, as well as 0 ADA and 5 non-ADA wall mounted lavatories. Condition of fixtures is fair. The 1988 Addition contains 0 Large Group Restrooms for boys, 0 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 0 Restrooms associated with specialty Classrooms, and 3 Restrooms for staff. Staff Restrooms contain 2 ADA and 1 non-ADA wall mounted flush valve toilets, 0 ADA and 0 non-ADA wall mounted urinals, as well as 0 ADA and 3 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 0 ADA and 1 non-ADA drinking fountains, as well as 2 ADA and 4 non-ADA electric water coolers, in fair condition. The 24 Elementary Classrooms are equipped with 0 ADA and 17 non-ADA sink mounted type drinking fountains, in fair condition. The facility is equipped with 3 properly equipped electric water cooler / water bottle filling stations, which are located per OSDM / ORC requirements. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom and fixtures are in poor condition. Heath Clinic is equipped with the required Restroom and fixtures are in poor condition. Kindergarten Classrooms are equipped with Restroom facilities and fixtures are in fair condition. Kitchen fixtures consist of 1 single compartment sink, 1 double compartment sink, 1 triple compartment sink and 1 disposal, which are in good condition. The Kitchen is equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a 119 gallon natural gas type water heater, which is in good condition. The school does not meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with 19 toilets, 4 urinals, 19 lavatories, 24 Classroom sink mounted drinking fountains, and 5 electric water coolers. Observations revealed that the school is currently equipped with 23 toilets, 10 urinals, 24 lavatories, 17 Classroom sink mounted drinking fountains, and 6 electric water coolers. 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 or floor drain sinks, which are in poor condition. Art Classrooms are equipped with satisfactory solids interceptors. Science Classroom / Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Sufficient quantities of non-freeze, self-draining type exterior wall hydrants of bronze construction with recessed wall box and loose key are provided. Elevator shaft is provided the code-required sump.

Rating: 3 Needs Replacement

Recommendations: To facilitate the school's compliance with OBC and OFCC fixture requirements, provide 7 new lavatory mounted type drinking fountains. Due to age, condition, LEED, and OFCC requirements, provide 21 new toilets, 24 new lavatories, 7 new urinals, 6 new electric water coolers, 17 new lavatory mounted type drinking fountains. See Item O for replacement of fixtures related to ADA requirements. Replace drinking fountain with electric water cooler. Replace sanitary waste piping and domestic supply piping in the overall facility due to age and condition. Replace Custodial Closet sinks due to condition. Provide for a Special Education Restroom.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Domestic Supply Piping:	$4.75	sq.ft. (of entire building addition)		Required	Required	Required	$233,419.75	(remove / replace)
Sanitary Waste Piping:	$4.75	sq.ft. (of entire building addition)		Required	Required	Required	$233,419.75	(remove / replace)
Toilet:	$2,039.68	unit		20 Required	1 Required		$42,833.28	(remove / replace) See Item O
Urinal:	$2,039.68	unit		7 Required			$14,277.76	(remove / replace)
Sink:	$2,039.68	unit		21 Required	3 Required		$48,952.32	(remove / replace)
Electric water cooler:	$4,079.35	unit		4 Required	2 Required		$24,476.10	(double ADA)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Utility Sink	$3,263.48	unit		4 Required			$13,053.92	
Other: Classroom Sink with Bubbler	$3,800.00	each		7 Required			$26,600.00	(remove and replace)
Other: Special Education Restroom	$400.00	sq.ft. (Qty)		80 Required			$32,000.00	Provide for the installation of a new restroom - inclusive of walls, finishes, floor drains, fixtures, extending supply and waste lines, electrical, and fire alarms.
Sum:			$669,032.88	$580,296.96	$84,574.92	$4,161.00		



Typical Restroom Fixture



Classroom Sink

Back to Assessment Summary

F. Windows

Description:

The 1963 Original Construction is equipped with aluminum frame windows with single glazed type window system, which was installed in 1963, and is in fair to poor condition. The 1988 Gymnasium & Classroom Addition is equipped with thermally broken aluminum frame windows with double glazed insulated glazing type window system, which was installed in 1988, and is in fair condition. The 1996 Elevator Addition is equipped with thermally broken aluminum frame storefront with double glazed insulated glazing type window system, which was installed in 1988, and is in fair condition. The window system features operable windows throughout the 1963 Original Construction, and operable windows are not equipped with opening limiters or insect screens. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in fair condition. The window system features no blinds. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. Wired glass was identified in this facility, located at exterior main entrance sidelights and transoms and interior administrative office sidelights. The exterior doors in the 1963 Original Construction are equipped with steel frame sidelights and transoms with tempered single pane glazing provided with internal wire mesh, in fair condition. The exterior doors in the 1988 Gymnasium & Classroom Addition are equipped with thermally broken aluminum frame sidelights and transoms with tempered single pane glazing, in fair condition. The exterior doors in the 1996 Elevator Addition are not equipped with sidelights or transoms, but is equipped within a thermally broken aluminum storefront system with tempered double glazed insulated glazing, in fair condition. Exterior door vision panels throughout the overall facility are tempered single pane glazing. The school does not contain skylights. The school does not contain clerestories. Interior glass is OSDM-compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating:

3 Needs Replacement

Recommendations:

Replace the existing window system in the overall facility due to age and condition. Replace the existing storefront system in the 1996 Elevator Addition due to age and condition. Replace window transoms and sidelights at main exterior doors of the overall facility due to age and condition. Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope. Replace interior door wired glass sidelights are required to comply with OSDM requirements.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Insulated Glass/Panels:	$138.08	sq.ft. (Qty)		2,642 Required	188 Required		$390,766.40	(includes integral blinds and removal of existing windows)
Storefront System:	$78.19	sq.ft. (Qty)				320 Required	$25,020.80	(includes demo of existing and replacement with new)
Other: Sidelights and Transoms	$78.19	sq.ft. (Qty)		175 Required	15 Required		$14,856.10	Replace window transoms and sidelights at exterior doors
Sum:			$430,643.30	$378,490.61	$27,131.89	$25,020.80		



1963 Original Construction Typical Exterior Windows



1996 Elevator Addition Aluminum Storefront System

Back to Assessment Summary

G. Structure: Foundation

Description: The overall facility 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. No significant issues related to foundation cracking or spalling were encountered. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation or wall structural deterioration.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Foundation Concealed by Grade



Foundation Concealed by Grade

Back to Assessment Summary

H. Structure: Walls and Chimneys

Description: The 1963 Original Construction has a brick veneer on load bearing masonry wall system, which displayed minor locations of deterioration, and is in fair condition. The 1988 Classroom Addition has a brick and limestone veneer on load bearing masonry wall system, which displayed locations no locations of deterioration, and is in fair condition. The 1996 Elevator Addition has a brick veneer on load bearing masonry wall system, which displayed no locations of deterioration, and is in good to fair condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. Control joints are provided at lintel locations, at doors and windows, building corners, and wall offsets and are in fair condition. The school does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation. Exterior walls in the overall facility are adequately insulated. Brick veneer masonry walls are cavity walls. Weep holes and vents are not provided or required. The exterior masonry has not been cleaned and sealed in recent years, and has locations of efflorescence and mold. Architectural exterior accent materials consist of limestone veneer and ceramic tile, which are in good to fair condition. Exterior building fenestration in the overall facility represents 13.28% of the exterior surfaces. New HVAC systems in Items A & C will result in removal of existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids. Interior Corridor and demising walls are concrete masonry units and glazed block, project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. Interior soffits are of gypsum type construction, and in fair condition. Unit ventilator removal in Item A will require infill of associated voids. The window sills are brick or an element of the aluminum window system, and are in fair condition. The exterior lintels are steel, and are in fair condition. The 1963 Original Construction is equipped with a Chimney in fair condition. The Chimney is actively serving as a flue for building mechanical equipment, the chimney exterior masonry has not been cleaned and sealed in recent years, and has locations of mortar deterioration on all sides. The Canopy over the entrance of the 1996 Elevator Addition is steel type construction, and is in good to fair condition. Exterior soffits are of gypsum type construction, and in fair condition. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as through the overall facility. Provide masonry cleaning, sealing, and caulking as required through the overall facility. Provide masonry infill for removal of existing HVAC unit ventilators. Recaulk existing control joints. Replace damaged brick veneer system as required. Prepare and paint gypsum soffits. Prepare and paint exposed steel lintels through the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Tuckpointing:	$10.20	sq.ft. (Qty)		1,422 Required			$14,504.40	(wall surface)
Exterior Masonry Cleaning:	$2.05	sq.ft. (Qty)		19,553 Required	9,945 Required	1,188 Required	$62,906.30	(wall surface)
Exterior Masonry Sealing:	$1.36	sq.ft. (Qty)		19,553 Required	9,945 Required	1,188 Required	$41,732.96	(wall surface)
Exterior Caulking:	$10.20	ln.ft.		1,040 Required	156 Required	52 Required	$12,729.60	(removing and replacing)
Replace Brick Veneer System:	$47.59	sq.ft. (Qty)		356 Required			$16,942.04	(total removal and replacement including pinning and shoring)
Unit Vent infill	$77.56	sq.ft. (Qty)		190 Required			$14,736.40	Per SF of infill
Other: Prep and Paint Gypsum Soffits	$5.25	sq.ft. (Qty)		866 Required	187 Required		$5,528.25	Prepare and Paint Gypsum Soffits
Other: Scrape and Paint	$5.25	sq.ft. (Qty)		329 Required	85 Required	3 Required	$2,189.25	Scrape and paint exposed steel lintels.
Sum:			$171,269.20	$129,740.32	$36,931.65	$4,597.23		



1963 Original Construction Brick Veneer & Decorative Ceramic Tile



1988 Gymnasium And Classroom Addition Brick and Limestone Veneer

Back to Assessment Summary

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There is no crawl space. The floor construction of the second floor of the overall facility is metal form deck with concrete topping on steel joist type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1963 Original Construction is concrete plank type construction, and is in good condition. The roof construction of the 1988 Addition and the 1996 Addition is steel 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	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



1963 Original Construction Concrete Plank Roof Construction



1988 Gymnasium & Classroom Addition Steel Deck On Steel Joist Roof Construction

Back to Assessment Summary

J. General Finishes

Description: The 1963 Original Construction features conventionally partitioned Classrooms with carpet and LVT type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. The 1963 Original Construction has Corridors with terrazzo type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. The 1963 Original Construction has Restrooms with terrazzo type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. Toilet partitions are metal, and are in fair to poor condition. The 1987 Addition features conventionally partitioned Classrooms with carpet type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 1987 Addition has Corridors with rolled vinyl type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 1987 Addition has Restrooms with rolled vinyl type flooring, gypsum type ceilings, as well as painted block type wall finishes, and they are in fair to poor condition. There are no toilet partitions in the 1987 Addition. There are no Classrooms or Restrooms in the 1996 Addition. The 1996 Addition has Corridors with terrazzo type flooring, gypsum type ceilings, as well as painted block and brick type wall finishes and they are in fair condition. Classroom casework in the 1963 Original Construction is wood and plastic laminate type construction with plastic laminate tops, is adequately provided, and in poor condition. The typical Classroom contains 12 lineal feet of casework, and Classroom casework provided ranges from 12 to 13 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair condition. The Classroom storage cubbies, located in the Classrooms, are inadequately provided, and in fair condition. Classroom casework in the 1987 Addition is plastic laminate type construction with plastic laminate tops, is inadequately provided, and in poor condition. The typical Classroom contains 7 lineal feet of casework, and Classroom casework provided ranges from 7 to 7 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair condition. The Classroom storage cubbies, located in the Classrooms, are inadequately provided, and in fair condition. There are no Classrooms in the 1996 Addition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is inadequate. The facility is equipped with wood and metal non-louvered interior doors that are recessed with proper ADA hardware and clearances, and in fair condition. The Gymnasium space has rubber type flooring, open metal deck type ceilings, as well as painted block type wall finishes, and they are in good to fair condition. There are no Gymnasium stands at this facility. Gymnasium basketball backboards are fixed type, and are in fair condition. The Gymnasium is not equipped with Gym Dividers and they are not required for this Elementary School. The Gymnasium is not equipped with adequate wall safety padding and existing wall safety padding is in fair condition. The Media Center, located in the 1963 Original Construction, has carpet type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. Student Dining, located in the 1963 Original Construction, has VAT type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. There is no Stage at this facility. Existing Gymnasium, Student Dining, Media Center, and Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in various years, is in fair to poor condition. The Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, and insulation, and is installed as required by the OSDM and OBCMC. Walk-in and Reach-in coolers and freezers are located within the Kitchen spaces, and are in good to fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to age, condition, and installation of systems outlined in Items A, C, D, E, H, I, K, L, M, N, O, T, U, W. Provide for Gymnasium wall padding. Provide for complete replacement of Kitchen equipment due to condition. Provide for repair of terrazzo flooring. Provide for replacement of louvered doors.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$37.73	sq.ft. (of entire building addition)		Required	Required		$1,837,564.19	(elementary, per building area, with removal of existing)
Door, Frame, and Hardware:	$1,767.71	each		8 Required			$14,141.68	(non-ADA)
Terrazzo Floor Repair	$34.00	sq.ft. (Qty)		210 Required			$7,140.00	(floor area affected; max. area to be 300 sf)
Total Kitchen Equipment Replacement:	$258.36	sq.ft. (Qty)		1,352 Required			$349,302.72	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Gym wall padding	$16.87	sq.ft. (Qty)			530 Required		$8,941.10	SF of item
Sum:			$2,217,089.69	$1,937,058.54	$280,031.15	$0.00		



Kitchen Equipment in Poor Condition



Damaged Terrazzo Flooring

Back to Assessment Summary

K. Interior Lighting

Description: Daylighting strategies, complemented with photo-cell control of lighting fixtures are currently featured in the building's design. The typical Classrooms in the overall facility are equipped with T-8 2x4 lay-in fluorescent fixture type lighting with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 48 FC, thus complying with the 40 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 1x4 surface mounted fluorescent fixtures with multi-level switching. Corridor fixtures are in good condition, providing an average illumination of 21 FC, thus complying with the 15 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with T-8 2x4 suspended fluorescent fixtures type lighting, in good condition, providing an average illumination of 48 FC, thus complying with the 30 ES FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 lay-in fluorescent fixtures fixture type lighting in good condition, providing an average illumination of 34 FC, thus complying with the 30 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 1x4 surface mounted fluorescent fixture type lighting with multi level switching. Student Dining fixtures are in good condition, providing an average illumination of 45 FC, thus complying with the 40 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 2x4 lay-in fluorescent fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 37 FC, which is less than the 50 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 1x4 suspended fluorescent fixture type lighting in fair condition as well as T-8 1x4 surface mounted fluorescent fixtures in fair to good condition. The Typical Administrative spaces in the overall facility are equipped with T-8 2x4 lay-in fluorescent fixture type lighting in good condition, providing inadequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age and condition, inadequate lighting levels, and lack of LED fixtures.

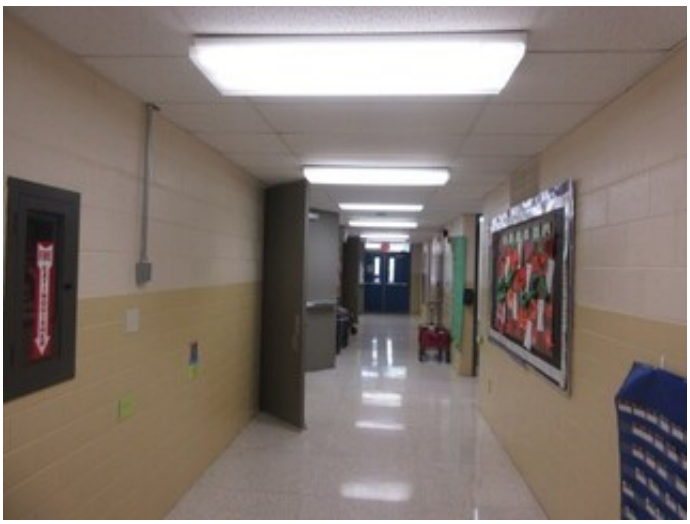
Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of interior lighting system due to age and condition, lighting levels, and lack of LED fixtures, installation of systems outlined in Items A, C, D, E, L, M, N, T, U, and W.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Complete Building Lighting Replacement	$8.84	sq.ft. (of entire building addition)		Required	Required	Required	$434,406.44	Includes demo of existing fixtures
Sum:			$434,406.44	$367,019.12	$63,515.40	$3,871.92		



Typical Classroom Lighting



Typical Corridor Lighting

Back to Assessment Summary

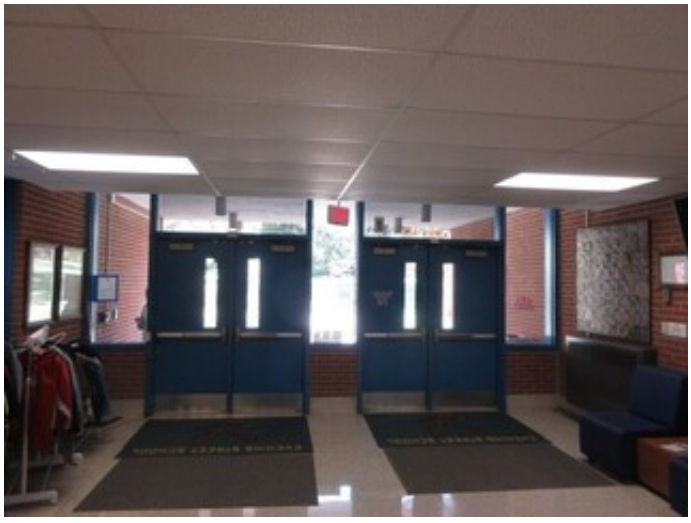
L. Security Systems

Description: The overall facility contains a Carehawk motion detector / CCTV / intrusion type security system in fair condition. Motion detectors are adequately provided at main entries, central gathering areas, main corridors and offices. Exterior doors are equipped with door contacts. An automatic visitor control system is provided. Administrative offices are located adjacent to the Main Entrance to the facility, and a secure entrance vestibule is not provided. Compliant color CCTV cameras are provided at main entry areas, and parking lots. CCTV is monitored in Administrative Areas with the use of a TV / LCD monitor. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is equipped with card/fob readers. The system is not equipped with panic alarms. The system is equipped with lockdown capabilities. The security system is inadequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. The existing playground is not enclosed with fencing and is open to adjacent asphalt sports courts and adjacent parking lot. The exterior site lighting system is equipped with recessed and surface mounted HID high pressure sodium entry lights in fair condition. Pedestrian walkways are illuminated with two (2) fixtures in fair condition. Parking and bus pick-up / drop off areas are not illuminated by pole mounted fixture. The exterior sight lighting provides inadequate illumination due to insufficient fixture capacity, sparse placement of fixtures, age and condition of fixtures.

Rating: 2 Needs Repair

Recommendations: Provide partial security system upgrades, consisting of complete replacement of exterior site lighting, panic alarms, battery back up for compliant computer controlled access control system integrating alarms and video signals, and additional CCTV cameras for central gathering areas and main corridors to meet Ohio School Design Manual guidelines as well as a secure entry vestibule.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Partial Security System Upgrade:	$1.84	sq.ft. (of entire building addition)		Required	Required	Required	$90,419.44	(complete, area of building)
Exterior Site Lighting:	$1.36	sq.ft. (of entire building addition)		Required	Required	Required	$66,831.76	(complete, area of building)
Secure Vestibule:	$150,000.00	each		1 Required			$150,000.00	Shall be provided for a secured vestibule if none exist. It should have a monitored or staffed reception area to receive visitors prior to gaining access to the rest of the facility. For combination schools, there may be more than one secured vestibule.
Sum:			$307,251.20	$282,857.60	$22,992.00	$1,401.60		



Main Entry No Vestibule



Carehawk Panel In Administration Office

Back to Assessment Summary

M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant incandescent, plastic construction exit signs, as well as OSDM compliant red lettered exit signs, cast aluminum construction, led illuminated signs and the system is in fair condition. The facility is adequately equipped with emergency egress floodlighting, and the system is in fair condition. The system is not provided with appropriate battery back up or emergency generator. The system is not adequately provided throughout, and does not fully meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.36	sq.ft. (of entire building addition)		Required	Required	Required	$66,831.76	(complete, area of building)
Sum:			$66,831.76	$56,464.48	$9,771.60	$595.68		



Plastic Signage At Main Entry



Aluminum Egress Floodlighting

Back to Assessment Summary

N. Fire Alarm

Description: The overall facility is equipped with a Simplex/Carehawk type fire alarm system installed in 1962, and in fair condition, consisting of manual pull stations, bells, horn and strobe indicating devices. The system is addressable. The main control panel is located in the Administration Area. Remote annunciators, manufactured by Autocall, are provided at main entries. The system is automatic and is remotely monitored by a third party. The fire alarm system is connected to an automatic digital communicator that is monitored by a central station. The system is not equipped with connected door hold-open devices, controlled by smoke detectors at doors. The system is not adequately equipped with both primary and secondary compliant power sources. The system is equipped with sufficient audible horns, strobe indicating devices and smoke detectors. The system is not equipped with sufficient flow switches, tamper switches, and heat sensors. The system thus will not support future fire suppression systems. The system does not appear to have sufficient expansion capabilities, with additional zone capabilities, to support the future needs of the school. The system appears to meet current code requirements. The system is inadequately provided throughout. The system is not fully compliant with Ohio Building Code, NFPA, ADA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Fire Alarm System:	$4.08	sq.ft. (of entire building addition)		Required	Required	Required	$200,495.28	(complete new system, including removal of existing)
Sum:			$200,495.28	$169,393.44	$29,314.80	$1,787.04		



Remote Annunciator At Main Entry



Typical Array Of Fire Alarm Devices

Back to Assessment Summary

O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are not ADA accessible due to hardware. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are not equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors and 2 are provided, which are in fair condition. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do meet all ADA requirements. Elevation changes within the overall facility are facilitated by 2 compliant stairwells in fair condition. Special provisions for floor level changes in this 2 story structure have been appropriately addressed by stairwells and elevator. No Stage is provided. Interior doors are mostly all recessed, are mostly all provided adequate clearances, and are provided with ADA-compliant hardware. 13 ADA-compliant toilets are required, and 2 are currently provided. 13 ADA-compliant Restroom lavatories are required, and 0 are currently provided. 5 ADA-compliant urinals are required, and 3 are currently provided. 5 ADA-compliant electric water coolers are required, and 2 are currently provided. Toilet partitions are plastic, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic Restroom is not compliant with ADA requirements due to mounting heights and clearances. Special Education Classroom does have required Restroom. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, 3 electric water coolers, 11 toilets, 13 sinks, 2 urinals, toilet partitions, toilet accessories and exterior door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Due to age and condition, replace 2 power assist door openers, 2 toilets, 3 urinals and 2 electric water coolers. Provide rework to 8 door openings and Corridor walls to accommodate ADA requirements. Provide for the remounting of restroom sinks.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Handicapped Hardware:	$475.93	set		6 Required	6 Required	1 Required	$6,187.09	(includes installation / hardware only)
Signage:	$0.27	sq.ft. (of entire building addition)		Required	Required	Required	$13,268.07	(per building area)
Electric Water Coolers:	$2,447.61	unit		2 Required			$4,895.22	(replacement double ADA)
Electric Water Coolers:	$4,079.35	unit		1 Required	2 Required		$12,238.05	(new double ADA)
Toilet/Urinals/Sinks:	$5,167.18	unit		22 Required	4 Required		$134,346.68	(new ADA)
Toilet/Urinals/Sinks:	$2,039.68	unit		3 Required	2 Required		$10,198.40	(replacement ADA)
Toilet Partitions:	$1,686.02	stall		6 Required			$10,116.12	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$10,198.39	unit		2 Required			$20,396.78	(openers, electrical, patching, etc)
Replace Doors:	$6,798.92	leaf		8 Required			$54,391.36	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	$387.54	per restroom		21 Required	3 Required		$9,300.96	
Provide Toilet Accessories:	$1,359.78	per restroom		9 Required	3 Required		$16,317.36	
Sum:			$291,656.09	$248,117.63	$42,944.27	$594.19		



Typical Restroom Fixture



Power Assist Door

Back to Assessment Summary

P. Site Condition

Description: The 84.88 acre relatively flat site is located in a suburban residential setting with moderate tree and shrub type landscaping. The site is shared with Thomas Worthington High School. Outbuildings include a modular unit, a shelter house, a small storage shed, and a maintenance garage. There are no apparent problems with ponding but there are signs of erosion along the edges of the sidewalks at the front of the school. The site is bordered by moderately traveled city streets. Multiple entrances onto the site facilitates proper separation of bus and other vehicular traffic, and one way bus traffic is provided. There is a curbside bus loading and unloading zone in front of the school, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by a multiple asphalt parking lots in fair to poor condition, containing 75 parking places designated to Evening Street Elementary, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, swales, catch basins, and storm sewers provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in poor condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair to poor condition. Trash pick-up and service drive pavement is heavy duty and is in fair to poor condition, and is not equipped with a concrete pad area for dumpsters. There are concrete exterior steps leading down to the main entrance of the school off of Evening Street at the East side of the site in fair condition, with metal railings in fair condition. There are two sets of concrete exterior steps leading up to the Gymnasium from the parking lot at the Northwest side of the site in fair condition, with metal railings in good condition. There is chain link fencing separating the basketball courts at the South end of the site from an adjacent parking lot. There is temporary construction fencing separating the playground at the West side of the site from an adjacent parking lot. The playground equipment is primarily constructed of metal and high density plastic, and is in good to fair condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch of sufficient depth. Hard surface play areas with multiple basketball courts, four square, and soccer nets is provided on an asphalt surface in good condition. The site and playground area are equipped with sufficient picnic tables and benches in good to fair condition. There are no athletic facilities designated to Evening Street Elementary. Site features are suitable for outdoor instruction and a shelter house with picnic tables has been provided to facilitate doing so.

Rating: 3 Needs Replacement

Recommendations: Provide for new asphalt paving due to condition. Provide for new concrete sidewalk due to condition. Provide for new concrete curb due to condition. Provide for a concrete dumpster pad.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Replace Existing Asphalt Paving (light duty):	$44.96	sq. yard			4,400 Required		$197,824.00	(including drainage / tear out for light duty asphalt)
Concrete Curb:	$43.52	ln.ft.			900 Required		$39,168.00	(new)
Concrete Sidewalk:	$10.20	sq.ft. (Qty)			7,040 Required		$71,808.00	(5 inch exterior slab)
Provide Concrete Dumpster Pad:	$3,263.48	each			1 Required		$3,263.48	(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			$62,277.00	Include this one **or** the next. (Each addition should have this item)
Sum:			$424,340.48	$112,277.00	$312,063.48	$0.00		



Erosion Along Sidewalk



Concrete Curb in Poor Condition

Back to Assessment Summary

Q. Sewage System

Description: The sanitary sewer system is tied in to the city system, and is in fair condition. No significant system deficiencies were reported by the school district.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Floor Drain Next To Boilers



Exterior Floor Drain Next To Chiller Fan

Back to Assessment Summary

R. Water Supply

Description: The domestic water supply system is tied in to the municipal system, features a 3'' service and 2'' water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump. The system does not provides adequate pressure and capacity for the future needs of the school.

Rating: 3 Needs Replacement

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. Provide for Water Quality Testing.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Domestic Water Main	$67.99	ln.ft.		325 Required			$22,096.75	(new)
Sum:			$22,096.75	$22,096.75	$0.00	$0.00		



Water Main



Water Meter

Back to Assessment Summary

S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors feature no vision panels, and inappropriate hardware. Entrance doors in the 1963 Original Construction are hollow metal type construction, installed on hollow metal frames, and in fair condition. Entrance doors feature single glazed tempered glass vision panels, and appropriate hardware. Entrance doors in the 1988 Gymnasium & Classroom Addition and the 1996 Elevator Addition are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed tempered glass vision panels, transoms, sidelights, and appropriate hardware. The facility is not equipped with roof access doors. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$3,399.46	per leaf		13 Required	10 Required	2 Required	$84,986.50	(includes removal of existing)
Sum:			$84,986.50	$44,192.98	$33,994.60	$6,798.92		



1963 Original Construction Typical Entry Doors



1988 Gymnasium & Classroom Addition Typical Entry Doors

Back to Assessment Summary

T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Gandee & Associates, and dated May 2023, documenting known and assumed locations of asbestos and other hazardous materials. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets. Vinyl asbestos floor tile and mastic and Pipe fitting insulation, containing hazardous materials are located in the 1963 Original Construction in good and poor condition. These materials were described in the report and open to observation and found to be in friable condition with moderate damage. There are no underground storage tanks on the site. Due to the construction date, there is potential for lead based paint.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the Original Construction, as noted in the attached Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Environmental Hazards Form				EHA Form			—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.36	per unit		5,000 Required			$6,800.00	
Pipe Fitting Insulation Removal	$34.00	each		221 Required			$7,514.00	
Resilient Flooring Removal, Including Mastic	$4.49	sq.ft. (Qty)		4,205 Required			$18,880.45	See J
Sum:			$33,194.45	$33,194.45	$0.00	$0.00		



VAT in Poor Condition



VAT in Poor Condition

Back to Assessment Summary

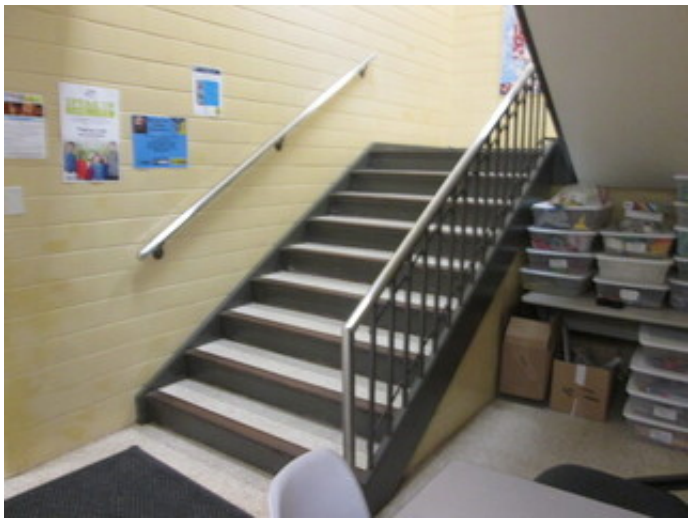
U. Life Safety

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 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 / 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 good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation and installed as required by the OSDM and OBCMC. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers meeting requirements of NFPA 10 are provided in sufficient quantity. Recessed or semi-recessed fire extinguisher cabinets are provided. Existing fire extinguishers are adequately spaced. Passenger elevator providing compliant 2-way communications and access to all floors is provided, and existing elevator is compliant with ASME A17.1 and ADAAG. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. Provisions for compliance with OBC Storm Shelter protection, designated Area Of Refuge, and FEMA ''National Performance Criteria for Tornado Shelters'' are not currently provided.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide fire-rated enclosure around existing stair towers. Provide new handrails to meet the requirements of the Ohio Building Code.

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$5.10	sq.ft. (Qty)		41,518 Required	7,185 Required	438 Required	$250,619.10	(includes increase of service piping, if required)
Interior Stairwell Closure:	$6,798.92	per level		4 Required			$27,195.68	(includes associated doors, door frames and hardware)
Water Main	$67.99	ln.ft.		325 Required			$22,096.75	(new)
Generator (building size < 71,945 SF):	$131,813.18	unit		1 Required			$131,813.18	(Select 1 for entire building. Includes switch gear, fence and pad/day tank, life safety only)
Handrails:	$6,798.92	level		4 Required			$27,195.68	
Sum:			$458,920.39	$420,043.09	$36,643.50	$2,233.80		



Stairwell



Kitchen Hood

Back to Assessment Summary

V. Loose Furnishings

Description: The typical Classroom furniture is of consistent design, and in generally good to fair condition, consisting of student desks & chairs, teacher desks & chairs, desk and full height file cabinets, mobile carts, 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 7 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of furniture in a few Classrooms in fair condition in the Original Construction

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
CEFPI Rating 7	$4.75	sq.ft. (of entire building addition)		Required			$197,210.50	
Sum:			$197,210.50	$197,210.50	$0.00	$0.00		



Typical Classroom Furniture



Typical Classroom Furniture

Back to Assessment Summary

W. Technology

Description: The typical Classroom is equipped with three (2) of the required four (4) technology data ports for student use, (1) one data port for teacher use, one (1) voice port with a digitally based phone system, (1) one cable port and monitor and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with one (2) of the required four technology ports for student use to meet Ohio School Design Manual requirements. The facility is equipped with a wireless central synchronized clock system. Specialized electrical / sound system requirements of the Gymnasium, Student Dining and Music spaces are inadequately provided, and in fair condition. OSDM-compliant computer network infrastructure is provided. The facility is equipped with a paging & central sound system. The facility does contain a media distribution center, and does not provide Computer Labs for use by students. Mobile technology carts are provided for use throughout the school. The facility is adequately equipped with interactive curriculum technology, such as Smart Board / stand. Classrooms are not equipped with adequate Audio / Visual system components such as Classroom projectors, video distribution and sound, meeting current OSDM standards. Cable TV is not provided in Classrooms. Classroom phones are provided. Electrical Room and Mechanical Room phones are provided. Secure, encrypted wireless connectivity is provided throughout the overall facility. Elevators are equipped with telephones. Telecommunications Rooms are not provided with a minimum of 2 (two) 120-volt, 30 Amp circuits for powering rack mounted UPS Units.

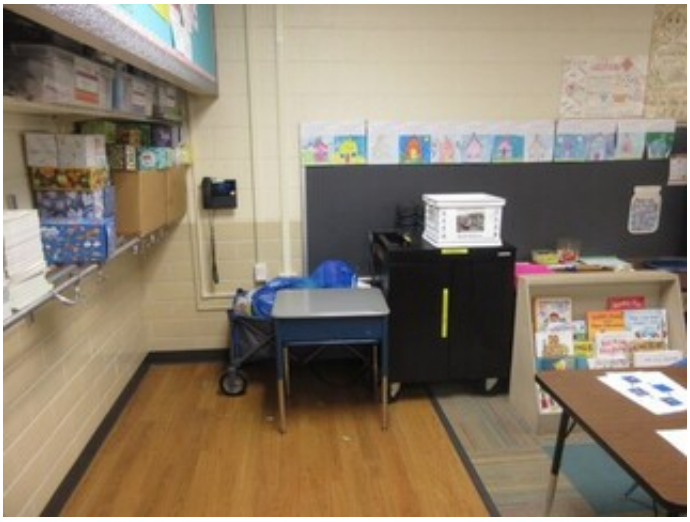
Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1963) 41,518 ft²	Gymnasium & Classroom Addition (1988) 7,185 ft²	Elevator Addition (1996) 438 ft²	Sum	Comments
ES portion of building with total SF < 50,000	$17.68	sq.ft. (Qty)		42,214 Required	7,189 Required	518 Required	$882,603.28	
Sum:			$882,603.28	$746,343.52	$127,101.52	$9,158.24		



Typical Classroom Technology



Mobile Technology Carts Provided

Back to Assessment Summary

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$13,121,266.58
7.00%	Construction Contingency	$918,488.66
Subtotal		$14,039,755.24
16.29%	Non-Construction Costs	$2,287,076.13
Total Project		**$16,326,831.37**

Construction Contingency	$918,488.66
Non-Construction Costs	$2,287,076.13
Total for X.	**$3,205,564.79**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$4,211.93
Soil Borings / Phase I Envir. Report	0.10%	$14,039.76
Agency Approval Fees (Bldg. Code)	0.25%	$35,099.39
Construction Testing	0.40%	$56,159.02
Printing - Bid Documents	0.15%	$21,059.63
Advertising for Bids	0.02%	$2,807.95
Builder's Risk Insurance	0.12%	$16,847.71
Design Professional's Compensation	7.50%	$1,052,981.64
CM Compensation	6.00%	$842,385.31
Commissioning	0.60%	$84,238.53
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$157,245.26
Total Non-Construction Costs	**16.29%**	**$2,287,076.13**

Back to Assessment Summary

Name of Appraiser	Julie Apt	**Date of Appraisal**	2025-11-06
Building Name	Evening Street Elementary School		
Street Address	885 Evening St		
City/Town, State, Zip Code	Worthington, OH 43085		
Telephone Number(s)	(614) 450-4400		
School District	Worthington City		

Setting: Suburban

Site-Acreage	84.88	Building Square Footage	49,141
Grades Housed	K-5	Student Capacity	416
Number of Teaching Stations	25	Number of Floors	1
Student Enrollment	478		
Dates of Construction	1963,1988,1996		

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

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

Back to Assessment Summary

Bottom of page

Suitability Appraisal of **1.0 The School Site** for Evening Street Elementary School 10868 FINAL

1.0 The School Site	Points Allocated	Points
1.1 **Site is large enough** to meet educational needs as defined by state and local requirements	25	*25*
The site is 84.88 acres compared to 15 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*20*
The School is centrally located within the School District, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*10*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the School site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*10*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*10*
Playground areas consist of metal and high density plastic type play equipment, which is in good to fair condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is provided to separate vehicular traffic from pedestrians.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped across most of the site to provided positive drainage. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*3*
Soils appear to be stable and well drained, although erosion was evident at edges of sidewalks and pavement.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*5*
The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*5*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*3*
Adequate parking is provided for faculty, staff, and community parking, but is located on asphalt pavement in fair to poor condition.		
TOTAL - 1.0 The School Site	100	*95*

Bottom of page

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Evening Street Elementary School 10868 FINAL

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*8*
Entire building meets all ADA requirements except Restrooms, signage, some exterior doors and power assist door.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*8*
The roofs over the entire building require replacement.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*9*
Foundations are in good condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*6*
Exterior and interior walls are in fair condition, have sufficient control joints which are starting to show signs of deterioration.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*10*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*6*
Building envelope meets minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*4*
The building is reported to contain asbestos and other hazardous materials.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*6*
Interior walls throughout the facility are fixed walls and are not flexible.		

Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*14*
Light sources are properly placed, well maintained, and provide adequate lighting in most areas. Light fixtures do not appear to be subject to overheating.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*6*
Internal water supply will not support a future fire suppression system, but is adequate for current requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*3*
Classrooms have an inadequate number of outlets and data jacks for technology applications.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*9*
Disconnect switches are provided in required easily accessible locations to allow for safe servicing of equipment.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*6*
Drinking fountains are adequate in number and placement, but all do not meet ADA requirements.		
2.14 Number and size of **restrooms meet requirements**	10	*10*
The number and size of Restrooms meet requirements.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*8*
Adequate drainage systems are provided throughout the facility. Drainage systems are well maintained.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*7*
The facility is not sprinkled. Fire alarm systems are provided with required devices with the exception of flow and tamper switches. Smoke detectors are adequately provided.		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*9*
The central intercommunication system provides reliable communication between the Administration area and all teaching/learning areas.		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*5*
Exterior wall hydrants are adequately provided around the exterior of the facility.		
TOTAL - 2.0 Structural and Mechanical Features	200	*134*

Bottom of page

Suitability Appraisal of **3.0 Plant Maintainability** for Evening Street Elementary School 10868 FINAL

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*12*
Exterior materials and finishes for doors, windows and walls are durable and require minimal maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Flooring throughout the facility consists of LVT, VAT, carpet, terrazzo, sealed concrete, quarry tile, which is well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*7*
Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
Casework is wood type construction that is original to the building, and is in poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*10*
Door hardware is consistent throughout the facility, and meets ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*4*
Fixtures are floor and wall mounted and are of fair to poor quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*6*
Custodial storage space is adequately located throughout the facility, including provisions for water and drains, although sinks are in poor condition.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*9*
Electrical outlets are adequately provided in Corridors and allow for convenient routine cleaning.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*6*
Outdoor light fixtures are provided inadequately, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.		
TOTAL - 3.0 Plant Maintainability	100	*70*

Bottom of page

Suitability Appraisal of **4.0 Building Safety and Security** for Evening Street Elementary School 10868 FINAL

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 **Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	*6*
Student loading is not separated from other vehicular traffic.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*10*
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*5*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*2*
Buses and other vehicular traffic use separate entrance and exit points to the site, although buses load and unload along the curb on Evening Street, which doesn't allow separation of bus traffic from vehicular traffic.		
4.5 ES **Playground equipment** is free from hazard MS Location and types of **intramural equipment** are free from hazard HS **Athletic field equipment** is properly located and is free from hazard	5	*4*
Playground equipment consists of metal and high density plastic type equipment in good to fair condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
Heating systems are located on the areas that are not accessible by students.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*6*
The building does have 2 stairways, which are not enclosed, and are not ADA and OBC compliant.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*8*
Exterior doors open in the direction of travel and are equipped with panic hardware.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*6*
Emergency light fixtures and exit signs are not on separate circuits and are adequately provided.		
4.10 **Classroom doors** are recessed and open outward	10	*10*
Classroom doors are adequately recessed with proper ADA clearances, and open outward.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*3*
Security systems are inadequately provided and are in fair condition.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
LVT and carpet flooring has been well maintained throughout the facility.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*5*
Stair treads and risers are properly designed and meet requirements.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*3*
Glass at door transoms and sidelights is tempered for safety.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*5*

Drinking fountains / water coolers have been recessed in the Corridor wall or have the necessary clearances to not impede traffic.

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*5*

Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a Corridor leading to the exterior.

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*5*

The facility is not sprinkled. Fire alarm devices are provided adequately. Fire extinguishers are adequately provided.

4.18 There are at least **two independent exits** from any point in the building	15	*15*

Multiple exits are provided from Corridors throughout the facility.

4.19 **Fire-resistant materials** are used throughout the structure	15	*12*

The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are brick / masonry / plaster / drywall.

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*14*

The fire alarm is provided with manual and automatic actuation, but is not provided with visual indicating devices in all required areas.

TOTAL - 4.0 Building Safety and Security	200	*146*

Bottom of page

Suitability Appraisal of **5.0 Educational Adequacy** for Evening Street Elementary School 10868 FINAL

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*23*
The average Classroom is 895 SF compared to 900 SF required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*15*
Classrooms are large enough to allow effective small group activity spaces.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*8*
The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*10*
Classrooms are large enough to allow privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*4*
Storage cubbies, located in the Classroom, are inadequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*4*
Casework is inadequately provided for storage of teacher materials.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*6*
The Special Education Classroom is located in the modular unit.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*4*
Special Education spaces are not adequately provided to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*10*
The Media Center is 1,721 SF compared to 1,434 SF recommended in the OSDM.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*5*
The Gymnasium is 4,064 SF compared to 4,000 SF recommended in the OSDM.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*5*
Pre-K and Kindergarten spaces are undersized, and do not provide adequate instruction space.		
5.12 **Music Program** is provided adequate sound treated space	5	*2*
The Music Room is 975 SF compared to 1,800-3,000 recommended in the OSDM.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*2*
The Art Room is 980 SF compared to 1,200 SF recommended in the OSDM.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*2*
The facility is not provided with Computer Labs for student use.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*2*

No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.

5.16 **Storage for student and teacher material** is adequate	5	*2*

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

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*4*

The Teacher's Lounge is 405 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*5*

The Student Dining space is 2,782 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1,352 SF compared to 1,673 SF recommended in the OSDM.

5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*2*

Administrative Offices are not adequately provided for Elementary School students.

5.20 **Counselor's office** insures privacy and sufficient storage	5	*2*

The Counselor's Office is 171 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM.

5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*3*

The Clinic is 200 SF compared to 370 SF recommended in the OSDM.

5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*5*

Reception space consists of approximately 440 SF compared to 200-400 SF recommended by the OSDM.

5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*2*

The Administrative area consists of approximately 980 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.

TOTAL - 5.0 Educational Adequacy	200	*127*

Bottom of page

Suitability Appraisal of **6.0 Environment for Education** for Evening Street Elementary School 10868 FINAL

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*12*
The building is a traditional design with classical detailing, which is aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*10*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*10*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*6*
The main entrance to the School is partially sheltered.		
6.5 **Building materials** provide attractive color and texture	5	*4*
Exterior building materials consist of brick, stone, and ceramic tile, which does provide an attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*12*
The color palette is comprised of achromatic hues. School colors are not reflected in the athletic areas. The use of repeated colors and materials gives the building some unity and a sense of cohesion.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*14*
The facility is air conditioned to provide year-round temperature and humidity control.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*5*
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.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*8*
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.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*15*
Drinking fountains and Restroom facilities are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*10*
There are areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*10*
Corridors and Foyers are adequately designed for efficient traffic flow.		
6.13 **Areas for students to interact** are suitable to the age group	10	*10*
There are areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school.		
6.14 **Large group areas are designed** for effective management of students	10	*10*
The Gymnasium is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*4*

Limited consideration has been given to acoustical treatment of Classrooms and Corridors.

6.16 **Window design** contributes to a pleasant environment	10	*4*
The window are not designed well, and do not contribute to a pleasant environment.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*7*
Classroom furniture is consistent in design and in good to fair condition.		
TOTAL - 6.0 Environment for Education	200	*151*

LEED Observation Notes

School District:	Worthington City
County:	Franklin
School District IRN:	45138
Building:	Evening Street Elementary School
Building IRN:	10868

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)

The existing facility is situated on a site adjacent to the local, and newly built, High School, as well as an Arts Center. Modular classrooms are utilized at this facility taking prime space for horizontal expansion. the site itself is situated within a residential neighborhood and adjacent to a main throughfare for the town. School bus pick up and drop off is shared with neighborhood streets. There is an opportunity for horizontal expansion given extensive site work due to arrangement of site features and existing contouring. Vertical expansion is implemented within this facility and can be expanded with additional development.

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)

The existing facility is set up as a traditional elementary school where restroom facilities are group restrooms and shared among students. The utilization of low-flow fixtures would allow for the reduction of water usage in this facility. There is opportunity to utilize non potable water for landscape irrigation given the existing use of the building and its surrounding landscaping.

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

The existing facility currently utilizes a natural gas fired heating system which is a system that contributes to the burning and release of fossil fuels. Given the facility being a traditional elementary school, the implementation of renewable energy sources would mitigate the excess burning of fossil fuels but could also be incorporated into the science curriculum, allowing students to learn about renewable energy such as solar and wind. The existing facility also utilizes a solar array located on its low sloped roof that offsets burning of fossil fuels. Upgrades to the existing systems will continue to mitigate any contributions to excess burning of biofuels.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

The potential for vertical building expansion allows for the original construction to remain with additional structural supports integrated for upper floors. This way, construction and demolition waste is minimized during renovation or in constructing an addition to the school.

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)

The overall facility is situated on a site that includes another educational facility for the district. This level of organization creates efficiency and uniformity for the district as well as the surrounding neighborhoods. The site itself is landscaped and maintained to create a park like aesthetic which increases desirability of the facility and its immediate surroundings. The site itself is optimized for the current needs of the school including faculty and visitor parking as well as adjoining educational features, such as modular classrooms, and the neighboring high school amenities.

Justification for Allocation of Points - Worthington City

Building Name and Level: **Evening Street Elementary School**

K-5

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

1. School bus drop of and pick up is shared with neighborhood streets.
2. The facility does not appear to be fully sprinklered.
3. Modular classrooms are utilized in this facility.
4. Main Entry does not include a secure vestibule.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Worthington City
Facility:	Evening Street Elementary School
Date of Initial Assessment:	Nov 6, 2025
Date of Assessment Update:	Apr 13, 2026
Cost Set:	2025

District IRN:	45138
Building IRN:	10868
Firm:	Thomas Porter Architects

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1963 Original Construction	41,518	$33,194.45	$26,394.45
1988 Gymnasium & Classroom Addition	7,185	$0.00	$0.00
1996 Elevator Addition	438	$0.00	$0.00
Total	49,141	$33,194.45	$26,394.45
Total with Regional Cost Factor (100.00%)	—	$33,194.45	$26,394.45
Regional Total with Soft Costs & Contingency	—	$41,303.95	$32,842.69

Environmental Hazards - Worthington City (45138) - Evening Street Elementary School (10868) - Original Construction

Owner:	Worthington City	**Bldg. IRN:**	10868
Facility:	Evening Street Elementary School	**Bldg. Addition:**	Original Construction
Date On Site:		**Consultant Name:**	

A. Asbestos Containing Material (ACM) — AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$16.87	$0.00
2.	Breeching Insulation Removal	Not Present	0	$16.87	$0.00
3.	Tank Insulation Removal	Not Present	0	$13.49	$0.00
4.	Duct Insulation Removal	Not Present	0	$13.49	$0.00
5.	Pipe Insulation Removal	Not Present	0	$28.11	$0.00
6.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	221	$34.00	$7,514.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.35	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$47.59	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$33.72	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,719.57	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$135.98	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$9.52	$0.00
13.	Fireproofing Removal	Not Present	0	$34.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$10.12	$0.00
15.	Gypsum Board Removal	Not Present	0	$8.17	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$5.63	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$135.98	$0.00
18.	Cement Board Removal	Not Present	0	$6.80	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.36	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$67.99	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$5.44	$0.00
22.	Fire Door Removal	Not Present	0	$135.98	$0.00
23.	Door and Window Panel Removal	Not Present	0	$135.98	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$4.08	$0.00
25.	Soil Removal	Not Present	0	$203.97	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.72	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$407.94	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$407.94	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	4205	$4.49	$18,880.45
30.	Carpet Mastic Removal	Not Present	0	$3.60	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.36	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$5.63	$0.00
33.	Sink Undercoating Removal	Not Present	0	$135.98	$0.00
34.	Roofing Removal	Not Present	0	$2.72	$0.00
35.	Chalkboards/Mastic	Not Present	0	$407.94	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$26,394.45
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$26,394.45

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)			**Total Cost For Removal Of Underground Storage Tanks**		$0.00

C. Lead-Based Paint (LBP) - Renovation Only ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$5,000.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$6,800.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	41518	0	$0.14	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$33,194.45
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$26,394.45

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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