Building Information - Worthington City (45138) - Bluffsview Elementary School

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Bluffsview Elementary School 112128 FINAL
Assessment Date (on-site; non-EEA)	2025-10-23
Kitchen Type	Warming Kitchen
Cost Set:	2025
Building Name	Bluffsview Elementary School
Building IRN	112128
Building Address	7111 Linworth Road
Building City	Columbus
Building Zipcode	43235
Building Phone	614-450-5400
Acreage	12.12
Current Grades:	K-5
Teaching Stations	19
Number of Floors	1
Student Capacity	481
Current Enrollment	427
Enrollment Date	2025-08-04

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

Number of Classrooms	28
Historical Register	**NO**
Building's Principal	Cindy Fox
Building Type	Elementary

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Building Pictures - Worthington City(45138) - Bluffsview Elementary School(112128)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

60,132 Total Existing Square Footage
1990 Building Dates
K-5 Grades
427 Current Enrollment
19 Teaching Stations
12.12 Site Acreage

Bluffsview Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1990, is a 1 story, 60,132 square foot brick and limestone school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick or limestone veneer on load bearing masonry type exterior wall construction, with painted block, demountable, and accordion type wall construction in the interior. The floor system consists of concrete slab on grade type construction. The roof structure is steel deck on steel frame type construction. The roofing system of the overall facility is an EPDM and asphalt shingle system, installed over 10 years ago. The ventilation system of the building is adequate 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 equipped with a compliant automated fire suppression system. The building does not contain asbestos. The overall building is mostly compliant with ADA accessibility requirements. The school is located on a 12.12 acre site adjacent to residential properties. The property and playgrounds are not fenced for security. Access onto the site is unrestricted. Site circulation is good. 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

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Building Construction Information - Worthington City (45138) - Bluffsview Elementary School (112128)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1990	no	1	60,132	no	no

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Building Component Information - Worthington City (45138) - Bluffsview Elementary School (112128)

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 (1990)		9443		4160	2789		1878	1243						
Total	0	9,443	0	4,160	2,789	0	1,878	1,243	0	0	0	0	0	0
Master Planning Considerations	Due to adjacency of the building to an Interstate at the North end of the site, and the proximity of neighborhoods to the East and South ends of the site, Additions are not recommended for these sides of the building. Additions could be added to the West side of the building, although a parking lot at the Northwest end of the site or a play area at the West side of the building might need to be reworked, which could encroach on existing athletic and multipurpose fields.													

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Existing CT Programs for Assessment

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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 - Bluffsview Elementary School (112128)

District: Worthington City
Name: Bluffsview Elementary School
Address: 7111 Linworth Road
Columbus, 43235
Bldg. IRN: 112128

County: Franklin **Area:** Central Ohio (0)
Contact: Cindy Fox
Phone: 614-450-5400
Date Prepared: 2025-10-23 **By:** Julie Apt
Date Revised: 2026-04-13 **By:** Julie Apt

Current Grades	K-5	Acreage:	12.12
Proposed Grades	N/A	Teaching Stations:	19
Current Enrollment	427	Classrooms:	28
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1990	no	1	60,132
Total				**60,132**

*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	$4,088,374.68	-
B.	Roofing	3	$820,392.74	-
C.	Ventilation / Air Conditioning	2	$6,798.92	-
D.	Electrical Systems	3	$2,351,161.20	-
E.	Plumbing and Fixtures	3	$521,396.02	-
F.	Windows	3	$487,087.94	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$137,928.92	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$336,710.58	-
K.	Interior Lighting	3	$531,566.88	-
L.	Security Systems	2	$192,422.40	-
M.	Emergency/Egress Lighting	2	$81,779.52	-
N.	Fire Alarm	3	$245,338.56	-
O.	Handicapped Access	3	$262,465.23	-
P.	Site Condition	3	$529,977.25	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	2	$659.07	-
S.	Exterior Doors	3	$101,983.80	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	3	$85,858.98	-
V.	Loose Furnishings	2	$203,847.48	-
W.	Technology	3	$980,752.92	-
X.	Construction Contingency / Non-Construction Cost	-	$2,923,452.60	-
Total			$14,889,955.69	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	72	72%	Satisfactory
2.0 Structural and Mechanical Features	200	147	74%	Satisfactory
3.0 Plant Maintainability	100	76	76%	Satisfactory
4.0 Building Safety and Security	200	166	83%	Satisfactory
5.0 Educational Adequacy	200	149	75%	Satisfactory
6.0 Environment for Education	200	160	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	770	77%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$14,889,955.69

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

Supporting Documents
Bluffsview_Drawing Binder.pdf (view) 2026-04-03 16:08:10 (6.8 MB) //

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Original Construction (1990) Summary

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Bluffsview Elementary School	**Contact:**	Cindy Fox
Address:	7111 Linworth Road	**Phone:**	614-450-5400
	Columbus, 43235	**Date Prepared:**	2025-10-23 **By:** Julie Apt
Bldg. IRN:	112128	**Date Revised:**	2026-04-13 **By:** Julie Apt

Current Grades	K-5	Acreage:	12.12
Proposed Grades	N/A	Teaching Stations:	19
Current Enrollment	427	Classrooms:	28
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1990**	**no**	**1**	**60,132**
Total				**60,132**

*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	$4,088,374.68	-
B.	Roofing	3	$820,392.74	-
C.	Ventilation / Air Conditioning	2	$6,798.92	-
D.	Electrical Systems	3	$2,351,161.20	-
E.	Plumbing and Fixtures	3	$521,396.02	-
F.	Windows	3	$487,087.94	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$137,928.92	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$336,710.58	-
K.	Interior Lighting	3	$531,566.88	-
L.	Security Systems	2	$192,422.40	-
M.	Emergency/Egress Lighting	2	$81,779.52	-
N.	Fire Alarm	3	$245,338.56	-
O.	Handicapped Access	3	$262,465.23	-
P.	Site Condition	3	$529,977.25	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	2	$659.07	-
S.	Exterior Doors	3	$101,983.80	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	3	$85,858.98	-
V.	Loose Furnishings	2	$203,847.48	-
W.	Technology	3	$980,752.92	-
X.	Construction Contingency / Non-Construction Cost	-	$2,923,452.60	-
Total			$14,889,955.69	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	72	72%	Satisfactory
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3.0 Plant Maintainability	100	76	76%	Satisfactory
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5.0 Educational Adequacy	200	149	75%	Satisfactory
6.0 Environment for Education	200	160	80%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	770	77%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$14,889,955.69

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

A. Heating System

Description: The existing system for the overall facility is a natural gas fired heated water type boiler system, installed in 1990 with upgrades to the boilers in 2020, and is in fair condition. The heating and chilled water system in the overall facility is a 4-pipe system, with a capacity for simultaneous heating and cooling operation, which is compliant with the OSDM requirements for basic system type. The overall facility is served by 2 rooftop units, which were installed in 1990 are in poor to fair condition. The overall facility is equipped with two (2) water tube boilers, manufactured by Thermal Solutions, installed in 2020 and are in fair to good condition, as well as one (1) water tube boiler, manufactured by A.O. Smith , installed in 2006 and is in fair condition. Heating water / Heated air is distributed to terminal units consisting of cabinet heaters, and air handlers. The terminal equipment was installed in 1990 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 in 1990 and are in fair condition. The system does not feature individual temperature controls in all spaces required by the OSDM. Central energy recovery units are utilized to pre-condition ventilation air, and are in fair condition. The facility is equipped with minimal 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 (1990) 60,132 ft²	Sum	Comments
HVAC System Replacement:	$57.11	sq.ft. (of entire building addition)		Required	$3,434,138.52	(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	$654,236.16	Replace existing ductwork to facilitate efficient exchange of conditioned air.
Sum:			$4,088,374.68	$4,088,374.68		



Thermal Solutions Boilers In Mechanical Room



Copper Coil Boiler In Mechanical Room

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B. Roofing

Description: The roof over the overall facility is an EPDM and asphalt shingle roof system that was installed over ten years ago and is in fair to poor condition. There are no District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by an access hatch and access ladder in the Mechanical Room that are in good condition. Access to the roof was gained by an access hatch, access ladder and access door in the Gym Storage that are in good condition. Fall safety protection cages are not required and are not provided. 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 condition. Downspout boots are a component of the drainage systems and are in fair condition. The roof is equipped with some overflow roof drains on the asphalt shingle portion of the roof and are in poor condition. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition and age of system. The flashing on the overall facility require replacement due to condition. Provide replacement of all roof drains on the overall facility. Provide replacement of the overflow roof drains on the asphalt shingle portion of the roof. Provide for overflow roof drains on the EPDM portion of the roof. Provide replacement of all downspout boots due to age and condition. Provide replacement of all gutters and downspouts due to age and condition.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Asphalt Shingle:	$4.08	sq.ft. (Qty)		41,605 Required	$169,748.40	
Membrane (all types / fully adhered):	$21.01	sq.ft. (Qty)		16,720 Required	$351,287.20	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	$25.02	ln.ft.		1,461 Required	$36,554.22	
Gutters/Downspouts	$22.48	ln.ft.		728 Required	$16,365.44	
Remove/replace existing roof Drains and Sump:	$1,631.74	each		22 Required	$35,898.28	
Overflow Roof Drains and Piping:	$4,079.35	each		16 Required	$65,269.60	
Other: Downspout Boots	$5,000.00	each		16 Required	$80,000.00	(remove and replace)
Other: Replace Overflow Roof Drains and Piping	$4,079.35	each		16 Required	$65,269.60	(remove and replace)
Sum:			$820,392.74	$820,392.74		



Standing Water on Roof



Membrane Roof

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C. Ventilation / Air Conditioning

Description: The overall facility is equipped with an electric refrigerant condensing type central air conditioning system, which was installed in 1990 and is in fair condition. The overall facility utilizes an air-cooled condensing unit, manufactured by Trane and located at the rear of the school adjacent to the loading and receiving area, to deliver cooled air to terminal units consisting of air handlers, installed in 1990, and are in poor to fair condition. Isolated room systems, located on the roof, consisting of ductless mini split units are provided in IT Infrastructure Spaces and Student Dining Area. Compliant specialized air conditioning systems are provided for computer / technology infrastructure rooms. The ventilation system in the overall facility consists of air handlers installed in 1990 and in poor to fair condition, providing fresh air to Classrooms, and air handlers, installed in 1990 and in poor to fair condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. Relief air venting is provided by ceiling plenums, being ducted back through energy recovery units, and central relief fans. The ventilation system does 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: 2 Needs Repair

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 (1990) 60,132 ft²	Sum	Comments
Kiln Exhaust System:	$6,798.92	each		1 Required	$6,798.92	
Sum:			$6,798.92	$6,798.92		



Trane Electric Refrigerant Chiller



AHU With Supply, Fresh, And Return Air Ducting

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 208/120 volt, 1200 amp, 3 phase 4 wire system installed in 1990, and is in fair condition. Power is provided to the school by one (1) utility owned, pad-mounted transformers located within the Mechanical Yard and in fair condition. The panel system, installed in 1990, is OSDM-compliant, in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 6 general purpose outlets, 2 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 10 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 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 (1990) 60,132 ft²	Sum	Comments
System Replacement:	$39.10	sq.ft. (of entire building addition)		Required	$2,351,161.20	(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:			$2,351,161.20	$2,351,161.20		



Original Electrical Switch Board



Pad Mounted Transformer And Generator

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 good 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 1 gas water heater in good condition, with 1 separate 180 gallon storage tank in good condition. The school 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, 1 Restroom associated with specialty Classrooms, and 5 Restrooms for staff. Boys' Large Group Restrooms contain a total of 0 ADA and 6 non-ADA wall mounted flush valve toilets, 4 ADA and 6 non-ADA wall mounted flush valve urinals. Girls' Large Group Restrooms contain a total of 0 ADA and 14 non-ADA wall mounted flush valve toilets. Outside of the group restrooms there are a total of 2 ADA wall mounted lavatories and 4 non-ADA wall mounted group lavatories. Staff Restrooms contain 0 ADA and 5 non-ADA wall mounted flush valve toilets, 0 ADA and 0 non-ADA wall mounted urinals, as well as 0 ADA and 5 non-ADA countertop and wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 0 ADA and 1 non-ADA drinking fountain, as well as 3 ADA and 3 non-ADA electric water coolers, in fair condition. The 30 Elementary Classrooms are equipped with 0 ADA and 24 non-ADA sink mounted type drinking fountains, in fair condition. The facility is equipped with 1 properly equipped electric water cooler / water bottle filling stations, which is located per OSDM / ORC requirements. Special Education Classroom is equipped with the required Restroom facilities and fixtures are in fair condition. Kitchen is equipped with the required Restroom and fixtures are in fair condition. Heath Clinic is equipped with the required Restroom and fixtures are in fair condition. Kindergarten Classrooms are equipped with Restroom facilities and fixtures are in fair condition. Kitchen fixtures consist of 2 single compartment sinks, 1 double compartment sink, 1 triple compartment sink and 2 disposals, 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 180 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, 5 urinals, 19 lavatories, 30 Classroom sink mounted drinking fountains, and 4 electric water coolers. Observations revealed that the school is currently equipped with 31 toilets, 10 urinals, 12 lavatories, 24 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 fair 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. Existing facility features no elevator, so no elevator sump considerations are relevant.

Rating: 3 Needs Replacement

Recommendations: To facilitate the school's compliance with OBC and OFCC fixture requirements, provide 7 new lavatories and 6 new lavatory mounted type drinking fountains. Due to age, condition, LEED, and OFCC requirements, provide 31 new toilets, 10 new lavatories, 6 new urinals, 4 new electric water coolers and 24 new lavatory mounted type drinking fountains. Replace sanitary waste piping in the overall facility due to age and condition. Provide replacement of all Custodial Closet sinks.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Sanitary Waste Piping:	$4.75	sq.ft. (of entire building addition)		Required	$285,627.00	(remove / replace)
Toilet:	$2,039.68	unit		31 Required	$63,230.08	(remove / replace) See Item O
Urinal:	$2,039.68	unit		6 Required	$12,238.08	(remove / replace)
Sink:	$3,399.46	unit		7 Required	$23,796.22	(new)
Sink:	$2,039.68	unit		10 Required	$20,396.80	(remove / replace)
Electric water cooler:	$4,079.35	unit		4 Required	$16,317.40	(double ADA)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Utility Sink	$3,263.48	unit		3 Required	$9,790.44	
Other: Classroom Sink with Bubbler	$3,800.00	each		6 Required	$22,800.00	(new)
Other: Classroom Sink with Bubbler	$2,800.00	each		24 Required	$67,200.00	(remove and replace)
Sum:			$521,396.02	$521,396.02		



Typical Restroom Fixture



Typical Water Fountain

Back to Assessment Summary

F. Windows

Description: The overall facility is equipped with thermally broken aluminum clad wood frame windows with double glazed insulated glazing type window system, which was installed in 1990, and is in fair condition. The window system features operable windows throughout the building, and operable windows are equipped with opening limiters in fair condition and insect screens in fair condition. 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 integral blinds, which are in fair condition. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. Wired glass was not identified in this facility. The main entry doors are equipped with thermally broken aluminum frame sidelights and transoms with tempered single pane glazing, in fair condition. Exterior door vision panels are tempered single pane glazing. The school does contain (5) aluminum frame skylights in fair condition. The district reports that the skylights in the Classroom wing are leaking during rain storms, and it was evident at two skylights due to gypsum deterioration below the skylights. The school does not contain any exterior clerestories. Interior glass is OSDM-compliant due to tempered glazing. 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 skylights in the overall facility 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.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Insulated Glass/Panels:	$138.08	sq.ft. (Qty)		1,408 Required	$194,416.64	(includes integral blinds and removal of existing windows)
Skylights:	$169.98	sq.ft. (Qty)		1,570 Required	$266,868.60	(remove and replace)
Other: Sidelights and Transoms	$78.19	sq.ft. (Qty)		330 Required	$25,802.70	Replace window transoms and sidelights at exterior doors
Sum:			$487,087.94	$487,087.94		



Skylight and Storefront Transoms



Typical Exterior Window

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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 (1990) 60,132 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Foundation Concealed by Grade



Foundation Concealed by Grade

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick or limestone veneer on load bearing masonry wall system, which displayed minor locations of deterioration, and is in good to fair condition. Deterioration is mostly limited to the base of limestone column wraps. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. Control joints are provided at sill locations, building corners, and wall offsets and are in fair condition. There is no indication of major exterior masonry cracking or separation. Exterior walls in the overall facility are adequately insulated. Brick veneer masonry walls are cavity walls. Weep holes are provided in sufficient quantity at 32'' on center at the base of masonry cavity walls, and are in good to fair condition. Weep holes are not rope type weeps. Vents are not provided. The exterior masonry has not been cleaned and sealed in recent years, and has locations of efflorescence and mold/mildew. Architectural exterior accent materials consist of limestone veneer and decorative metal work, which are in fair condition. Exterior building fenestration in the overall facility represents 19.60% of the exterior surfaces. Interior Corridor and demising walls are concrete masonry units, project full height from floor to bottom of deck, and are in good condition. Interior demising walls are also of demountable partitions. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Interior soffits are of gypsum type construction, and in good to fair condition. No unit ventilator infill will required. The window sills are brick, and are in good to fair condition. The exterior lintels are steel, and are in fair condition. There are no chimneys. There are no canopies over entrances. Exterior soffits over entrances are of gypsum type construction, and in fair condition. Some exterior soffits have been fitted with vinyl soffit material. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, and caulking as required through the overall facility. Recaulk existing control joints. Replace damaged brick veneer system as required. Prepare and paint gypsum soffits. Replace deteriorated limestone column wraps. Prepare and paint exposed steel lintels and decorative steel elements through the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Tuckpointing:	$10.20	sq.ft. (Qty)		4,994 Required	$50,938.80	(wall surface)
Exterior Masonry Cleaning:	$2.05	sq.ft. (Qty)		19,975 Required	$40,948.75	(wall surface)
Exterior Masonry Sealing:	$1.36	sq.ft. (Qty)		19,975 Required	$27,166.00	(wall surface)
Exterior Caulking:	$10.20	ln.ft.		785 Required	$8,007.00	(removing and replacing)
Replace Brick Veneer System:	$47.59	sq.ft. (Qty)		18 Required	$856.62	(total removal and replacement including pinning and shoring)
Other: Prep and Paint Gypsum Soffits	$5.25	sq.ft. (Qty)		1,484 Required	$7,791.00	Prepare and Paint Gypsum Soffits
Other: Replace Limestone Column Wrap	$5.25	sq.ft. (Qty)		192 Required	$1,008.00	Replace Deteriorated or Damaged Limestone Column Wraps at Base of Columns
Other: Scrape and Paint	$5.25	sq.ft. (Qty)		231 Required	$1,212.75	Scrape and paint exposed steel lintels and decorative steel elements.
Sum:			$137,928.92	$137,928.92		



Brick Veneer and Weep



Limestone Column Wrap

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There is no crawl space. There are no intermediate floors in this single story structure. There is a mechanical mezzanine between the Student Dining and Gymnasium with precast concrete plank type floor construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is steel deck on steel frame type construction, and is in good condition.

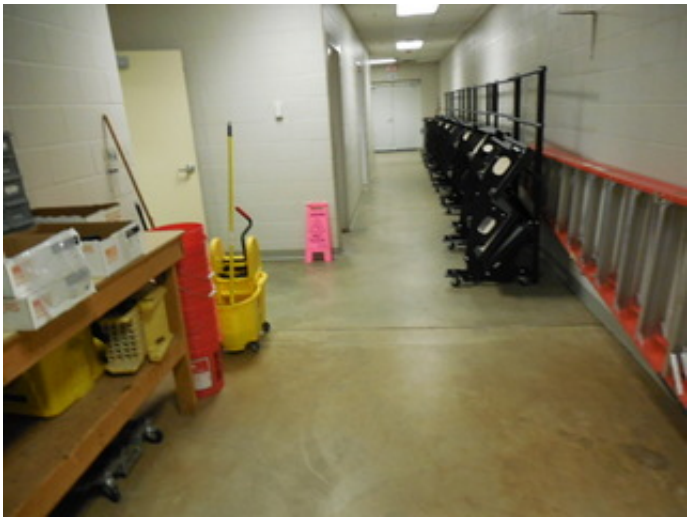
Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Metal Deck on Steel Joist Roof



Concrete Slab on Grade

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with carpet and rolled vinyl type flooring, acoustical tile and open metal deck type ceilings, as well as painted block, demountable, and accordion type wall finishes, and they are in fair condition. The overall facility has Corridors with rolled vinyl type flooring, acoustical tile and gypsum type ceilings, as well as painted block, demountable, and gypsum type wall finishes, and they are in fair condition. The overall facility has Restrooms with epoxy and VCT type flooring, gypsum type ceilings, as well as painted block and demountable type wall finishes, and they are in fair condition. Toilet partitions are plastic, and are in fair condition. Classroom casework in the overall facility is plastic laminate type construction with plastic laminate tops, is inadequately provided, and in fair condition. The typical Classroom contains 8 lineal feet of casework, and Classroom casework provided ranges from 6 to 16 feet. Classrooms are provided adequate markerboards and tackboards which are in fair condition. The Classroom storage cubbies, located in the Classrooms, are not adequately provided, and in fair condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is adequate. The facility is equipped with wood and metal louvered and non-louvered interior doors that are mostly recessed with proper ADA hardware and clearances, and in good to fair condition. The Gymnasium space has VCT 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 manually and electrically operated type, and are in good 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 Original Construction, has carpet type flooring, acoustical tile type ceilings, as well as demountable and painted block type wall finishes, and they are in fair condition. Student Dining, located in the Original Construction, has VCT type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in good to fair condition. Existing Gymnasium, Student Dining, Media Center, and Music spaces are not 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 good to fair 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 cooler and freezer are located within the Kitchen spaces, and are in good condition

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of louvered interior doors in poor condition. Provide for storage cubbies in Classrooms. Provide for replacement of demountable walls. Provide for new Gymnasium wall padding. Provide for urinal screens due to insufficient quantity. Provide for replacement of damaged gypsum at ceiling in a Corridor at the South end of the building.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Lockers:	$4.75	sq.ft. (of entire building addition)		Required	$285,627.00	(partial finish - elementary / cubbies per building area)
Urinal Screens	$786.81	per unit		8 Required	$6,294.48	
Repair Drywall:	$7.47	sq.ft. (Qty)		15 Required	$112.05	
Door, Frame, and Hardware:	$1,767.71	each		5 Required	$8,838.55	(non-ADA)
Remove Demountable Partitions / Install New GWB Partitions:	$12.23	sq.ft. (Qty)		2,420 Required	$29,596.60	(includes the demolition of the demountable partition, new partition with 5/8'' abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Gym wall padding	$16.87	sq.ft. (Qty)		370 Required	$6,241.90	SF of item
Sum:			$336,710.58	$336,710.58		



Damaged Gypsum at Ceiling in Corridor



Damaged Vinyl Floor

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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 multi level switching. Classroom fixtures are in fair condition, providing an average illumination of 34.5 FC, which is less than the 40 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in fluorescent fixtures with multi-level switching as well as recessed can type fixtures. Corridor fixtures are in good condition, providing an average illumination of 15 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 40 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 31 FC, thus complying with the 30 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 2x4 lay-in fluorescent fixture type lighting with multi level switching. Student Dining fixtures are in good condition, providing an average illumination of 25 FC, which is less than the 40 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 surface mounted fluorescent fixture type lighting with multi level switching. Kitchen fixtures are in good condition, providing an average illumination of 53 FC, thus complying with 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 2x4 lay-in fluorescent fixtures in 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 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 (1990) 60,132 ft²	Sum	Comments
Complete Building Lighting Replacement	$8.84	sq.ft. (of entire building addition)		Required	$531,566.88	Includes demo of existing fixtures
Sum:			$531,566.88	$531,566.88		



Typical Corridor And Main Entry Lighting



Typical Classroom Lighting

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L. Security Systems

Description: The overall facility contains a Habitec motion detector / CCTV / intrusion type security system in fair to good 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 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 playground is not currently enclosed with fencing. The playground is open to asphalt and grass / turf sports courts, adjacent parking lots, and abutting residential neighborhood. The exterior site lighting system is equipped with recessed and surface mounted HID high pressure sodium entry lights in poor to fair condition. Pedestrian walkways are illuminated with two (2) fixtures in poor to fair condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted fixtures. The exterior sight lighting provides inadequate illumination due to insufficient fixture capacity, sparse placement of fixtures, age and condition of fixtures.

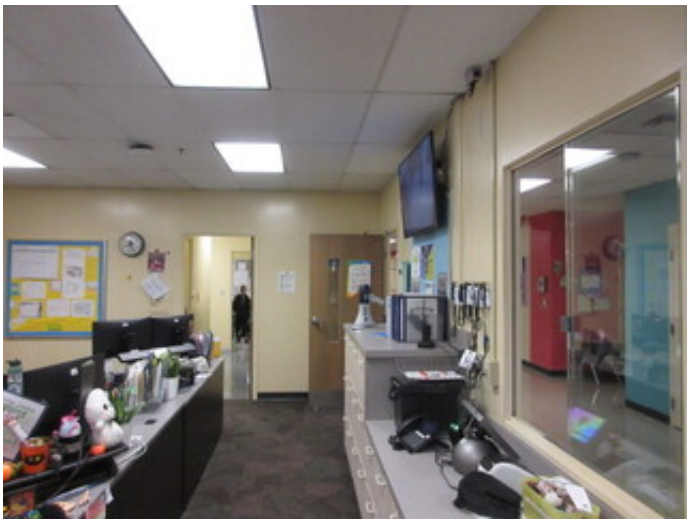
Rating: 2 Needs Repair

Recommendations: Provide partial security system upgrades, consisting of complete replacement of exterior site lighting, panic alarms, additional CCTV cameras for central gathering areas and main corridors to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Partial Security System Upgrade:	$1.84	sq.ft. (of entire building addition)		Required	$110,642.88	(complete, area of building)
Exterior Site Lighting:	$1.36	sq.ft. (of entire building addition)		Required	$81,779.52	(complete, area of building)
Sum:			$192,422.40	$192,422.40		



Vestibule With Security And Fire Panel



Main Office With Visitor Control And CCTV Monitor

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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, and the system is in fair condition. The facility is inadequately equipped with emergency egress floodlighting, and the system is in poor condition. The system is provided with appropriate battery back up or emergency generator. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

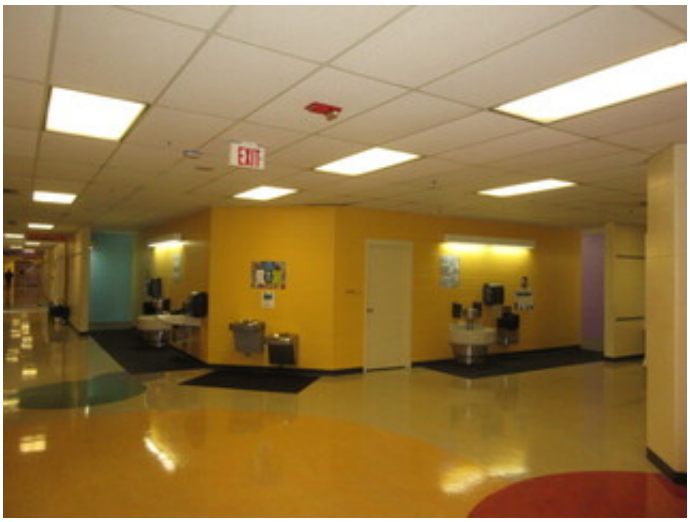
Rating: 2 Needs Repair

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 (1990) 60,132 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.36	sq.ft. (of entire building addition)		Required	$81,779.52	(complete, area of building)
Sum:			$81,779.52	$81,779.52		



Auxillary And Service Entries Lack Egress Lighting



Main Corridors Lack Egress Lighting

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N. Fire Alarm

Description: The overall facility is equipped with a Simplex 4602 series type fire alarm system installed in 1985, 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 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 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 manual pull stations, flow switches, tamper switches, and heat sensors. The system thus will not support future fire suppression systems. The system does 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 (1990) 60,132 ft²	Sum	Comments
Fire Alarm System:	$4.08	sq.ft. (of entire building addition)		Required	$245,338.56	(complete new system, including removal of existing)
Sum:			$245,338.56	$245,338.56		



Main Fire Alarm Panel In Administration Area



Horn And Strobe Devices In Corridors

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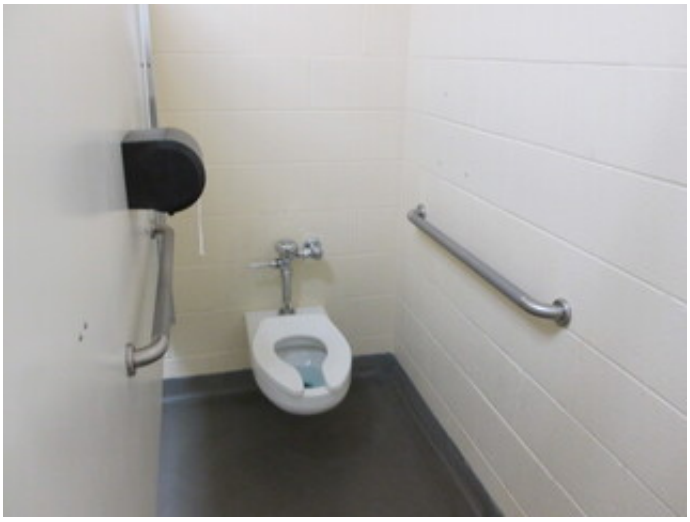
O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are 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 1 is provided, which is in fair condition. An additional power assist door is required at the back door to allow ADA access from the back parking lot which features ADA parking spots. 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. Elevation changes within the overall facility are facilitated by 1 non-compliant steps. Special provisions for floor level changes in this single story structure are not required. Access to the Stage is facilitated by steps which are in fair condition. Interior doors are recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. 15 ADA-compliant toilets are required, and 0 are currently provided. 15 ADA-compliant Restroom lavatories are required, and 2 are currently provided. 5 ADA-compliant urinals are required, and 4 are currently provided. 4 ADA-compliant electric water coolers are required, and 3 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 and Special Education Restrooms are not compliant with ADA requirements due to clearances and mounting heights. ADA signage is not provided on both the interior and the exterior of the building.

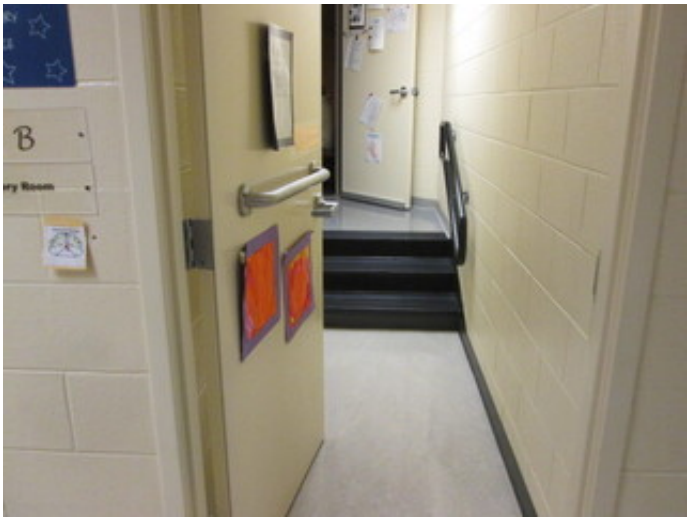
Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, 1 power assist door opener, 1 ramp, 4 electric water coolers, 15 toilets, 13 sinks, 1 urinals, toilet partitions, toilet accessories and 14 exterior door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Provide replacement of 1 power assist door, 2 toilets, 4 urinals and 3 electric water coolers. Provide for the remounting of restroom mirrors.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Handicapped Hardware:	$475.93	set		14 Required	$6,663.02	(includes installation / hardware only)
Signage:	$0.27	sq.ft. (of entire building addition)		Required	$16,235.64	(per building area)
Ramps:	$54.40	sq.ft. (Qty)		30 Required	$1,632.00	(per ramp/interior-exterior complete)
Electric Water Coolers:	$2,447.61	unit		3 Required	$7,342.83	(replacement double ADA)
Electric Water Coolers:	$4,079.35	unit		4 Required	$16,317.40	(new double ADA)
Toilet/Urinals/Sinks:	$5,167.18	unit		29 Required	$149,848.22	(new ADA)
Toilet/Urinals/Sinks:	$2,039.68	unit		6 Required	$12,238.08	(replacement ADA)
Toilet Partitions:	$1,686.02	stall		4 Required	$6,744.08	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$10,198.39	unit		2 Required	$20,396.78	(openers, electrical, patching, etc)
Remount Restroom Mirrors to Handicapped Height:	$387.54	per restroom		12 Required	$4,650.48	
Provide Toilet Accessories:	$1,359.78	per restroom		15 Required	$20,396.70	
Sum:			$262,465.23	$262,465.23		



Typical Restroom Fixture



Stage Access

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P. Site Condition

Description: The 12.12 acre flat site is located in suburban residential setting with moderate tree and shrub type landscaping. Outbuildings include a shelter house and a few small storage sheds. There is some apparent problems with erosion at the edge of sidewalks and a parking lot near the front entrance on the East side of the site. There are no apparent problems with ponding. The site is bordered by lightly traveled city streets to the West, East, and South and a heavily traveled Interstate to the North. A single entrance onto the site impedes proper separation of bus and other vehicular traffic, and one way bus traffic is provided. A bus loop is provided for student loading and unloading. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 111 parking places, 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 fair to 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 condition, and is equipped with a concrete pad area for dumpsters, which is in poor condition. There is fencing separating the school site from the adjacent residential properties and Interstate but there is no fencing to secure the site or playground. The playground equipment is primarily constructed of metal and high density plastic, and is in good condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch surface of sufficient depth. Hard surface play areas with multiple basketball courts, four square, and gaga ball being provided on an asphalt surface in good condition. The site and playground area is equipped with picnic tables and benches in good to fair condition. The athletic facilities are comprised of baseball and soccer fields, and are in fair condition. 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 stabilization of erosion.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
New Asphalt Paving (light duty):	$35.10	sq. yard		7,700 Required	$270,270.00	
Concrete Curb:	$43.52	ln.ft.		2,500 Required	$108,800.00	(new)
Concrete Sidewalk:	$10.20	sq.ft. (Qty)		1,025 Required	$10,455.00	(5 inch exterior slab)
Stabilize soil erosion:	$3.39	sq.ft. (Qty)		75 Required	$254.25	(includes stripping and re-grading)
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	$90,198.00	Include this one **or** the next. (Each addition should have this item)
Sum:			$529,977.25	$529,977.25		



Erosion at Sidewalk



Cracked Asphalt Parking Lot

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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 or noted during the physical assessment.

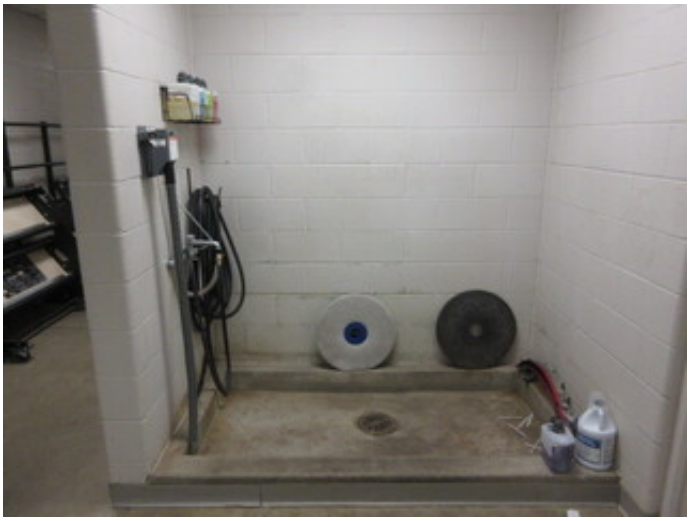
Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Sum:			$0.00	$0.00		



Floor Drains In Mechanical Room



Main Custodial Dump Basin

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R. Water Supply

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

Rating: 2 Needs Repair

Recommendations: Provide for Water Quality Testing.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Water Quality Test	$659.07	allowance		Required	$659.07	(includes 2 tests)
Sum:			$659.07	$659.07		



Existing Water Meter



Existing Fire Riser

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum insulated panel type construction, installed on aluminum frames, and in fair condition. Typical exterior doors feature no vision panels, and appropriate hardware. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed tempered glass vision panels, transoms, sidelights, and appropriate hardware. The facility is equipped with one roof access door, in fair condition. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors due to age, condition, and to comply with Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$3,399.46	per leaf		30 Required	$101,983.80	(includes removal of existing)
Sum:			$101,983.80	$101,983.80		



Typical Entry Doors



Typical Exterior Doors

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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. No hazardous materials were noted in the report or observed on site at Bluffview Elementary School.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Sum:			$0.00	$0.00		

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U. Life Safety

Description: The overall facility is equipped with a compliant automated fire suppression system in good condition. Exit Corridors are situated such that dead-end Corridors are not present. Stair towers and guardrails are not present in this single story structure. The facility does not have any exterior stairways from intermediate floors. 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. The facility is equipped with an emergency generator. The emergency generator is a diesel type unit, is located outside the building, which currently supports the illuminated exit signs, emergency egress floodlighting, recessed fluorescent emergency lighting, fire pump and fire alarm system. The emergency generator is in poor condition and appears to not provide adequate capacity for the future needs of the school. The existing water supply is provided by a tie-in to the municipal system and is sufficient 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 emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide Stage handrails on both the Cafeteria side and the Gym side.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
Generator (building size ≥ 71,945 and ≤ 139,410 SF) base allowance:	$76,866.86	unit		1 Required	$76,866.86	(Select 1 for entire building AND select the ''SF allowance'' item for each addition. Includes switch gear, fence and pad/day tank, life safety only)
Stage handrails	$2,248.03	each		4 Required	$8,992.12	
Sum:			$85,858.98	$85,858.98		



Emergency Generator



Stage

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V. Loose Furnishings

Description: The typical Classroom furniture is mostly of consistent design, and in generally good to fair condition, consisting of student desks & chairs, teacher desks & chairs, full height and desk height file cabinets, reading tables, bookcases, mobile storage carts, 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 8 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 outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1990) 60,132 ft²	Sum	Comments
CEFPI Rating 8	$3.39	sq.ft. (of entire building addition)		Required	$203,847.48	
Sum:			$203,847.48	$203,847.48		



Furniture in Good Condition



Furniture in Fair Condition

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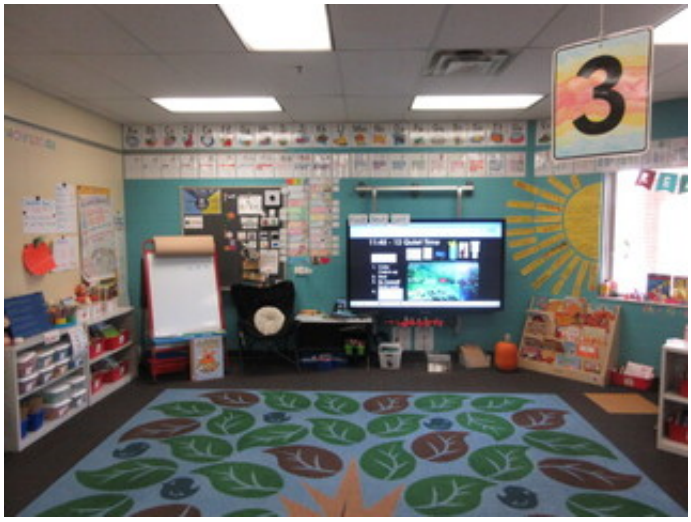
W. Technology

Description: The typical Classroom is equipped with three (3) 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 (1) 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. There are no elevators. 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 (1990) 60,132 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	$16.31	sq.ft. (Qty)		60,132 Required	$980,752.92	
Sum:			$980,752.92	$980,752.92		



Typical Classroom Technology Setup



Mobile Technology Carts Provided Throughout

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$11,966,503.09
7.00%	Construction Contingency	$837,655.22
Subtotal		$12,804,158.31
16.29%	Non-Construction Costs	$2,085,797.39
Total Project		**$14,889,955.69**

Construction Contingency	$837,655.22
Non-Construction Costs	$2,085,797.39
Total for X.	**$2,923,452.60**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$3,841.25
Soil Borings / Phase I Envir. Report	0.10%	$12,804.16
Agency Approval Fees (Bldg. Code)	0.25%	$32,010.40
Construction Testing	0.40%	$51,216.63
Printing - Bid Documents	0.15%	$19,206.24
Advertising for Bids	0.02%	$2,560.83
Builder's Risk Insurance	0.12%	$15,364.99
Design Professional's Compensation	7.50%	$960,311.87
CM Compensation	6.00%	$768,249.50
Commissioning	0.60%	$76,824.95
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$143,406.57
Total Non-Construction Costs	**16.29%**	**$2,085,797.39**

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School Facility Appraisal - Worthington City

Name of Appraiser	Julie Apt	**Date of Appraisal**	2025-10-23
Building Name	Bluffsview Elementary School		
Street Address	7111 Linworth Road		
City/Town, State, Zip Code	Columbus, 43235		
Telephone Number(s)	614-450-5400		
School District	Worthington City		

Setting: Suburban

Site-Acreage	12.12	Building Square Footage	60,132
Grades Housed	K-5	Student Capacity	481
Number of Teaching Stations	19	Number of Floors	1
Student Enrollment	427		
Dates of Construction	1990		

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

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

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Suitability Appraisal of **1.0 The School Site** for Bluffsview Elementary School 112128 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	*10*
The site is 12.12 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	*4*
The site is adjacent to residential uses, but there is a major Interstate 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	*7*
Playground areas consist of metal and high density type play equipment, which is in good 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 not 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 to provided positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
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	*4*
Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt pavement in fair to poor condition.		
TOTAL - 1.0 The School Site	100	*72*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Bluffsview Elementary School 112128 FINAL

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*6*
Entire building meets all ADA requirements except Restrooms, Stage access, signage, some exterior doors and power assist door.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*6*
The roofs over the entire building require replacement.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
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	*7*
Exterior and interior walls are in good to fair condition, have sufficient control and expansion joints, and are free from excessive 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	*7*
Building envelope meets minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*10*
The building was constructed in 1985 and is reported to be free of asbestos.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*10*
Flexible partition walls have been provided between Classrooms and allow for a variety of class sizes.		

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	*14*
Internal water supply is adequate for current and future facility 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 do not all 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	*6*
Drainage systems exhibit some signs of past leakage and repairs.		

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	*147*

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Suitability Appraisal of **3.0 Plant Maintainability** for Bluffsview Elementary School 112128 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 VCT, carpet, epoxy, sealed concrete, and rolled vinyl, 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*
Painted block is easily cleaned and resistant to stain. Acoustical tile ceilings are not easily cleaned or resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*6*
Casework is plastic laminate type construction with plastic laminate tops, is well constructed and in fair condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*8*
Door hardware is consistent throughout the facility, and meets ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*6*
Fixtures are wall mounted and are of fair quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*10*
Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
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	*76*

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Suitability Appraisal of **4.0 Building Safety and Security** for Bluffsview Elementary School 112128 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	*11*
Student loading is mostly separated from vehicular traffic and pedestrian walkways.		
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	*3*
Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.		
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 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	*20*
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	*15*
The overall facility is one story without stairways.		
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	*3*
Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.		
4.10 **Classroom doors** are recessed and open outward	10	*8*
Classroom doors are mostly 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	*4*
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	*5*
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*
The overall facility is one story without stairways.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*4*
Glass at door transoms and sidelights is 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.

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

Corridor/building layout provides an efficient means of circulation throughout the building.

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*10*

The facility is fully 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 metal deck. Interior walls are masonry, metal studs with drywall, or demountable partitions.

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, and is provided with visual indicating devices in all required areas.

TOTAL - 4.0 Building Safety and Security	200	*166*

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Suitability Appraisal of **5.0 Educational Adequacy** for Bluffsview Elementary School 112128 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 880 SF compared to 900 SF required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*12*
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	*10*
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	*8*
Classrooms are large enough to allow privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*4*
Storage cubbies are not adequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*4*
Casework is not adequately provided for storage of teacher materials.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*12*
One Special Education Classroom is 786 SF and the other is 435 SF compared to 900 SF recommended in the OSDM.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*7*
One of the two Special Education Classrooms is properly designed to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*10*
The Media Center is 2,789 SF compared to 1,281 SF recommended in the OSDM.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*5*
The Gymnasium is 4,160 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	*8*
Kindergarten spaces are slightly undersized, but are provided with required equipment.		
5.12 **Music Program** is provided adequate sound treated space	5	*3*
The Music Room is 1,217 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	*5*
The Art Room is 1,365 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	*3*
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	*5*

Work rooms are provided adjacent to the Classrooms for small groups and 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	*6*

The Teacher's Lounge is 430 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	*4*

The Student Dining space is 1,878 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1,243 SF compared to 1,494 SF recommended in the OSDM.

5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*3*

Administrative Offices are not adequately provided for Elementary School students.

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

The Counselor's Office spaces total approximately 475 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 306 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 465 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 1,315 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	*149*

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Suitability Appraisal of **6.0 Environment for Education** for Bluffsview Elementary School 112128 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	*8*
The site is moderately landscaped with mature shade trees and shrubs which define the property and emphasize the building entrance.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*7*
The site is adjacent to residential and commercial uses, but there are no undesirable features adjacent to the School site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the School is partially sheltered. Other exits are partially sheltered from sun and inclement weather.		
6.5 **Building materials** provide attractive color and texture	5	*4*
Exterior building materials consist of brick and stone, which does provide an attractive color and texture. Interior building materials consist of painted block, drywall, and demountable partitions 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	*16*
The color palette is comprised of achromatic hues with accent colors of more saturated hues. School colors are reflected in the athletic areas. The use of repeated colors and materials gives the building some unity and a sense of 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	*14*
The ventilating systems provide the required volume 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 in some areas.		
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	*8*
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	*8*
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	*8*
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. No acoustical treatment has been provided in the Music Room.

6.16 **Window design** contributes to a pleasant environment	10	*8*
The windows are fairly well designed to contribute to a pleasant environment.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*8*
Classroom furniture is mostly consistent in design and in good to fair condition.		
TOTAL - 6.0 Environment for Education	200	*160*

LEED Observation Notes

School District:	Worthington City
County:	Franklin
School District IRN:	45138
Building:	Bluffsview Elementary School
Building IRN:	112128

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 within and surrounded by a residential neighborhood on three sides and a highway on one side. There is opportunity for horizontal as well as vertical expansion of the existing facility given reorganization of site features such as sports fields and parking areas.

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 does utilize a solar array to an extent, but additional arrays could supplement the main heating system.

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 interior space of the existing facility appears to be efficiently laid out with minimal room for an upgraded interior program. Future development may include horizontal or vertical expansion. The sites proximity to central Ohio is a prime opportunity to locate and utilize locally sourced building materials. There is also potential for locating facilities within a LEED approved radius for construction materials. The existing facility demonstrates similar design and construction methods to other schools within the district, uniformity in design amongst facilities can mitigate excess resources during renovation and construction.

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)

Daylighting strategies are utilized within the existing facility. Most classrooms, not all, have fenestration that allow for an outside view. The existing HVAC system, while functional, is aging and would require maintenance or replacement. An efficient HVAC system with optimal ventilation would ultimately increase IEQ and create a desirable environment for the students. Classrooms are compartmentalized with demountable partitions where some rooms are not fully enclosed, this can increase thermal inefficiency and noise pollution from adjoining teaching areas.

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 existing facility demonstrates uniformity and similarities in design amongst other schools in the district, creating a sense of place for students and faculty while holding a higher standard for educational facilities in the district.

Justification for Allocation of Points - Worthington City

Building Name and Level: **Bluffsview 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. Domestic water service and fire suppression appear to stem off of the same city supply line.
2. The existing facility utilizes fluorescent type lighting fixtures.
3. Classrooms utilizing demountable partitions to compartmentalize their spaces are, in some cases, not fully enclosed which can create thermal irregularities between independent spaces as well as creating opportunity for sound pollution from adjacent teaching areas.
4. The existing stage is closed off and not used as a stage
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Worthington City
Facility:	Bluffsview Elementary School
Date of Initial Assessment:	Oct 23, 2025
Date of Assessment Update:	Apr 13, 2026
Cost Set:	2025

District IRN:	45138
Building IRN:	112128
Firm:	Thomas Porter Architects

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1990 Original Construction	60,132	$0.00	$0.00
Total	60,132	$0.00	$0.00
Total with Regional Cost Factor (100.00%)	—	$0.00	$0.00
Regional Total with Soft Costs & Contingency	—	$0.00	$0.00