Building Information - Worthington City (45138) - Brookside Elementary

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Brookside Elementary School 3822 FINAL
Assessment Date (on-site; non-EEA)	2025-10-22
Kitchen Type	Warming Kitchen
Cost Set:	2025
Building Name	Brookside Elementary
Building IRN	3822
Building Address	6700 McVey Boulevard
Building City	Columbus
Building Zipcode	43235
Building Phone	(614) 450-5300
Acreage	13.43
Current Grades:	K-5
Teaching Stations	27
Number of Floors	1
Student Capacity	415
Current Enrollment	311
Enrollment Date	2025-08-04

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

Number of Classrooms	25
Historical Register	**NO**
Building's Principal	Ms. Jenny Wielinski
Building Type	Elementary

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Building Pictures - Worthington City(45138) - Brookside Elementary(3822)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

51,820 Total Existing Square Footage
1964,1967,1988 Building Dates
K-5 Grades
311 Current Enrollment
27 Teaching Stations
13.43 Site Acreage

Brookside Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1964, is a 1 story, 51,820 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and utilizes one modular building. The structure of the overall facility contains brick veneer on load bearing masonry type exterior wall construction, with painted block and glazed block type wall construction in the interior. The floor system of the base floor of the overall facility consists of concrete slab on grade type construction. The roof structure of the Original Construction and 1967 Addition is deep preformed metal deck on steel framing type construction. The roof structure of the 1988 Addition is metal deck on steel joist type construction. The roofing system of the overall facility is a ballasted and standing seam metal roof system installed over 10 years ago. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are mostly 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 inadequate. The facility is equipped with a non-compliant security system. The building has a compliant automatic fire alarm system. The facility is not equipped with a compliant automated fire suppression system. The building is reported to contain asbestos. The overall building is mostly compliant with ADA accessibility requirements. The school is located on a 13.43 acre site adjacent to residential properties. The property is not fenced for security. Playgrounds are fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

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Building Construction Information - Worthington City (45138) - Brookside Elementary (3822)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1964	no	1	33,220	no	no
Classroom Addition	1967	no	1	10,623	no	no
Gymnasium Addition	1988	no	1	7,977	no	no

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Building Component Information - Worthington City (45138) - Brookside Elementary (3822)

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 (1964)		5210			1615		2821	1268						
Classroom Addition (1967)		1572												
Gymnasium Addition (1988)		897		4122										
Total	0	7,679	0	4,122	1,615	0	2,821	1,268	0	0	0	0	0	0

Master Planning Considerations	Due to adjacent existing neighborhoods to the West of the building and a bus loop near the entrance at the South end of the building, expansion is not recommended to those sides of the building. Expansion to the East side of the building would require the relocation of a driveway and parking lot to the Northeast of the building. This parking lot could be moved farther to the Northeast but would encroach on an existing multipurpose field.

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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 - Brookside Elementary (3822)

District:	Worthington City	**County:**	Franklin **Area:** Central Ohio (0)
Name:	Brookside Elementary	**Contact:**	Ms. Jenny Wielinski
Address:	6700 McVey Boulevard Columbus,OH 43235	**Phone:**	(614) 450-5300
		Date Prepared:	2025-10-22 **By:** Julie Apt
Bldg. IRN:	3822	**Date Revised:**	2026-04-13 **By:** Julie Apt

Current Grades	K-5	Acreage:	13.43
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	311	Classrooms:	25
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1964	no	1	33,220
Classroom Addition	1967	no	1	10,623
Gymnasium Addition	1988	no	1	7,977
Total				**51,820**

*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	$2,959,440.20	-
	B.	Roofing	3	$1,329,923.01	-
	C.	Ventilation / Air Conditioning	2	$6,798.92	-
	D.	Electrical Systems	3	$2,026,162.00	-
	E.	Plumbing and Fixtures	3	$453,700.30	-
	F.	Windows	3	$267,967.32	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$205,994.13	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$2,534,964.38	-
	K.	Interior Lighting	3	$458,088.80	-
	L.	Security Systems	2	$315,824.00	-
	M.	Emergency/Egress Lighting	3	$70,475.20	-
	N.	Fire Alarm	3	$211,425.60	-
	O.	Handicapped Access	3	$230,114.11	-
	P.	Site Condition	3	$519,822.28	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	3	$28,759.77	-
	S.	Exterior Doors	3	$105,383.26	-
	T.	Hazardous Material	3	$59,963.31	-
	U.	Life Safety	3	$405,842.18	-
	V.	Loose Furnishings	3	$387,095.40	-
	W.	Technology	3	$839,002.71	-
-	X.	Construction Contingency / Non-Construction Cost	-	$3,277,751.51	-
Total				$16,694,498.39	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	87	87%	Satisfactory
2.0 Structural and Mechanical Features	200	125	63%	Borderline
3.0 Plant Maintainability	100	70	70%	Satisfactory
4.0 Building Safety and Security	200	156	78%	Satisfactory
5.0 Educational Adequacy	200	143	72%	Satisfactory
6.0 Environment for Education	200	154	77%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	735	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$16,694,498.39

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

Supporting Documents
Brookside_Drawing Binder.pdf (view) 2026-01-15 11:38:59 (3.7 MB) //

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Original Construction (1964) Summary

District:	Worthington City	**County:** Franklin	**Area:** Central Ohio (0)
Name:	Brookside Elementary	**Contact:** Ms. Jenny Wielinski	
Address:	6700 McVey Boulevard	**Phone:** (614) 450-5300	
	Columbus,OH 43235	**Date Prepared:** 2025-10-22	**By:** Julie Apt
Bldg. IRN:	3822	**Date Revised:** 2026-04-13	**By:** Julie Apt

Current Grades	K-5	Acreage:	13.43
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	311	Classrooms:	25
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1964**	**no**	**1**	**33,220**
Classroom Addition	1967	no	1	10,623
Gymnasium Addition	1988	no	1	7,977
Total				**51,820**

*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	$1,897,194.20	-
	B.	Roofing	3	$875,201.87	-
	C.	Ventilation / Air Conditioning	2	$6,798.92	-
	D.	Electrical Systems	3	$1,298,902.00	-
	E.	Plumbing and Fixtures	3	$327,912.24	-
	F.	Windows	3	$175,887.88	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$95,137.27	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$1,616,670.03	-
	K.	Interior Lighting	3	$293,664.80	-
	L.	Security Systems	2	$256,304.00	-
	M.	Emergency/Egress Lighting	3	$45,179.20	-
	N.	Fire Alarm	3	$135,537.60	-
	O.	Handicapped Access	3	$176,038.20	-
	P.	Site Condition	3	$99,830.00	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	3	$28,759.77	-
	S.	Exterior Doors	3	$44,192.98	-
	T.	Hazardous Material	3	$59,963.31	-
	U.	Life Safety	3	$308,816.18	-
	V.	Loose Furnishings	3	$248,153.40	-
	W.	Technology	3	$552,827.45	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,087,073.52	-
Total				$10,630,044.82	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	87	87%	Satisfactory
2.0 Structural and Mechanical Features	200	125	63%	Borderline
3.0 Plant Maintainability	100	70	70%	Satisfactory
4.0 Building Safety and Security	200	156	78%	Satisfactory
5.0 Educational Adequacy	200	143	72%	Satisfactory
6.0 Environment for Education	200	154	77%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	735	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$10,630,044.82

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

Classroom Addition (1967) Summary

District:	Worthington City	**County:** Franklin	**Area:** Central Ohio (0)
Name:	Brookside Elementary	**Contact:** Ms. Jenny Wielinski	
Address:	6700 McVey Boulevard	**Phone:** (614) 450-5300	
	Columbus,OH 43235	**Date Prepared:** 2025-10-22	**By:** Julie Apt
Bldg. IRN:	3822	**Date Revised:** 2026-04-13	**By:** Julie Apt

Current Grades	K-5	Acreage:	13.43
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	311	Classrooms:	25
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1964	no	1	33,220
Classroom Addition	**1967**	**no**	**1**	**10,623**
Gymnasium Addition	1988	no	1	7,977
Total				**51,820**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	87	87%	Satisfactory
2.0 Structural and Mechanical Features	200	125	63%	Borderline
3.0 Plant Maintainability	100	70	70%	Satisfactory
4.0 Building Safety and Security	200	156	78%	Satisfactory
5.0 Educational Adequacy	200	143	72%	Satisfactory
6.0 Environment for Education	200	154	77%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	735	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$3,574,967.80

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

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$606,679.53	-
B.	Roofing	3	$236,902.22	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$415,359.30	-
E.	Plumbing and Fixtures	3	$72,859.25	-
F.	Windows	3	$85,815.93	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$45,637.85	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$489,990.84	-
K.	Interior Lighting	3	$93,907.32	-
L.	Security Systems	2	$33,993.60	-
M.	Emergency/Egress Lighting	3	$14,447.28	-
N.	Fire Alarm	3	$43,341.84	-
O.	Handicapped Access	3	$3,820.07	-
P.	Site Condition	3	$419,992.28	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**3**	**$0.00**	-
S.	Exterior Doors	3	$20,396.76	-
T.	**Hazardous Material**	**3**	**$0.00**	-
U.	Life Safety	3	$56,343.30	-
V.	Loose Furnishings	3	$79,353.81	-
W.	Technology	3	$154,227.36	-
X.	Construction Contingency / Non-Construction Cost	-	$701,899.26	-
Total			$3,574,967.80	

Gymnasium Addition (1988) Summary

District:	Worthington City	**County:** Franklin	**Area:** Central Ohio (0)
Name:	Brookside Elementary	**Contact:** Ms. Jenny Wielinski	
Address:	6700 McVey Boulevard	**Phone:** (614) 450-5300	
	Columbus,OH 43235	**Date Prepared:** 2025-10-22	**By:** Julie Apt
Bldg. IRN:	3822	**Date Revised:** 2026-04-13	**By:** Julie Apt

Current Grades	K-5	Acreage:	13.43
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	311	Classrooms:	25
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1964	no	1	33,220
Classroom Addition	1967	no	1	10,623
Gymnasium Addition	**1988**	**no**	**1**	**7,977**
Total				**51,820**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	87	87%	Satisfactory
2.0 Structural and Mechanical Features	200	125	63%	Borderline
3.0 Plant Maintainability	100	70	70%	Satisfactory
4.0 Building Safety and Security	200	156	78%	Satisfactory
5.0 Educational Adequacy	200	143	72%	Satisfactory
6.0 Environment for Education	200	154	77%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	735	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$2,489,485.77

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

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$455,566.47	-
B.	Roofing	3	$217,818.92	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$311,900.70	-
E.	Plumbing and Fixtures	3	$52,928.81	-
F.	Windows	3	$6,263.51	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$65,219.01	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$428,303.51	-
K.	Interior Lighting	3	$70,516.68	-
L.	Security Systems	2	$25,526.40	-
M.	Emergency/Egress Lighting	3	$10,848.72	-
N.	Fire Alarm	3	$32,546.16	-
O.	Handicapped Access	3	$50,255.84	-
P.	**Site Condition**	**3**	**$0.00**	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**3**	**$0.00**	-
S.	Exterior Doors	3	$40,793.52	-
T.	**Hazardous Material**	**3**	**$0.00**	-
U.	Life Safety	3	$40,682.70	-
V.	Loose Furnishings	3	$59,588.19	-
W.	Technology	3	$131,947.90	-
X.	Construction Contingency / Non-Construction Cost	-	$488,778.73	-
Total			$2,489,485.77	

A. Heating System

Description: The existing system for the 1964 Original Construction is a natural gas fired heated water type boiler system, installed in 1964 with upgrades to the boilers in 2009 and 2016, and is in fair to good condition. The existing system for the 1967 and 1988 Additions are an extension of that found in the 1964 Original Construction. 2-pipe vs. 4-pipe designation is not applicable in this facility, as no central air conditioning is provided. The overall facility is served by 5 rooftop units, which were installed in 1988 and are in poor to fair condition. The overall facility is equipped with two (2) fire tube boilers, manufactured by Thermal Solutions, were installed in 2016 and are in good condition as well as one (1) water tube boiler, manufactured by Bryan Boilers. Heating water / Heated air is distributed to terminal units consisting of unit ventilators, unit heaters, and air handlers. The terminal equipment was installed in 1964 and is in poor to fair condition. The system does not 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 1964 and are in poor condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is minimally equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. Onsite observations and age of system indicated non-compliance with current SMACNA, UL, NAIMA, NFPA, and ASHRAE ductwork requirements. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The existing overall heating system is not compliant with LEED requirements. The structure is not 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.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
HVAC System Replacement:	$57.11	sq.ft. (of entire building addition)		Required	Required	Required	$2,959,440.20	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Sum:			$2,959,440.20	$1,897,194.20	$606,679.53	$455,566.47		



Thermal Solutions Boilers In Mechanical Room



Bryan Boiler In Mechanical Room

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is a ballasted and standing seam metal roof system that was installed over ten years ago and is in fair to poor condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatches and access ladders that are in good to poor condition. Fall safety protection cages are not required and are not provided. There were no observations of standing water on the roof. Metal cap flashings and stone copings are in fair to poor condition. Roof storm drainage is addressed through a system of gutters and downspouts and roof drains, which are properly located, and in poor condition. Downspout boots are a component of the drainage systems and are in fair condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition and age of system, replace ballasted roof system with a membrane roof system. Provide replacement of all roof drains. Provide overflow roof drains on the overall facility. Provide replacement of gutters and downspouts. Provide replacement of downspout boots. The metal cap flashing on the overall facility require replacement due to condition. Provide replacement of roof access hatch and ladder in the 1964 Original Construction.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Membrane (all types / fully adhered):	$21.01	sq.ft. (Qty)		33,895 Required	9,456 Required	6,812 Required	$1,053,924.63	(unless under 10,000 sq.ft.)
Standing Metal Seam:	$26.15	sq.ft. (Qty)		1,061 Required		660 Required	$45,004.15	
Repair/replace cap flashing and coping:	$25.02	ln.ft.		1,101 Required	615 Required	436 Required	$53,843.04	
Gutters/Downspouts	$22.48	ln.ft.		47 Required		164 Required	$4,743.28	
Remove/replace existing roof Drains and Sump:	$1,631.74	each		18 Required	4 Required	4 Required	$42,425.24	
Overflow Roof Drains and Piping:	$4,079.35	each		18 Required	4 Required	4 Required	$106,063.10	
Roof Access Hatch:	$2,719.57	each		1 Required			$2,719.57	(remove and replace)
Other: Downspout Boots	$5,000.00	each				4 Required	$20,000.00	(remove and replace)
Other: Roof Access Ladder	$100.00	ln.ft.		12 Required			$1,200.00	(remove and replace)
Sum:			$1,329,923.01	$875,201.87	$236,902.22	$217,818.92		



Standing Seam Metal Roof



Ballasted Roof

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Isolated room systems consisting of ductless mini split and VAV units are provided in IT Infrastructure Spaces, Music rooms, and Staff Work & Break rooms, as well as two (2) Arcoaire air conditioning units, in poor condition, are provided adjacent to the Mechanical room. Isolated room systems consisting of wall mount units are also provided for Modular Classrooms. Compliant specialized air conditioning systems are provided for computer / technology infrastructure rooms. The ventilation system in the overall facility consists of unit ventilators and air handlers installed in 1964 and in poor to fair condition, providing fresh air to Classrooms, and air handlers, installed in 1964 and 1988 providing fresh air to other miscellaneous spaces such as Gymnasiums and Student Dining. Relief air venting is provided by ceiling plenums, central relief fans and transfer grilles to Corridors. The ventilation system does not appear to meet the Ohio Building Code of 15 CFM per occupant fresh air requirements. The overall system is not 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.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Kiln Exhaust System:	$6,798.92	each		1 Required			$6,798.92	
Sum:			$6,798.92	$6,798.92	$0.00	$0.00		



Arcoaire Units Outside Mechanical Room



Unit Ventilator In Classrooms

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 480/277 volt, 600 amp, 3 phase 4 wire system installed in 1964, and is in poor condition. Power is provided to the school by six utility owned, pole-mounted transformers located adjacent to the Gymnasium and Playground and in fair condition. The panel system, installed in 1964, is not 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 7 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 9 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 not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are minimally provided around the perimeter of the building. The facility is not equipped with a suitable emergency generator. Adequate lightning protection safeguards are 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, Classroom capacity, to accommodate the addition of an air conditioning system, and lack of OSDM-required features.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
System Replacement:	$39.10	sq.ft. (of entire building addition)		Required	Required	Required	$2,026,162.00	(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:			$2,026,162.00	$1,298,902.00	$415,359.30	$311,900.70		



Pole Mounted Transformers



Original Electrical Switch Board

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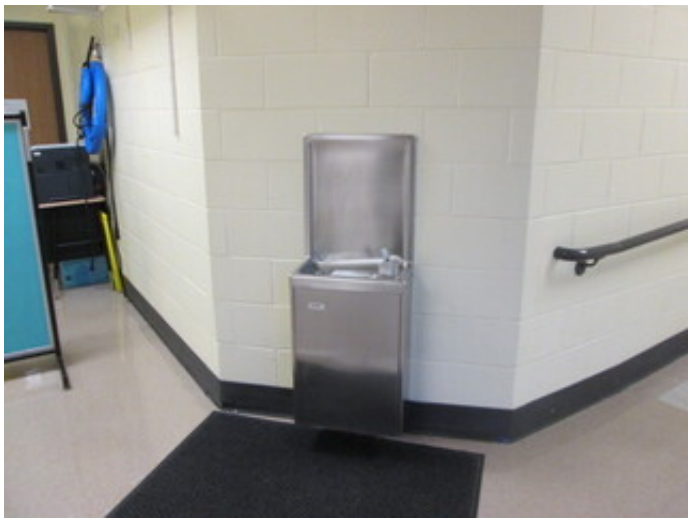
E. Plumbing and Fixtures

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 a 119 gallon gas water heater in good condition. The 1964 Original Construction contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 1 Restroom associated with specialty Classrooms, and 3 Restrooms for staff. Boys' Large Group Restrooms contain a total of 0 ADA and 4 non-ADA wall mounted flush valve toilets, 4 ADA and 5 non-ADA wall mounted flush valve urinals, as well as 0 ADA and 6 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain a total of 0 ADA and 8 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 8 non-ADA wall mounted lavatories. Staff Restrooms contain a total of 0 ADA and 4 non-ADA wall mounted flush valve toilets, 0 ADA and 1 non-ADA wall mounted urinal, as well as 0 ADA and 2 non-ADA wall mounted lavatories. Condition of fixtures is fair to poor. The 1988 Addition contains 0 Large Group Restrooms for boys, 0 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 1 Restroom associated with specialty Classrooms, and 2 Restrooms for staff. Staff Restrooms contain a total of 1 ADA and 1 non-ADA wall mounted flush valve toilets, 0 ADA and 0 non-ADA wall mounted urinals, as well as 1 ADA and 1 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 0 ADA and 3 non-ADA drinking fountains, as well as 3 ADA and 0 non-ADA electric water coolers, in fair to poor condition. The 24 Elementary Classrooms are equipped with 0 ADA and 19 non-ADA sink mounted type drinking fountains, in fair to poor condition. The facility is equipped with 2 properly equipped electric water cooler / water bottle filling stations, which are 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 poor 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 1 single compartment sink, 1 double compartment sink, 1 triple compartment sink and 1 disposal, which are in good condition. The Kitchen is equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a 119 gallon natural gas type water heater, which is in good condition. The school does not meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with 14 toilets, 4 urinals, 14 lavatories, 24 Classroom sink mounted drinking fountains, and 3 electric water coolers. Observations revealed that the school is currently equipped with 24 toilets, 10 urinals, 22 lavatories, 19 Classroom sink mounted drinking fountains, and 3 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 to poor condition. Art Classrooms are not 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 copper 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 5 new lavatory mounted type drinking fountains and 3 new electric water coolers. Due to age, condition, LEED, and OFCC requirements, provide 21 new toilets, 19 new lavatories, 6 new urinals, 3 new electric water coolers and 19 new lavatory mounted type drinking fountains. See Item O for replacement of fixtures related to ADA requirements. Replace sanitary waste piping in the overall facility due to age. Provide replacement of all Custodial Closet sinks. Provide a solids interceptor in the Art Classroom.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Sanitary Waste Piping:	$4.75	sq.ft. (of entire building addition)		Required	Required	Required	$246,145.00	(remove / replace)
Toilet:	$2,039.68	unit		20 Required		1 Required	$42,833.28	(remove / replace) See Item O
Urinal:	$2,039.68	unit		6 Required			$12,238.08	(remove / replace)
Sink:	$2,039.68	unit		18 Required		1 Required	$38,753.92	(remove / replace)
Electric water cooler:	$4,079.35	unit		4 Required		2 Required	$24,476.10	(double ADA)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Utility Sink	$3,263.48	unit		4 Required			$13,053.92	
Other: Classroom Sink with Bubbler	$3,800.00	each		5 Required			$19,000.00	(new)
Other: Classroom Sink with Bubbler	$2,800.00	each		10 Required	8 Required	1 Required	$53,200.00	(remove and replace)
Other: Solids Interceptor	$2,000.00	each		2 Required			$4,000.00	(new)
Sum:			$453,700.30	$327,912.24	$72,859.25	$52,928.81		



Water Fountain



Restroom Sinks

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F. Windows

Description: The overall facility is equipped with thermally broken aluminum frame windows with single glazed type window system, which was installed at an unknown date, and is in fair condition. The window system features operable windows in most of the building, and operable windows are equipped with opening limiters in fair condition and no insect screens. Window system seals are in fair condition, with no air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted roller shades, 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 identified in this facility at some interior door vision panels. The exterior doors in the 1964 Original Construction and 1967 Addition are equipped with hollow metal frame sidelights and transoms with tempered single glazing, in fair condition. Exterior door vision panels are tempered single pane glazing. One pair of exterior doors in the 1988 Addition is equipped with a thermally broken aluminum frame transom with tempered single pane glazing, in fair condition. Exterior door vision panels are tempered single pane glazing. The school does not contain skylights. The school does not contain clerestories. Interior glass in the 1964 Original Construction is not OSDM-compliant due to wood framing. Interior glass in the 1967 Addition is not provided. Interior glass in the 1988 Addition 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: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace storefront glazing in the overall facility. Replace window transoms and sidelights at exterior doors of the overall facility. Replace interior wood framed glass in the 1964 Original Construction. Replacement of interior door vision panels is address in Item J interior door replacement. Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Insulated Glass/Panels:	$138.08	sq.ft. (Qty)		1,004 Required	425 Required	38 Required	$202,563.36	(includes integral blinds and removal of existing windows)
Storefront System:	$78.19	sq.ft. (Qty)		314 Required	315 Required		$49,181.51	(includes demo of existing and replacement with new)
Other: Interior Glazing	$69.56	sq.ft. (Qty)		41 Required			$2,851.96	Replace interior wood framed glass.
Other: Transoms and Sidelights	$78.19	sq.ft. (Qty)		126 Required	32 Required	13 Required	$13,370.49	Replace window transoms and sidelights at exterior doors
Sum:			$267,967.32	$175,887.88	$85,815.93	$6,263.51		



Typical Exterior Window



Storefront Window in Courtyard

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G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good to fair condition. No significant issues related to foundation cracking or spalling were encountered. The District reports 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 (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Foundation Concealed by Grade



CMU Foundation Walls

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system, which displayed no locations of major deterioration, and is in good to fair condition. The exterior masonry appears to have appropriately spaced and inadequately caulked control joints in fair condition. Control joints are provided at windows, building corners, and wall offsets and are in good condition. The school does have sufficient expansion joints, and they are in fair condition, in need of recaulking. There are limited areas of brick damage or cracking at building corners, or under existing unit ventilator openings. The 1988 Addition exhibits exterior masonry cracking on the northwest corner of the Gymnasium. Exterior walls in the overall facility are inadequately insulated. Brick veneer masonry walls are not cavity walls. Weep holes and vents are not provided or required. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of minor mortar deterioration and locations of efflorescence and mold/mildew. Architectural exterior accent materials consist of glazed block, natural stone, and cut limestone banding, which are in good condition. Exterior building fenestration in the overall facility represents 20.68% of the exterior surfaces. Installation of new HVAC systems in Items A & C in the 1964 Original Construction and 1967 Addition will result in removal of existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids. Interior Corridor and demising walls are concrete masonry units and glazed block, project full height from floor to bottom of deck, and are in good to fair condition. 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. Unit ventilator removal in Item A will require infill of associated voids. The window sills in the 1964 Original Construction and 1967 Addition are an element of the aluminum window system, and are in fair condition. The window sills in the 1988 Addition are brick, and in good to fair condition. The exterior lintels are steel, and are in fair condition. One brick chimney, located in the 1964 Original Construction, is in fair condition. The chimney is functional but could be removed above the roofline. Canopies over entrances are an element of the building construction type with steel framing, and are in fair condition. Exterior soffits in the 1964 Original Construction and 1967 Addition at recessed entries and canopies are of painted plaster or gypsum type construction, and in fair condition. Exterior soffits at entries in the 1988 Addition are of vinyl panels. The school is provided with a covered conventional loading dock to facilitate the receipt of product, supplies, and foodstuffs, 110 square feet in size. The dock itself is in fair to poor condition, and is equipped with bumper pads in poor condition. There are several wall areas in the 1964 Original Construction and 1967 Addition above the main roof level featuring metal siding, in good to fair condition.

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. Provide masonry infill for removal of existing HVAC unit ventilators. Remove existing brick chimney above roof line. Provide new loading dock bumpers due to age and condition. Replace concrete loading dock due to age and condition. Prep and paint plaster or gypsum soffits at recessed entries and canopies through the 1964 Original Construction and 1967 Addition. Prep and paint exposed steel lintels and exposed canopy columns through the overall facility. Exterior wall insulation deficiencies are addressed in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Tuckpointing:	$10.20	sq.ft. (Qty)		3,044 Required	1,565 Required	2,479 Required	$72,297.60	(wall surface)
Exterior Masonry Cleaning:	$2.05	sq.ft. (Qty)		9,224 Required	4,740 Required	9,915 Required	$48,951.95	(wall surface)
Exterior Masonry Sealing:	$1.36	sq.ft. (Qty)		9,224 Required	4,740 Required	9,915 Required	$32,475.44	(wall surface)
Exterior Caulking:	$10.20	ln.ft.		355 Required	210 Required	195 Required	$7,752.00	(removing and replacing)
Replace Brick Veneer System:	$47.59	sq.ft. (Qty)		38 Required	16 Required	84 Required	$6,567.42	(total removal and replacement including pinning and shoring)
Unit Vent infill	$77.56	sq.ft. (Qty)		216 Required	121 Required		$26,137.72	Per SF of infill
Other: Chimney Removal	$12.75	sq.ft. (Qty)		288 Required			$3,672.00	(Wall Area)
Other: Loading Dock Bumper Pads	$500.00	each		4 Required			$2,000.00	Provide Loading Dock bumper pads.
Other: Loading Dock Replacement	$10.00	sq.ft. (Qty)		110 Required			$1,100.00	Replace Loading Dock concrete slab due to age and condition.
Other: Prep and Paint Soffits	$5.25	sq.ft. (Qty)		500 Required	138 Required		$3,349.50	Prepare and paint plaster or gypsum soffits at recessed entries and canopies.
Other: Scrape and Paint	$5.25	sq.ft. (Qty)		201 Required	95 Required	26 Required	$1,690.50	Scrape and paint exposed steel lintels and columns at canopies.
Sum:			$205,994.13	$95,137.27	$45,637.85	$65,219.01		



Brick Veneer Cracking at Corner



Brick Chimney

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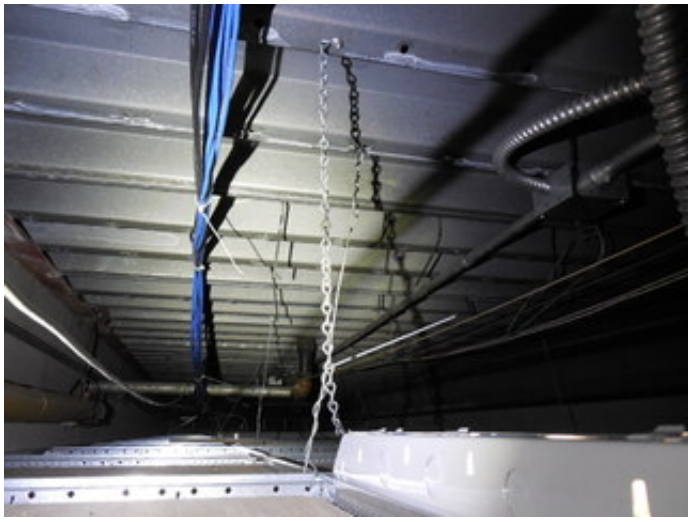
I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good to fair condition. There is no crawl space. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1964 Original Construction and 1967 Addition is a deep preformed metal deck on steel framing type construction, and is in good condition. The roof construction of the 1988 Addition is metal deck on steel joist type construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Metal Deck on Steel Frame



Metal Deck on Steel Joist Roof

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J. General Finishes

Description: The 1964 Original Construction features conventionally partitioned Classrooms with carpet and LVT type flooring, metal acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 1964 Original Construction has Corridors with terrazzo and rolled vinyl type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair condition. The 1964 Original Construction has Restrooms with terrazzo and quarry tile type flooring, gypsum type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. Toilet partitions are metal and plastic, and are in poor condition. The 1967 Addition features conventionally partitioned Classrooms with carpet and LVT type flooring, metal acoustical tile and acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair condition. The 1967 Addition has Corridors with terrazzo type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair condition. The 1967 Addition has no Restrooms. The 1988 Addition features conventionally partitioned Classrooms with carpet type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 1988 Addition has Corridors with rolled vinyl type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 1988 Addition has Restrooms with rolled vinyl type flooring, gypsum type ceilings, as well as painted block type wall finishes, and they are in fair condition. There are no toilet partitions in the 1988 Addition. Classroom casework in the 1964 Original Construction is wood and laminate type construction with plastic laminate tops, is mostly adequately provided, and in fair to poor condition. The typical Classroom contains 12 lineal feet of casework, and Classroom casework provided ranges from 12 to 24 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair to poor condition. The Classroom storage cubbies, located in the Classrooms, are inadequately provided, and in good to fair condition. Classroom casework in the 1967 Addition is wood and laminate type construction with plastic laminate tops, is inadequately provided, and in fair to poor condition. The typical Classroom contains 12 lineal feet of casework, and Classroom casework provided ranges from 10 to 14 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair to poor condition. The Classroom storage cubbies, located in the Classrooms, are inadequately provided, and in good to fair condition. Classroom casework in the 1988 Addition is laminate type construction with plastic laminate tops, is inadequately provided, and in fair condition. The typical Classroom contains 12 lineal feet of casework, and Classroom casework provided ranges from 0 to 12 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair condition. The Classroom storage cubbies are not provided in the 1988 Addition. 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 flush mounted 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 fair condition. There are no Gymnasium stands at this facility. Gymnasium basketball backboards are 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, metal acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. Student Dining, located in the 1964 Original Construction, has VAT type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair to poor condition. There is no Stage in this building. Existing Gymnasium, Student Dining, Media Center, and Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is slightly oversized 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, insulation, and 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 fair condition

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to age, condition, and installation of systems outlined in Items A, C, D, E, H, I, K, L, M, N, O, T, U, W. Provide for replacement of toilet partitions due to condition. Provide for replacement and addition of urinal screens due to condition and inadequate quantities. Provide for new walk-in cooler/freezer and reach-in coolers/freezers due to condition. Provide for Gym wall padding, due to inadequate quantity and condition of existing padding. Provide for replacement of a few doors, frames, and hardware in the Original Construction due to age and condition. Provide for storage cubbies due to inadequate quantities in Classrooms. Provide for replacement or repair of stained and cracked terrazzo flooring in Restrooms and Corridors in the Original Construction. Provide for new Range and CombiOven for the Kitchen due to age and condition. Provide for additional wall insulation.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Lockers:	$4.75	sq.ft. (of entire building addition)		Required	Required	Required	$246,145.00	(partial finish - elementary / cubbies per building area)
Complete Replacement of Finishes and Casework (Elementary):	$37.73	sq.ft. (of entire building addition)		Required	Required	Required	$1,955,168.60	(elementary, per building area, with removal of existing)
Toilet Partitions:	$1,686.02	per stall		15 Required			$25,290.30	(removing and replacing)
Urinal Screens	$786.81	per unit		10 Required			$7,868.10	
Door, Frame, and Hardware:	$1,767.71	each		4 Required			$7,070.84	(non-ADA)
Terrazzo Floor Repair	$34.00	sq.ft. (Qty)		200 Required			$6,800.00	(floor area affected; max. area to be 300 sf)
Additional Wall Insulation	$8.17	sq.ft. (Qty)		9,224 Required	4,740 Required	9,915 Required	$195,091.43	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Walk-in Coolers/Freezers:	$40,546.07	per unit		1 Required			$40,546.07	
CombiOven (single):	$21,076.67	unit		1 Required			$21,076.67	
Range	$3,977.37	unit		1 Required			$3,977.37	
Reach-in Refrigerator/Freezer:	$8,747.50	per unit		2 Required			$17,495.00	
Gym wall padding	$16.87	sq.ft. (Qty)				500 Required	$8,435.00	SF of item
Sum:			$2,534,964.38	$1,616,670.03	$489,990.84	$428,303.51		



Casework to be Replaced



Terrazzo to be Replaced or Repaired

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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 1x4 surface mounted fluorescent fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 54 FC, thus complying with 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 dual level switching. Corridor fixtures are in good condition, providing an average illumination of 35 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 36 FC, thus complying with the 30 ES FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 lay-in fluorescent fixture type lighting in good condition as well as T-8 2x4 surface mounted fluorescent fixture type lighting, providing an average illumination of 68 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 29 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 48 FC, which is less than the 50 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 1x4 suspended fluorescent fixture type lighting in fair condition. The Typical Administrative spaces in the overall facility are equipped with T-8 2x4 lay-in fluorescent fixture type lighting in good condition, providing inadequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age and condition, inadequate lighting levels, and lack of LED fixtures.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Complete Building Lighting Replacement	$8.84	sq.ft. (of entire building addition)		Required	Required	Required	$458,088.80	Includes demo of existing fixtures
Sum:			$458,088.80	$293,664.80	$93,907.32	$70,516.68		



Typical Corridor 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, office, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is provided. Administrative offices are located adjacent to the Main Entrance to the facility, and a secure entrance vestibule is not provided. Compliant color CCTV cameras are provided at main entry areas, and parking lots. CCTV is monitored in Administrative Areas with the use of a TV / LCD monitor. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is equipped with card/fob readers. The system is not equipped with panic alarms. The system is equipped with lockdown capabilities. The security system is inadequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. The playground at the overall facility is currently not enclosed with fencing and is open to adjacent asphalt sports courts and abutting residential neighborhood. The exterior site lighting system is equipped with recessed and surface mounted metal halide entry lights in poor to fair condition. Pedestrian walkways are illuminated with five (5) fixtures in poor to fair condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted metal halide fixtures in fair condition. The exterior sight lighting provides inadequate illumination due to insufficient fixture capacity, 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, OSDM-compliant playground fencing, and a Secure Entrance Vestibule at Main Entry to the facility. to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Partial Security System Upgrade:	$1.84	sq.ft. (of entire building addition)		Required	Required	Required	$95,348.80	(complete, area of building)
Exterior Site Lighting:	$1.36	sq.ft. (of entire building addition)		Required	Required	Required	$70,475.20	(complete, area of building)
Secure Vestibule:	$150,000.00	each		1 Required			$150,000.00	Shall be provided for a secured vestibule if none exist. It should have a monitored or staffed reception area to receive visitors prior to gaining access to the rest of the facility. For combination schools, there may be more than one secured vestibule.
Sum:			$315,824.00	$256,304.00	$33,993.60	$25,526.40		



No Secure Vestibule



Visitor Control System At Main Entry

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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 fair condition. The system is not provided with appropriate battery back up or emergency generator. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.36	sq.ft. (of entire building addition)		Required	Required	Required	$70,475.20	(complete, area of building)
Sum:			$70,475.20	$45,179.20	$14,447.28	$10,848.72		



Egress Sign No Lighting At Main Entry



Egress Lighting At Gymnasium Egress

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N. Fire Alarm

Description: The overall facility is equipped with a Simplex 4000 series type fire alarm system installed in 1964, 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 Mechanical room. 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 flow switches, tamper switches, and heat sensors. The system thus will not support future fire suppression systems. The system has 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 adequately provided throughout. The system is not fully compliant with Ohio Building Code, NFPA, ADA, and Ohio School Design Manual requirements.

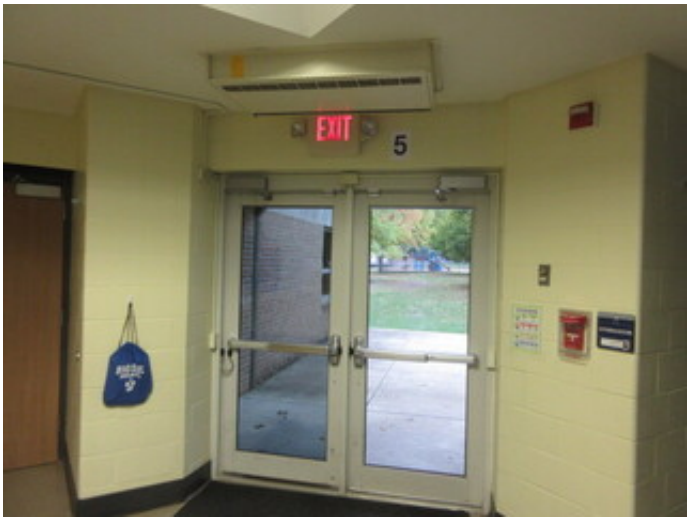
Rating: 3 Needs Replacement

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 (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Fire Alarm System:	$4.08	sq.ft. (of entire building addition)		Required	Required	Required	$211,425.60	(complete new system, including removal of existing)
Sum:			$211,425.60	$135,537.60	$43,341.84	$32,546.16		



Main Fire Alarm Panel In Mechanical Room



Auxillary Entrance with Horn, Strobe, And Pull Station

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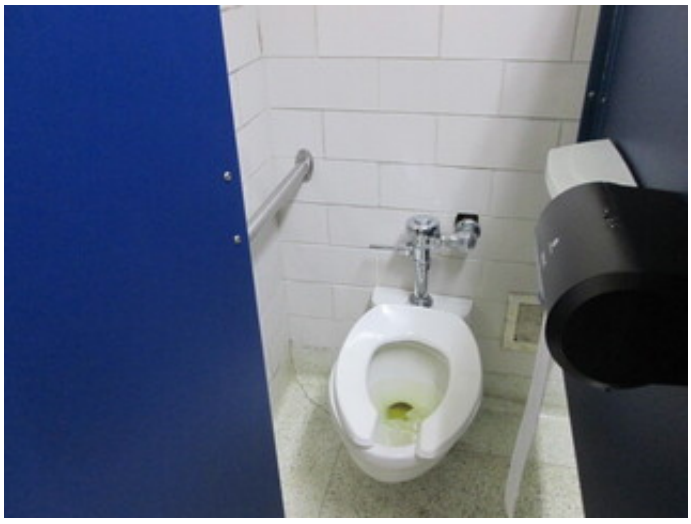
O. Handicapped Access

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 2 are provided, which are in fair condition. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps do meet all ADA requirements. Elevation changes within the overall facility are facilitated by 5 compliant ramps in good condition. Special provisions for floor level changes in this single story structure are not required. No Stage is provided. Interior doors are recessed, are provided adequate clearances, and are provided with ADA-compliant hardware. 13 ADA-compliant toilets are required, and 3 are currently provided. 13 ADA-compliant Restroom lavatories are required, and 3 are currently provided. 4 ADA-compliant urinals are required, and 4 are currently provided. 3 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 Restroom is not compliant with ADA requirements due to mounting heights and clearances. Special Education Restrooms are compliant with ADA requirements. ADA signage is not provided on the interior but is on the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, 3 electric water coolers, 10 toilets, 10 sinks, toilet partitions, toilet accessories and exterior door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Provide replacement of 3 toilets, 3 sinks, 4 urinals, 3 electric water coolers and 2 power assist doors due to age and condition. Provide remounting of all mirrors.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Handicapped Hardware:	$475.93	set		5 Required	2 Required	2 Required	$4,283.37	(includes installation / hardware only)
Signage:	$0.27	sq.ft. (of entire building addition)		Required	Required	Required	$13,991.40	(per building area)
Electric Water Coolers:	$2,447.61	unit		3 Required			$7,342.83	(replacement double ADA)
Electric Water Coolers:	$4,079.35	unit		1 Required		2 Required	$12,238.05	(new double ADA)
Toilet/Urinals/Sinks:	$5,167.18	unit		18 Required		2 Required	$103,343.60	(new ADA)
Toilet/Urinals/Sinks:	$2,039.68	unit		6 Required		4 Required	$20,396.80	(replacement ADA)
Toilet Partitions:	$1,686.02	stall		10 Required		3 Required	$21,918.26	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$10,198.39	unit		1 Required		1 Required	$20,396.78	(openers, electrical, patching, etc)
Remount Restroom Mirrors to Handicapped Height:	$387.54	per restroom		19 Required		3 Required	$8,525.88	
Provide Toilet Accessories:	$1,359.78	per restroom		10 Required		3 Required	$17,677.14	
Sum:			$230,114.11	$176,038.20	$3,820.07	$50,255.84		



Typical Restroom Fixture



Interior Ramp

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P. Site Condition

Description: The 13.43 acre flat site is located in a suburban residential setting with generous tree and shrub type landscaping. Outbuildings include a modular unit, a shelter house, and multiple small storage sheds. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. 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 poor condition, containing 71 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 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 poor condition, and is equipped with a concrete pad area for dumpsters, which is in poor condition. There is no fencing to secure the site. There is fencing around a small playground at the Northwest end of the site, near the modular unit. There is a section of tall fencing separating the basketball courts at the Northwest end of the site from the adjacent shelter house and adjacent neighborhood backyards. There is a set of exterior concrete steps in fair condition, with a metal railing in good condition, leading down to a parking lot at the Northeast end of the site. 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 of sufficient depth. Hard surface play areas with a basketball court and gaga ball is provided on an asphalt surface in fair condition. The site and playground area is equipped with sufficient picnic tables and benches in good to fair condition. The athletic facilities are comprised of a soccer field and multipurpose field, and are in good 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 new concrete dumpster due to condition. Provide for replacement of some wooden benches throughout the site due to age and condition.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$56.20	sq. yard			3,670 Required		$206,254.00	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	$44.96	sq. yard			1,530 Required		$68,788.80	(including drainage / tear out for light duty asphalt)
Concrete Curb:	$43.52	ln.ft.			550 Required		$23,936.00	(new)
Concrete Sidewalk:	$10.20	sq.ft. (Qty)			11,250 Required		$114,750.00	(5 inch exterior slab)
Provide Concrete Dumpster Pad:	$3,263.48	each			1 Required		$3,263.48	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required			$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required			$49,830.00	Include this one **or** the next. (Each addition should have this item)
Other: Replacement of Exterior Tables and Benches	$500.00	per unit			6 Required		$3,000.00	Exterior bench, per unit
Sum:			$519,822.28	$99,830.00	$419,992.28	$0.00		





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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.

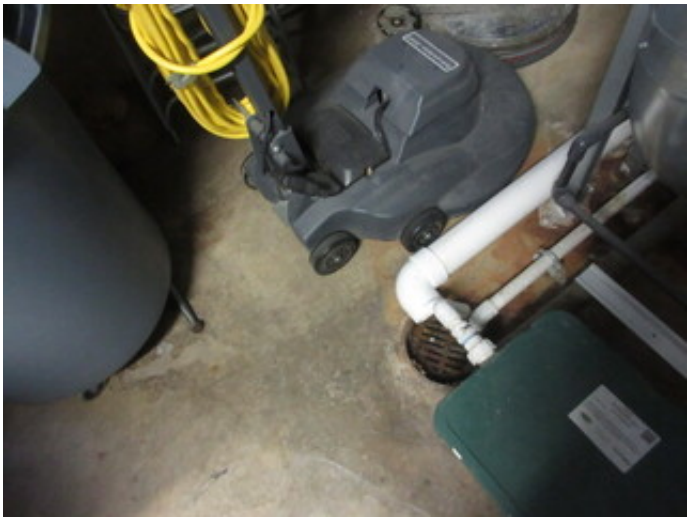
Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Floor Drain In Mechanical Room



Floor Drain Next To Boilers

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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, except for Storage rooms adjacent to the Mechanical room, is not equipped with an automated fire suppression system, for which the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Domestic Water Main	$67.99	ln.ft.		423 Required			$28,759.77	(new)
Sum:			$28,759.77	$28,759.77	$0.00	$0.00		



Water Main Connection



Water Main Meter

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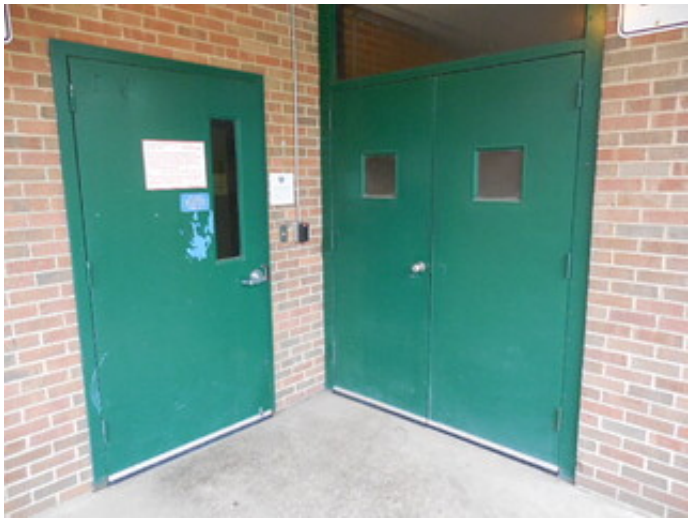
S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors feature single glazed tempered glass vision panels, and appropriate hardware. Typical exterior doors in the 1998 Addition are flush, feature no vision panels, and appropriate hardware. Entrance doors in the 1964 Original Construction and 1967 Addition are hollow metal type construction, installed on hollow metal frames, and in fair condition. Entrance doors in the 1988 Addition are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed tempered glass vision panels, transoms, sidelights, and appropriate hardware. The facility is not equipped with any roof access doors. 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. Replacement of single glazed transoms and sidelights is addressed in Item F.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$3,399.46	per leaf		13 Required	6 Required	12 Required	$105,383.26	(includes removal of existing)
Sum:			$105,383.26	$44,192.98	$20,396.76	$40,793.52		



Typical Exterior Doors



Main Entrance Exterior Doors

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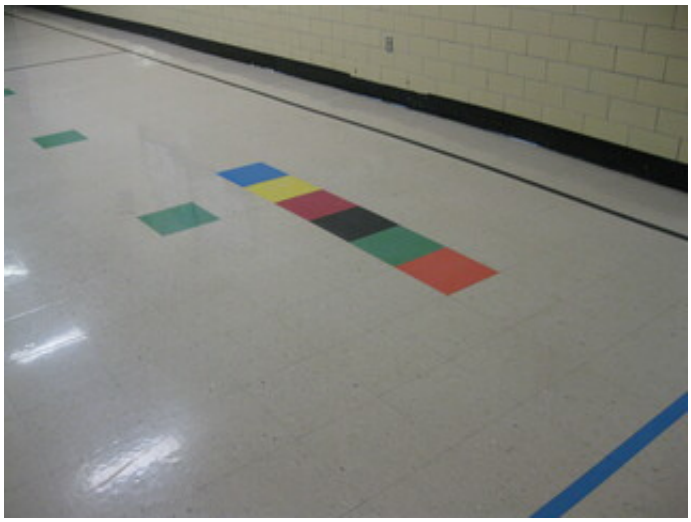
T. Hazardous Material

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. Vinyl asbestos floor tile and mastic, hard plaster, and Fire doors containing hazardous materials are located in the 1964 Original Construction in poor condition. These materials were described in the report and open to observation and found to be in non-friable condition with moderate damage. There are no underground storage tanks on the site. Due to the construction date, there is potential for lead based paint.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Environmental Hazards Form				EHA Form			—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.36	per unit		5,000 Required			$6,800.00	
Hard Plaster Removal	$10.12	sq.ft. (Qty)		3,800 Required			$38,456.00	See J
Fire Door Removal	$135.98	each		2 Required			$271.96	See S
Resilient Flooring Removal, Including Mastic	$4.49	sq.ft. (Qty)		3,215 Required			$14,435.35	See J
Sum:			$59,963.31	$59,963.31	$0.00	$0.00		



VAT in Student Dining



VAT in Student Dining

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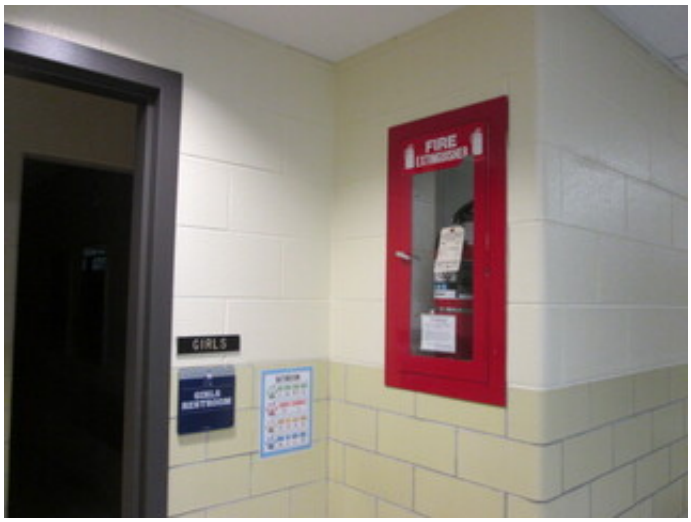
U. Life Safety

Description: The overall facility is not equipped with a compliant automated fire suppression system except the Storage Room adjacent to the Mechanical Room and it is in poor 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. Fire extinguishers are not at ADA height and are required to be. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. Provisions for compliance with OBC Storm Shelter protection, designated Area Of Refuge, and FEMA ''National Performance Criteria for Tornado Shelters'' are not currently provided.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide remounting of all fire extinguishers to be at ADA height. Wall infill of existing fire extinguisher cabinet locations funding included in remounting funding.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$5.10	sq.ft. (Qty)		33,220 Required	10,623 Required	7,977 Required	$264,282.00	(includes increase of service piping, if required)
Generator (building size < 71,945 SF):	$131,813.18	unit		1 Required			$131,813.18	(Select 1 for entire building. Includes switch gear, fence and pad/day tank, life safety only)
Other: Remount fire extinguishers to ADA height	$1,083.00	each		7 Required	2 Required		$9,747.00	(includes removal of fire extinguisher and cabinet from current location, new wall recess, relocation of existing extinguisher and cabinet, and existing wall recess infill.)
Sum:			$405,842.18	$308,816.18	$56,343.30	$40,682.70		



Typical Fire Extinguisher Height



Kitchen Hood

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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, mobile carts, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 5 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
CEFPI Rating 4 to 5	$7.47	sq.ft. (of entire building addition)		Required	Required	Required	$387,095.40	
Sum:			$387,095.40	$248,153.40	$79,353.81	$59,588.19		



Mismatched Classroom Furniture



Mismatched Classroom Furniture

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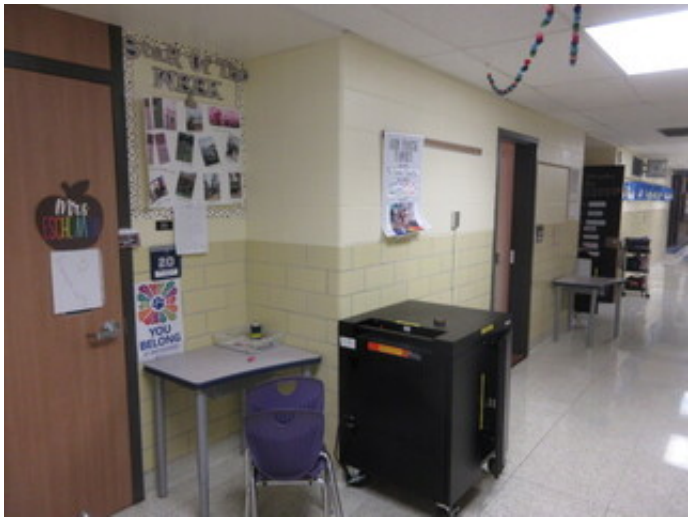
W. Technology

Description: The typical Classroom is equipped with three (3) of the required four (4) technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with one 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.

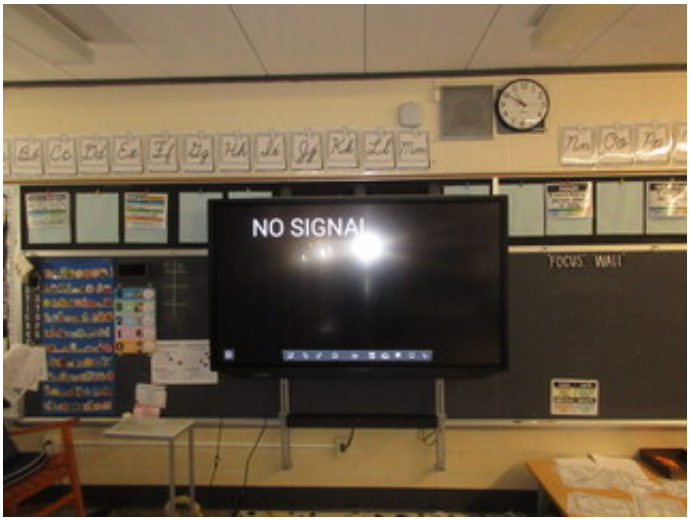
Rating: 3 Needs Replacement

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 (1964) 33,220 ft²	Classroom Addition (1967) 10,623 ft²	Gymnasium Addition (1988) 7,977 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	$16.31	sq.ft. (Qty)		33,895 Required	9,456 Required	8,090 Required	$839,002.71	
Sum:			$839,002.71	$552,827.45	$154,227.36	$131,947.90		



Mobile Technology Carts



Typical Classroom Technology Setup

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$13,416,746.88
7.00%	Construction Contingency	$939,172.28
Subtotal		$14,355,919.16
16.29%	Non-Construction Costs	$2,338,579.23
Total Project		**$16,694,498.39**

Construction Contingency	$939,172.28
Non-Construction Costs	$2,338,579.23
Total for X.	**$3,277,751.51**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$4,306.78
Soil Borings / Phase I Envir. Report	0.10%	$14,355.92
Agency Approval Fees (Bldg. Code)	0.25%	$35,889.80
Construction Testing	0.40%	$57,423.68
Printing - Bid Documents	0.15%	$21,533.88
Advertising for Bids	0.02%	$2,871.18
Builder's Risk Insurance	0.12%	$17,227.10
Design Professional's Compensation	7.50%	$1,076,693.94
CM Compensation	6.00%	$861,355.15
Commissioning	0.60%	$86,135.51
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$160,786.29
Total Non-Construction Costs	**16.29%**	**$2,338,579.23**

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School Facility Appraisal - Worthington City

Name of Appraiser	Julie Apt	**Date of Appraisal**	2025-10-22
Building Name	Brookside Elementary		
Street Address	6700 McVey Boulevard		
City/Town, State, Zip Code	Columbus, OH 43235		
Telephone Number(s)	(614) 450-5300		
School District	Worthington City		

Setting: Suburban

Site-Acreage	13.43	Building Square Footage	51,820
Grades Housed	K-5	Student Capacity	415
Number of Teaching Stations	27	Number of Floors	1
Student Enrollment	311		
Dates of Construction	1964,1967,1988		

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 Brookside Elementary School 3822 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	*15*
The site is 13.43 acres compared to 14 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*20*
The School is centrally located within the School District, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*10*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the School site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*10*
The site is generously 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	*9*
Playground areas consist of metal and high density plastic 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.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*5*
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	*5*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*5*
The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*5*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*3*
Adequate parking is provided for faculty, staff, and community parking, but is located on asphalt pavement in poor condition.		
TOTAL - 1.0 The School Site	100	*87*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Brookside Elementary School 3822 FINAL

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*8*
Entire building meets all ADA requirements except Restrooms, signage, and some exterior doors.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*4*
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 to fair condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*8*
Exterior and interior walls are in good to fair condition, have sufficient control and expansion joints, and are free from major 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	*4*
Building envelope does not meet minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*4*
The building is reported to contain asbestos.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*6*
Interior walls throughout the facility are fixed walls and are not flexible.		

Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*14*
Light sources are properly placed, well maintained, and provide adequate lighting in most areas. Light fixtures do not appear to be subject to overheating.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*6*
Internal water supply will not support a future fire suppression system, but is adequate for current requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*3*
Classrooms have an inadequate number of outlets and data jacks for technology applications.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*9*
Disconnect switches are provided in required easily accessible locations to allow for safe servicing of equipment.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*6*
Drinking fountains are adequate in number and placement, but all do not meet ADA requirements.		
2.14 Number and size of **restrooms meet requirements**	10	*10*
The number and size of Restrooms meet requirements.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*4*
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 fully 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 a 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	*125*

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Suitability Appraisal of **3.0 Plant Maintainability** for Brookside Elementary School 3822 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	*10*
Flooring throughout the facility consists of carpet, LVT, VAT, terrazzo, rolled vinyl, sealed concrete, and quarry tile, which is well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*7*
Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
Casework is wood and plastic laminate type construction that is original to the building or Addition, and is in fair to poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*9*
Door hardware is mostly consistent throughout the facility, and meets ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*4*
Fixtures are wall mounted and are of fair to poor quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*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	*6*
Electrical outlets are inadequately provided in Corridors and do not allow for convenient routine cleaning.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*8*
Outdoor light fixtures are adequately provided, and are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.		
TOTAL - 3.0 Plant Maintainability	100	*70*

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Suitability Appraisal of **4.0 Building Safety and Security** for Brookside Elementary School 3822 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	*12*
Student loading is 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	*5*
Playground equipment consists of metal and high density plastic good condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
Heating systems are located in 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	*4*
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*
Most Classroom doors are adequately recessed with proper ADA clearances, and open outward.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*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. There are interior door vision panels of wired glass.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*5*

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

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

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

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

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

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

Multiple exits are provided from Corridors throughout the facility.

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

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

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*8*

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

TOTAL - 4.0 Building Safety and Security	200	*156*

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Suitability Appraisal of **5.0 Educational Adequacy** for Brookside Elementary School 3822 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	*10*
Most 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*
Most Classrooms are large enough to allow privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*4*
Coat hooks and shelving, located in the Classroom, are inadequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*6*
Casework is inadequately provided for storage of teacher materials in some Classrooms.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*6*
There are two Special Education Classroom and they are each 341 SF compared to 900 SF recommended in the OSDM.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*8*
Special Education spaces are mostly properly designed to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*10*
The Media Center is 1,615 SF compared to 933 SF recommended in the OSDM.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*5*
The Gymnasium is 4,122 SF compared to 3,500 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	*6*
Pre-K and Kindergarten spaces are undersized, and do not provide adequate instruction space.		
5.12 **Music Program** is provided adequate sound treated space	5	*2*
The Music Room is 1,055 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 1,383 SF compared to 1,200 SF recommended in the OSDM.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*2*
The facility is not provided with Computer Labs for student use.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*3*

Work rooms are provided adjacent to some of the Classrooms in the Original Construction for small groups and remedial instruction.

5.16 **Storage for student and teacher material** is adequate	5	*3*

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

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

The Teacher's Lounge is 604 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	*8*

The Student Dining space is 2,821 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1268 SF compared to 1,088 SF recommended in the OSDM.

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

Administrative Offices are not adequately provided for Elementary School students.

5.20 **Counselor's office** insures privacy and sufficient storage	5	*3*

The space provided for the Counselor does insure privacy, but lacks sufficient storage space.

5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*2*

The Clinic is 187 SF compared to 370 SF recommended in the OSDM.

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

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

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

The Administrative area consists of approximately 1,230 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	*143*

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Suitability Appraisal of **6.0 Environment for Education** for Brookside Elementary School 3822 FINAL

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*12*
The building is a traditional design with classical detailing, which is aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*10*
The site is generously landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*10*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the School is partially sheltered. 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, glazed brick, natural stone, and cut stone, which does provide an attractive color and texture. Interior building materials consist of painted block, painted drywall, and glazed block, which does provide a somewhat attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*15*
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	*3*
The facility is not fully air conditioned to provide year-round temperature and humidity control.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*5*
The ventilation system does not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*14*
The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*15*
Drinking fountains and Restroom facilities are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*10*
There are areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school. Outdoor courtyards have been provided to encourage socialization and communication among students.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*10*
Corridors and Foyers are adequately designed for efficient traffic flow.		
6.13 **Areas for students to interact** are suitable to the age group	10	*10*
There are areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school. Outdoor courtyards have been provided to encourage socialization and communication among students.		
6.14 **Large group areas are designed** for effective management of students	10	*10*
The Gymnasium is adequately designed to manage large groups of students.		

6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*5*
Limited consideration has been given to acoustical treatment of Classrooms and Corridors.		
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	*5*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*154*

LEED Observation Notes

School District:	Worthington City
County:	Franklin
School District IRN:	45138
Building:	Brookside Elementary
Building IRN:	3822

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 railroad tracks on one side. There is opportunity for horizontal as well as vertical expansion of the existing facility. A majority of the site is utilized as natural turf sports fields with integrated walking paths to adjoining neighborhoods and landscaped nature 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 majority of the existing facilities building mass is a flat or low sloped roof which is prime for the integration of a solar array in addition to is primary 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 a reworked interior program causing future development to be either a vertical or horizontal expansion. The sites proximity to central Ohio is a prime opportunity to locate and utilize locally sourced building materials as well as disposal of construction material. There is also potential for locating facilities and resources within a LEED approved radius.

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 teaching areas have fenestration that allow for an outside view either to the landscaped surroundings or an interior courtyard. 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 and faculty.

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 incorporates a similar design to nearby schools within the district that allows for uniformity in design as well as marginalizing construction material quantities and cost. The existing facility incorporates two courtyards within its design, which is quintessential vernacular architecture for elementary schools of its era.

Justification for Allocation of Points - Worthington City

Building Name and Level: **Brookside Elementary**

K-5

Building features that clearly exceed criteria:

1. Building architecture is vernacular of the construction era and incorporates multiple interior courtyards.
2. The existing site is organized to include active play areas as well as circulation among adjoining neighborhoods and landscaped nature areas.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. The Main Entry does not include a secure vestibule.
2. Mechanical Room exhaust system is inefficient. Onsite observations include heave gas fumes in mechanical rooms.
3. The existing facility does not appear to be fully sprinklered.
4. Existing MEP systems are dated and original to building / addition construction with some upgrades to system components.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Worthington City
Facility:	Brookside Elementary
Date of Initial Assessment:	Oct 22, 2025
Date of Assessment Update:	Apr 13, 2026
Cost Set:	2025

District IRN:	45138
Building IRN:	3822
Firm:	Thomas Porter Architects

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1964 Original Construction	33,220	$59,963.31	$53,163.31
1967 Classroom Addition	10,623	$0.00	$0.00
1988 Gymnasium Addition	7,977	$0.00	$0.00
Total	51,820	$59,963.31	$53,163.31
Total with Regional Cost Factor (100.00%)	—	$59,963.31	$53,163.31
Regional Total with Soft Costs & Contingency	—	$74,612.53	$66,151.27

Environmental Hazards - Worthington City (45138) - Brookside Elementary (3822) - Original Construction

Owner:	Worthington City	**Bldg. IRN:**	3822
Facility:	Brookside Elementary	**Bldg. Addition:**	Original Construction
Date On Site:		**Consultant Name:**	

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$16.87	$0.00
2.	Breeching Insulation Removal	Not Present	0	$16.87	$0.00
3.	Tank Insulation Removal	Not Present	0	$13.49	$0.00
4.	Duct Insulation Removal	Not Present	0	$13.49	$0.00
5.	Pipe Insulation Removal	Not Present	0	$28.11	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$34.00	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.35	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$47.59	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$33.72	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,719.57	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$135.98	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$9.52	$0.00
13.	Fireproofing Removal	Not Present	0	$34.00	$0.00
14.	Hard Plaster Removal	Reported Asbestos-Containing Material	3800	$10.12	$38,456.00
15.	Gypsum Board Removal	Not Present	0	$8.17	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$5.63	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$135.98	$0.00
18.	Cement Board Removal	Not Present	0	$6.80	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.36	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$67.99	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$5.44	$0.00
22.	Fire Door Removal	Reported Asbestos-Containing Material	2	$135.98	$271.96
23.	Door and Window Panel Removal	Not Present	0	$135.98	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$4.08	$0.00
25.	Soil Removal	Not Present	0	$203.97	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.72	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$407.94	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$407.94	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	3215	$4.49	$14,435.35
30.	Carpet Mastic Removal	Not Present	0	$3.60	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.36	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$5.63	$0.00
33.	Sink Undercoating Removal	Not Present	0	$135.98	$0.00
34.	Roofing Removal	Not Present	0	$2.72	$0.00
35.	Chalkboards/Mastic	Not Present	0	$407.94	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$53,163.31
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$53,163.31

B. Removal Of Underground Storage Tanks — ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	33220	0	$0.14	$0.00

E. Other Environmental Hazards/Remarks — ☐ None Reported

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

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$59,963.31
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$53,163.31

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

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

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

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

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