***Building Information - Worthington City (45138) - Colonial Hills Elementary School***

| | |
|---|---|
| Program Type | Classroom Facilities Assistance Program (CFAP) - Regular |
| Setting | Suburban |
| Assessment Name | Colonial Hills Elementary School 6999 FINAL |
| Assessment Date (on-site; non-EEA) | 2025-10-22 |
| Kitchen Type | Warming Kitchen |
| Cost Set: | 2025 |
| Building Name | Colonial Hills Elementary School |
| Building IRN | 6999 |
| Building Address | 5800 Greenwich |
| Building City | Worthington |
| Building Zipcode | 43085 |
| Building Phone | (614) 450-5400 |
| Acreage | 12.53 |
| Current Grades: | K-5 |
| Teaching Stations | 20 |
| Number of Floors | 1 |
| Student Capacity | 338 |
| Current Enrollment | 335 |
| Enrollment Date | 2025-08-04 |

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

| | |
|---|---|
| Number of Classrooms | 21 |
| Historical Register | **NO** |
| Building's Principal | Madeline Partlow |
| Building Type | Elementary |

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***Building Pictures - Worthington City(45138) - Colonial Hills Elementary School(6999)***

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



**GENERAL DESCRIPTION**

**42,205** Total Existing Square Footage
**1955,1957,1966,1979,1988** Building Dates
**K-5** Grades
**335** Current Enrollment
**20** Teaching Stations
**12.53** Site Acreage

Colonial Hills Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1955, is a 1 story, 42,205 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does utilize modular buildings. The structure of the overall facility contains brick veneer on load bearing masonry type exterior wall construction, with painted block, glazed block, and brick type wall construction in the interior. The floor system of the 1955 Original Construction and 1957 Addition consists of structural concrete slab on steel joist type construction. The floor system of the base floor of the remainder of the facility is concrete slab on grade type construction. The roof structure of the overall facility is metal deck on steel joist type construction. The roofing system of the 1955 Original Construction, 1957 Addition, 1966 Addition, and 1979 Addtion is and EPDM roof system, installed over 10 years ago. The roof system of the 1988 Addition is a TPO system, installed over 10 years ago. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is adequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is equipped with a non-compliant fire suppression system. The building is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 12.53 acre site adjacent to residential properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is poor. There is no 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) - Colonial Hills Elementary School (6999)***

| Name | Year | Handicapped Access | Floors | Square Feet | Non OSDM Addition | Built Under ELPP |
|---|---|---|---|---|---|---|
| Original Construction | 1955 | no | 1 | 20,462 | no | no |
| Classroom Addition | 1957 | no | 1 | 4,785 | no | no |
| Multipurpose & Classroom Addition | 1966 | no | 1 | 8,336 | no | no |
| Administrative Addition | 1979 | no | 1 | 2,414 | no | no |
| Gymnasium Addition | 1988 | no | 1 | 6,208 | no | no |

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***Building Component Information - Worthington City (45138) - Colonial Hills Elementary School (6999)***

| 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 (1955) | | 3485 | | | 1249 | | | 1043 | | | | | | |
| Classroom Addition (1957) | | 436 | | | | | | | | | | | | |
| Multipurpose & Classroom Addition (1966) | | 1085 | | | | | 2921 | | | | | | | |
| Administrative Addition (1979) | | 328 | | | | | | | | | | | | |
| Gymnasium Addition (1988) | | 889 | | 4040 | | | | | | | | | | |
| Total | 0 | 6,223 | 0 | 4,040 | 1,249 | 0 | 2,921 | 1,043 | 0 | 0 | 0 | 0 | 0 | 0 |

| | |
|---|---|
| **Master Planning Considerations** | Due to a ravine that runs along the North end of the site, topographical conditions, and the close proximity of adjacent neighborhoods, future Additions are not recommended to this building. |

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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 - Colonial Hills Elementary School (6999)

| | | | |
|---|---|---|---|
| **District:** | Worthington City | **County:** | Franklin |
| **Name:** | Colonial Hills Elementary School | **Area:** | Central Ohio (0) |
| **Address:** | 5800 Greenwich<br>Worthington,OH 43085 | **Contact:** | Madeline Partlow |
| | | **Phone:** | (614) 450-5400 |
| **Bldg. IRN:** | 6999 | **Date Prepared:** | 2025-10-22 **By:** Julie Apt |
| | | **Date Revised:** | 2026-04-13 **By:** Julie Apt |

| | | | |
|---|---|---|---|
| Current Grades | K-5 | Acreage: | 12.53 |
| Proposed Grades | N/A | Teaching Stations: | 20 |
| Current Enrollment | 335 | Classrooms: | 21 |
| Projected Enrollment | N/A | | |

| Addition | Date | HA | Number of Floors | Current Square Feet |
|---|---|---|---|---|
| Original Construction | 1955 | no | 1 | 20,462 |
| Classroom Addition | 1957 | no | 1 | 4,785 |
| Multipurpose & Classroom Addition | 1966 | no | 1 | 8,336 |
| Administrative Addition | 1979 | no | 1 | 2,414 |
| Gymnasium Addition | 1988 | no | 1 | 6,208 |
| **Total** | | | | **42,205** |

| | | |
|---|---|---|
| *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 | $2,410,327.55 | - |
| B. | Roofing | 3 | $1,207,167.51 | - |
| C. | Ventilation / Air Conditioning | 2 | $6,798.92 | - |
| D. | Electrical Systems | 3 | $1,650,215.50 | - |
| E. | Plumbing and Fixtures | 3 | $524,107.42 | - |
| F. | Windows | 3 | $830,975.38 | - |
| G. | Structure: Foundation | 2 | $2,688.00 | - |
| H. | Structure: Walls and Chimneys | 2 | $242,854.57 | - |
| I. | Structure: Floors and Roofs | 1 | $0.00 | - |
| J. | General Finishes | 3 | $2,096,948.15 | - |
| K. | Interior Lighting | 3 | $373,092.20 | - |
| L. | Security Systems | 2 | $285,056.00 | - |
| M. | Emergency/Egress Lighting | 3 | $57,398.80 | - |
| N. | Fire Alarm | 3 | $172,196.40 | - |
| O. | Handicapped Access | 3 | $425,232.17 | - |
| P. | Site Condition | 3 | $389,664.98 | - |
| Q. | Sewage System | 1 | $0.00 | - |
| R. | Water Supply | 2 | $659.07 | - |
| S. | Exterior Doors | 3 | $101,983.80 | - |
| T. | Hazardous Material | 3 | $91,486.98 | - |
| U. | Life Safety | 3 | $354,054.72 | - |
| V. | Loose Furnishings | 2 | $148,160.81 | - |
| W. | Technology | 3 | $749,366.80 | - |
| X. | Construction Contingency / Non-Construction Cost | - | $2,961,058.81 | - |
| Total | | | $15,081,494.54 | |

Suitability Appraisal Summary

| Section | Points Possible | Points Earned | Percentage | Rating Category |
|---|---|---|---|---|
| Cover Sheet | — | — | — | — |
| 1.0 The School Site | 100 | 75 | 75% | Satisfactory |
| 2.0 Structural and Mechanical Features | 200 | 127 | 64% | Borderline |
| 3.0 Plant Maintainability | 100 | 67 | 67% | Borderline |
| 4.0 Building Safety and Security | 200 | 162 | 81% | Satisfactory |
| 5.0 Educational Adequacy | 200 | 128 | 64% | Borderline |
| 6.0 Environment for Education | 200 | 159 | 80% | Satisfactory |
| LEED Observations | — | — | — | — |
| Commentary | — | — | — | — |
| Total | 1000 | 718 | 72% | Satisfactory |

Enhanced Environmental Hazards Assessment Cost Estimates

| | |
|---|---|
| C=Under Contract | |
| | |
| Renovation Cost Factor | 100.00% |
| Cost to Renovate (Cost Factor applied) | $15,081,494.54 |

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

Supporting Documents
Colonial Hills_Drawing Binder.pdf (view) 2026-04-03 16:05:04 (8.2 MB) //

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# Original Construction (1955) Summary

**District:** Worthington City
**Name:** Colonial Hills Elementary School
**Address:** 5800 Greenwich
Worthington,OH 43085
**Bldg. IRN:** 6999

**County:** Franklin **Area:** Central Ohio (0)
**Contact:** Madeline Partlow
**Phone:** (614) 450-5400
**Date Prepared:** 2025-10-22 **By:** Julie Apt
**Date Revised:** 2026-04-13 **By:** Julie Apt

| | | | |
|---|---|---|---|
| Current Grades | K-5 | Acreage: | 12.53 |
| Proposed Grades | N/A | Teaching Stations: | 20 |
| Current Enrollment | 335 | Classrooms: | 21 |
| Projected Enrollment | N/A | | |

| Addition | Date | HA | Number of Floors | Current Square Feet |
|---|---|---|---|---|
| **Original Construction** | **1955** | **no** | **1** | **20,462** |
| Classroom Addition | 1957 | no | 1 | 4,785 |
| Multipurpose & Classroom Addition | 1966 | no | 1 | 8,336 |
| Administrative Addition | 1979 | no | 1 | 2,414 |
| Gymnasium Addition | 1988 | no | 1 | 6,208 |
| Total | | | | **42,205** |

| | | |
|---|---|---|
| *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 | 75 | 75% | Satisfactory |
| 2.0 Structural and Mechanical Features | 200 | 127 | 64% | Borderline |
| 3.0 Plant Maintainability | 100 | 67 | 67% | Borderline |
| 4.0 Building Safety and Security | 200 | 162 | 81% | Satisfactory |
| 5.0 Educational Adequacy | 200 | 128 | 64% | Borderline |
| 6.0 Environment for Education | 200 | 159 | 80% | Satisfactory |
| LEED Observations | — | — | — | — |
| Commentary | — | — | — | — |
| Total | 1000 | 718 | 72% | Satisfactory |

Enhanced Environmental Hazards Assessment Cost Estimates

| | |
|---|---|
| C=Under Contract | |
| | |
| Renovation Cost Factor | 100.00% |
| Cost to Renovate (Cost Factor applied) | $8,032,221.59 |

*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 | $1,168,584.82 | - |
| B. | Roofing | 3 | $565,606.21 | - |
| C. | Ventilation / Air Conditioning | 2 | $6,798.92 | - |
| D. | Electrical Systems | 3 | $800,064.20 | - |
| E. | Plumbing and Fixtures | 3 | $410,463.73 | - |
| F. | Windows | 3 | $572,997.61 | - |
| G. | Structure: Foundation | 2 | $756.00 | - |
| H. | Structure: Walls and Chimneys | 2 | $94,427.42 | - |
| I. | Structure: Floors and Roofs | 1 | $0.00 | - |
| J. | General Finishes | 3 | $1,190,404.68 | - |
| K. | Interior Lighting | 3 | $180,884.08 | - |
| L. | Security Systems | 2 | $215,478.40 | - |
| M. | Emergency/Egress Lighting | 3 | $27,828.32 | - |
| N. | Fire Alarm | 3 | $83,484.96 | - |
| O. | Handicapped Access | 3 | $253,522.36 | - |
| P. | Site Condition | 3 | $80,693.00 | - |
| Q. | Sewage System | 1 | $0.00 | - |
| R. | Water Supply | 2 | $659.07 | - |
| S. | Exterior Doors | 3 | $30,595.14 | - |
| T. | Hazardous Material | 3 | $43,707.18 | - |
| U. | Life Safety | 3 | $240,917.40 | - |
| V. | Loose Furnishings | 2 | $125,432.06 | - |
| W. | Technology | 3 | $361,891.92 | - |
| X. | Construction Contingency / Non-Construction Cost | - | $1,577,024.11 | - |
| Total | | | $8,032,221.59 | |

## Classroom Addition (1957) Summary

| | | | |
|---|---|---|---|
| **District:** | Worthington City | **County:** | Franklin |
| **Name:** | Colonial Hills Elementary School | **Contact:** | Madeline Partlow |
| **Address:** | 5800 Greenwich | **Phone:** | (614) 450-5400 |
| | Worthington,OH 43085 | **Date Prepared:** | 2025-10-22 |
| **Bldg. IRN:** | 6999 | **Date Revised:** | 2026-04-13 |

**Area:** Central Ohio (0)
**By:** Julie Apt
**By:** Julie Apt

| | | | |
|---|---|---|---|
| Current Grades | K-5 | Acreage: | 12.53 |
| Proposed Grades | N/A | Teaching Stations: | 20 |
| Current Enrollment | 335 | Classrooms: | 21 |
| Projected Enrollment | N/A | | |

| Addition | Date | HA | Number of Floors | Current Square Feet |
|---|---|---|---|---|
| Original Construction | 1955 | no | 1 | 20,462 |
| **Classroom Addition** | **1957** | **no** | **1** | **4,785** |
| Multipurpose & Classroom Addition | 1966 | no | 1 | 8,336 |
| Administrative Addition | 1979 | no | 1 | 2,414 |
| Gymnasium Addition | 1988 | no | 1 | 6,208 |
| Total | | | | **42,205** |

| | | |
|---|---|---|
| *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 | 75 | 75% | Satisfactory |
| 2.0 Structural and Mechanical Features | 200 | 127 | 64% | Borderline |
| 3.0 Plant Maintainability | 100 | 67 | 67% | Borderline |
| 4.0 Building Safety and Security | 200 | 162 | 81% | Satisfactory |
| 5.0 Educational Adequacy | 200 | 128 | 64% | Borderline |
| 6.0 Environment for Education | 200 | 159 | 80% | Satisfactory |
| LEED Observations | — | — | — | — |
| Commentary | — | — | — | — |
| Total | 1000 | 718 | 72% | Satisfactory |

Enhanced Environmental Hazards Assessment Cost Estimates

| | |
|---|---|
| C=Under Contract | |
| | |
| Renovation Cost Factor | 100.00% |
| Cost to Renovate (Cost Factor applied) | $1,881,308.37 |

*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 | $273,271.35 | - |
| B. | Roofing | 3 | $135,797.58 | - |
| **C.** | **Ventilation / Air Conditioning** | **2** | **$0.00** | - |
| D. | Electrical Systems | 3 | $187,093.50 | - |
| **E.** | **Plumbing and Fixtures** | **3** | **$0.00** | - |
| F. | Windows | 3 | $179,951.94 | - |
| G. | Structure: Foundation | 2 | $840.00 | - |
| H. | Structure: Walls and Chimneys | 2 | $31,900.69 | - |
| I. | Structure: Floors and Roofs | 1 | $0.00 | - |
| J. | General Finishes | 3 | $234,157.57 | - |
| K. | Interior Lighting | 3 | $42,299.40 | - |
| L. | Security Systems | 2 | $15,312.00 | - |
| M. | Emergency/Egress Lighting | 3 | $6,507.60 | - |
| N. | Fire Alarm | 3 | $19,522.80 | - |
| O. | Handicapped Access | 3 | $57,790.76 | - |
| P. | Site Condition | 3 | $177,871.78 | - |
| Q. | Sewage System | 1 | $0.00 | - |
| **R.** | **Water Supply** | **2** | **$0.00** | - |
| S. | Exterior Doors | 3 | $6,798.92 | - |
| T. | Hazardous Material | 3 | $11,232.00 | - |
| U. | Life Safety | 3 | $24,403.50 | - |
| V. | Loose Furnishings | 2 | $22,728.75 | - |
| W. | Technology | 3 | $84,457.36 | - |
| X. | Construction Contingency / Non-Construction Cost | - | $369,370.87 | - |
| Total | | | $1,881,308.37 | |

## Multipurpose & Classroom Addition (1966) Summary

| | | | |
|---|---|---|---|
| **District:** | Worthington City | **County:** | Franklin **Area:** Central Ohio (0) |
| **Name:** | Colonial Hills Elementary School | **Contact:** | Madeline Partlow |
| **Address:** | 5800 Greenwich | **Phone:** | (614) 450-5400 |
| | Worthington,OH 43085 | **Date Prepared:** | 2025-10-22 **By:** Julie Apt |
| **Bldg. IRN:** | 6999 | **Date Revised:** | 2026-04-13 **By:** Julie Apt |

| | | | |
|---|---|---|---|
| Current Grades | K-5 | Acreage: | 12.53 |
| Proposed Grades | N/A | Teaching Stations: | 20 |
| Current Enrollment | 335 | Classrooms: | 21 |
| Projected Enrollment | N/A | | |

| Addition | Date | HA | Number of Floors | Current Square Feet |
|---|---|---|---|---|
| Original Construction | 1955 | no | 1 | 20,462 |
| Classroom Addition | 1957 | no | 1 | 4,785 |
| **Multipurpose & Classroom Addition** | **1966** | **no** | **1** | **8,336** |
| Administrative Addition | 1979 | no | 1 | 2,414 |
| Gymnasium Addition | 1988 | no | 1 | 6,208 |
| Total | | | | **42,205** |

| | | |
|---|---|---|
| *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 | $476,068.96 | - |
| | B. | Roofing | 3 | $258,697.77 | - |
| | **C.** | **Ventilation / Air Conditioning** | **2** | **$0.00** | - |
| | D. | Electrical Systems | 3 | $325,937.60 | - |
| | E. | Plumbing and Fixtures | 3 | $50,796.00 | - |
| | F. | Windows | 3 | $45,440.61 | - |
| | G. | Structure: Foundation | 2 | $336.00 | - |
| | H. | Structure: Walls and Chimneys | 2 | $57,153.23 | - |
| | I. | Structure: Floors and Roofs | 1 | $0.00 | - |
| | J. | General Finishes | 3 | $408,574.50 | - |
| | K. | Interior Lighting | 3 | $73,690.24 | - |
| | L. | Security Systems | 2 | $26,675.20 | - |
| | M. | Emergency/Egress Lighting | 3 | $11,336.96 | - |
| | N. | Fire Alarm | 3 | $34,010.88 | - |
| | O. | Handicapped Access | 3 | $42,534.67 | - |
| | P. | Site Condition | 3 | $65,344.20 | - |
| | Q. | Sewage System | 1 | $0.00 | - |
| | **R.** | **Water Supply** | **2** | **$0.00** | - |
| | S. | Exterior Doors | 3 | $33,994.60 | - |
| | T. | Hazardous Material | 3 | $29,813.60 | - |
| | U. | Life Safety | 3 | $44,761.62 | - |
| | V. | Loose Furnishings | 2 | $0.00 | - |
| | W. | Technology | 3 | $146,549.52 | - |
| - | X. | Construction Contingency / Non-Construction Cost | - | $520,784.65 | - |
| Total | | | | $2,652,500.81 | |

Suitability Appraisal Summary

| Section | Points Possible | Points Earned | Percentage | Rating Category |
|---|---|---|---|---|
| Cover Sheet | — | — | — | — |
| 1.0 The School Site | 100 | 75 | 75% | Satisfactory |
| 2.0 Structural and Mechanical Features | 200 | 127 | 64% | Borderline |
| 3.0 Plant Maintainability | 100 | 67 | 67% | Borderline |
| 4.0 Building Safety and Security | 200 | 162 | 81% | Satisfactory |
| 5.0 Educational Adequacy | 200 | 128 | 64% | Borderline |
| 6.0 Environment for Education | 200 | 159 | 80% | Satisfactory |
| LEED Observations | — | — | — | — |
| Commentary | — | — | — | — |
| Total | 1000 | 718 | 72% | Satisfactory |

Enhanced Environmental Hazards Assessment Cost Estimates

| | |
|---|---|
| C=Under Contract | |
| | |
| Renovation Cost Factor | 100.00% |
| Cost to Renovate (Cost Factor applied) | $2,652,500.81 |

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

# Administrative Addition (1979) Summary

| | | | |
|---|---|---|---|
| **District:** | Worthington City | **County:** | Franklin **Area:** Central Ohio (0) |
| **Name:** | Colonial Hills Elementary School | **Contact:** | Madeline Partlow |
| **Address:** | 5800 Greenwich | **Phone:** | (614) 450-5400 |
| | Worthington,OH 43085 | **Date Prepared:** | 2025-10-22 **By:** Julie Apt |
| **Bldg. IRN:** | 6999 | **Date Revised:** | 2026-04-13 **By:** Julie Apt |

| | | | |
|---|---|---|---|
| Current Grades | K-5 | Acreage: | 12.53 |
| Proposed Grades | N/A | Teaching Stations: | 20 |
| Current Enrollment | 335 | Classrooms: | 21 |
| Projected Enrollment | N/A | | |

| Addition | Date | HA | Number of Floors | Current Square Feet |
|---|---|---|---|---|
| Original Construction | 1955 | no | 1 | 20,462 |
| Classroom Addition | 1957 | no | 1 | 4,785 |
| Multipurpose & Classroom Addition | 1966 | no | 1 | 8,336 |
| **Administrative Addition** | **1979** | **no** | **1** | **2,414** |
| Gymnasium Addition | 1988 | no | 1 | 6,208 |
| Total | | | | **42,205** |

| | | |
|---|---|---|
| *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 | $137,863.54 | - |
| B. | Roofing | 3 | $79,947.66 | - |
| **C.** | **Ventilation / Air Conditioning** | **2** | **$0.00** | - |
| D. | Electrical Systems | 3 | $94,387.40 | - |
| **E.** | **Plumbing and Fixtures** | **3** | **$0.00** | - |
| F. | Windows | 3 | $23,749.76 | - |
| G. | Structure: Foundation | 2 | $504.00 | - |
| H. | Structure: Walls and Chimneys | 2 | $9,188.77 | - |
| I. | Structure: Floors and Roofs | 1 | $0.00 | - |
| J. | General Finishes | 3 | $64,067.56 | - |
| K. | Interior Lighting | 3 | $21,339.76 | - |
| L. | Security Systems | 2 | $7,724.80 | - |
| M. | Emergency/Egress Lighting | 3 | $3,283.04 | - |
| N. | Fire Alarm | 3 | $9,849.12 | - |
| O. | Handicapped Access | 3 | $42,600.89 | - |
| P. | Site Condition | 3 | $65,756.00 | - |
| Q. | Sewage System | 1 | $0.00 | - |
| **R.** | **Water Supply** | **2** | **$0.00** | - |
| **S.** | **Exterior Doors** | **3** | **$0.00** | - |
| T. | Hazardous Material | 3 | $2,641.90 | - |
| U. | Life Safety | 3 | $12,311.40 | - |
| **V.** | **Loose Furnishings** | **2** | **$0.00** | - |
| W. | Technology | 3 | $43,545.84 | - |
| X. | Construction Contingency / Non-Construction Cost | - | $151,165.28 | - |
| Total | | | $769,926.72 | |

Suitability Appraisal Summary

| Section | Points Possible | Points Earned | Percentage | Rating Category |
|---|---|---|---|---|
| Cover Sheet | — | — | — | — |
| 1.0 The School Site | 100 | 75 | 75% | Satisfactory |
| 2.0 Structural and Mechanical Features | 200 | 127 | 64% | Borderline |
| 3.0 Plant Maintainability | 100 | 67 | 67% | Borderline |
| 4.0 Building Safety and Security | 200 | 162 | 81% | Satisfactory |
| 5.0 Educational Adequacy | 200 | 128 | 64% | Borderline |
| 6.0 Environment for Education | 200 | 159 | 80% | Satisfactory |
| LEED Observations | — | — | — | — |
| Commentary | — | — | — | — |
| Total | 1000 | 718 | 72% | Satisfactory |

Enhanced Environmental Hazards Assessment Cost Estimates

| | |
|---|---|
| C=Under Contract | |
| Renovation Cost Factor | 100.00% |
| Cost to Renovate (Cost Factor applied) | $769,926.72 |

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

# Gymnasium Addition (1988) Summary

**District:** Worthington City
**Name:** Colonial Hills Elementary School
**Address:** 5800 Greenwich
Worthington,OH 43085
**Bldg. IRN:** 6999

**County:** Franklin **Area:** Central Ohio (0)
**Contact:** Madeline Partlow
**Phone:** (614) 450-5400
**Date Prepared:** 2025-10-22 **By:** Julie Apt
**Date Revised:** 2026-04-13 **By:** Julie Apt

| | | | |
|---|---|---|---|
| Current Grades | K-5 | Acreage: | 12.53 |
| Proposed Grades | N/A | Teaching Stations: | 20 |
| Current Enrollment | 335 | Classrooms: | 21 |
| Projected Enrollment | N/A | | |

| Addition | Date | HA | Number of Floors | Current Square Feet |
|---|---|---|---|---|
| Original Construction | 1955 | no | 1 | 20,462 |
| Classroom Addition | 1957 | no | 1 | 4,785 |
| Multipurpose & Classroom Addition | 1966 | no | 1 | 8,336 |
| Administrative Addition | 1979 | no | 1 | 2,414 |
| **Gymnasium Addition** | **1988** | **no** | **1** | **6,208** |
| Total | | | | **42,205** |

| | | |
|---|---|---|
| *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 | 75 | 75% | Satisfactory |
| 2.0 Structural and Mechanical Features | 200 | 127 | 64% | Borderline |
| 3.0 Plant Maintainability | 100 | 67 | 67% | Borderline |
| 4.0 Building Safety and Security | 200 | 162 | 81% | Satisfactory |
| 5.0 Educational Adequacy | 200 | 128 | 64% | Borderline |
| 6.0 Environment for Education | 200 | 159 | 80% | Satisfactory |
| LEED Observations | — | — | — | — |
| Commentary | — | — | — | — |
| Total | 1000 | 718 | 72% | Satisfactory |

Enhanced Environmental Hazards Assessment Cost Estimates

| | |
|---|---|
| C=Under Contract | |
| | |
| Renovation Cost Factor | 100.00% |
| Cost to Renovate (Cost Factor applied) | $1,745,537.05 |

*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 | $354,538.88 | - |
| B. | Roofing | 3 | $167,118.29 | - |
| **C.** | **Ventilation / Air Conditioning** | **2** | **$0.00** | - |
| D. | Electrical Systems | 3 | $242,732.80 | - |
| E. | Plumbing and Fixtures | 3 | $62,847.69 | - |
| F. | Windows | 3 | $8,835.46 | - |
| G. | Structure: Foundation | 2 | $252.00 | - |
| H. | Structure: Walls and Chimneys | 2 | $50,184.46 | - |
| I. | Structure: Floors and Roofs | 1 | $0.00 | - |
| J. | General Finishes | 3 | $199,743.84 | - |
| K. | Interior Lighting | 3 | $54,878.72 | - |
| L. | Security Systems | 2 | $19,865.60 | - |
| M. | Emergency/Egress Lighting | 3 | $8,442.88 | - |
| N. | Fire Alarm | 3 | $25,328.64 | - |
| O. | Handicapped Access | 3 | $28,783.49 | - |
| **P.** | **Site Condition** | **3** | **$0.00** | - |
| Q. | Sewage System | 1 | $0.00 | - |
| **R.** | **Water Supply** | **2** | **$0.00** | - |
| S. | Exterior Doors | 3 | $30,595.14 | - |
| T. | Hazardous Material | 3 | $4,092.30 | - |
| U. | Life Safety | 3 | $31,660.80 | - |
| **V.** | **Loose Furnishings** | **2** | **$0.00** | - |
| W. | Technology | 3 | $112,922.16 | - |
| X. | Construction Contingency / Non-Construction Cost | - | $342,713.90 | - |
| Total | | | $1,745,537.05 | |

## A. Heating System

Description: The existing system for the 1955 Original Construction is a natural gas fired heated water type boiler system, installed in 1955 with upgrades to the boilers in 2008 and 2015, and is in fair to good condition. The existing system for the 1957, 1966, 1979, and 1988 Additions are an extension of that found in the 1955 Original Construction. The heating and chilled water system in the overall facility is a 2-pipe system, without a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type. The overall facility is served by 7 rooftop units, which were installed in 1955, 1966, 1979 and are in poor to fair condition. The overall facility is equipped with one (1) fire tube boiler, manufactured by Thermal Solutions, were installed in 2015 and is in good condition, two (2) water tube boilers, manufactured by Bryan Boilers, installed in 2008 and is in fair condition, as well as one (1) water tube boiler, manufactured by Bryan Boilers, installed in 2001 and is in poor condition. Heating water / Heated air is distributed to terminal units consisting of unit ventilators, unit heaters, and air handlers. The terminal equipment was installed original to each Addition 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 1955 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 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 (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| HVAC System Replacement: | $57.11 | sq.ft. (of entire building addition) | | Required | Required | Required | Required | Required | $2,410,327.55 | (includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning) |
| Sum: | | | $2,410,327.55 | $1,168,584.82 | $273,271.35 | $476,068.96 | $137,863.54 | $354,538.88 | | |



Boilers In Mechanical Room



Fan Coil Unit In Kitchen

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## B. Roofing

Description: The roof over the 1955 Original Construction, the 1957 Addition, the 1966 Addition and the 1979 Addition is an EPDM roof system that was installed over ten years ago and is in poor condition. The roof over the 1988 Addition is a TPO system that was installed over ten years ago and is in fair condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof over the 1955 Original Construction, the 1957 Addition, the 1966 Addition, the 1979 Addition and the lower portion of the 1988 Addition was gained by access hatch and access ladder that are in poor condition. Access to the higher portion of the 1988 Addition was gained by access hatch and access ladder that are in good condition. Fall safety protection railing is required around the roof hatch in the 1955 Original Construction due to close proximity to roof edge and is not provided. There were observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of gutters and downspouts, through wall scuppers, roof drains and metal lined built-in gutters with roof drains, which are properly located, and in fair to poor condition. Downspout boots are a component of the drainage systems. 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. The flashing on the overall facility require replacement due to condition. Replace roof drains on the overall facility. Provide overflow roof drains on the overall facility. Replace gutters and downspouts on the overall facility. Replace downspout boots. Replace through wall scuppers. Replace roof ladder and roof access hatch in the 1955 Original Construction. Provide fall protection around the 1955 Original Construction roof hatch.

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Membrane (all types / fully adhered): | $21.01 | sq.ft. (Qty) | | 20,469 Required | 4,777 Required | 8,289 Required | 2,453 Required | 6,387 Required | $890,298.75 | (unless under 10,000 sq.ft.) |
| Repair/replace cap flashing and coping: | $25.02 | ln.ft. | | 762 Required | 217 Required | 640 Required | 113 Required | 403 Required | $53,417.70 | |
| Gutters/Downspouts | $22.48 | ln.ft. | | 376 Required | 137 Required | | 20 Required | | $11,981.84 | |
| Remove/replace existing roof Drains and Sump: | $1,631.74 | each | | 13 Required | 4 Required | 12 Required | 3 Required | 4 Required | $58,742.64 | |
| Overflow Roof Drains and Piping: | $4,079.35 | each | | 20 Required | 5 Required | 12 Required | 3 Required | 4 Required | $179,491.40 | |
| **Other:** Downspout Boots | $5,000.00 | each | | | | | 1 Required | | $5,000.00 | (remove and replace) |
| **Other:** Roof Access Hatch, Ladder & Fall Protection Railing | $5,235.18 | each | | 1 Required | | | | | $5,235.18 | (remove and replace hatch and ladder, provide new railing) |
| **Other:** Through Wall Scupper | $3,000.00 | each | | | | | 1 Required | | $3,000.00 | (remove and replace) |
| Sum: | | | $1,207,167.51 | $565,606.21 | $135,797.58 | $258,697.77 | $79,947.66 | $167,118.29 | | |



Overall Roof



Roof Over 1966 Addition

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## C. Ventilation / Air Conditioning

Description: The overall facility is equipped with an electric refrigerant condensing type central air conditioning system, which was installed in 1994 and is in fair condition. The overall facility utilizes an air cooled condensing unit, mounted on the roof, to deliver cooled air to terminal units consisting of air handlers, installed original to each addition. Isolated room systems, located on the roof, consisting of ductless mini split units are provided in IT Infrastructure Spaces, Art room and Multi-purpose room, as well as residential type air condensing units, in poor condition, are provided on the roof of the 1966 Classroom Addition. 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 1955 Original Construction consists of unit ventilators installed in 1955 and in poor to fair condition, providing fresh air to Classrooms. Relief air venting is provided by ceiling plenums, and central relief fans. The ventilation system in the 1957 Classroom Addition consists of unit ventilators installed in 1957 and in poor to fair condition, providing fresh air to Classrooms. Relief air venting is provided by ceiling plenums, and central relief fans. The ventilation system in the 1966 Multipurpose and Classroom Addition consists of unit ventilators installed in 1966 and in poor to fair condition, providing fresh air to Classrooms and air handlers, installed in 1966 and in poor condition, provided fresh air to other miscellaneous spaces such as the Multi-purpose room. Relief air venting is provided by ceiling plenums, and central relief fans. The ventilation in the 1979 Administrative Addition is an extension of that found in the 1955 Original Construction. The ventilation in the 1988 Gymnasium Addition consists of air handlers, installed in 1988, in poor condition, providing fresh air to miscellaneous spaces such as the Gymnasium. The ventilation system does not appear to meet the Ohio Building Code of 15 CFM per occupant fresh air requirements. The overall system is compliant with Ohio Building Code and Ohio School Design Manual requirements. The existing overall air conditioning / ventilation system is not compliant with LEED requirements. Dust collection systems are not required in this facility.

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 (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 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 | $0.00 | $0.00 | | |



Air Cooled Condensing Unit Over Mechanical Room



Isolated System Over 1966 Classroom Addition

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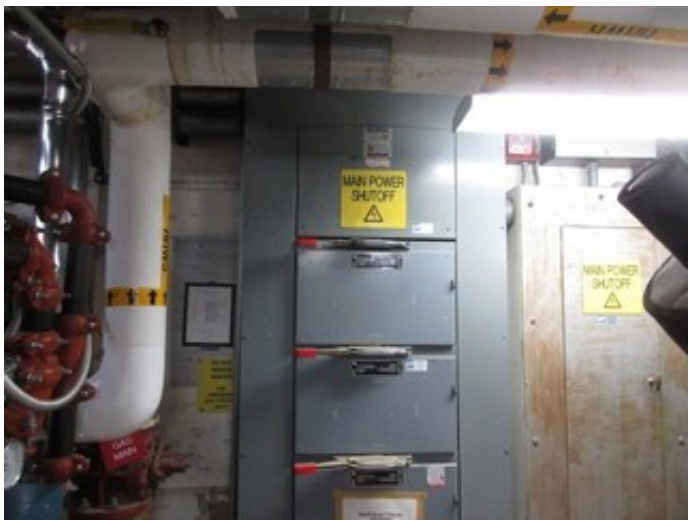
## D. Electrical Systems

Description: The electrical system provided to the overall facility is a 250 volt, 1200 amp, 3 phase 4 wire system installed in 1955, and is in poor condition. Power is provided to the school by three (3) utility owned, pole-mounted transformers located adjacent to the Playground and in fair condition. The panel system, installed in 1955, is OSDM-compliant, in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 10 general purpose outlets, 2 dedicated outlets for each Classroom computer, and 2 dedicated outlets for each Classroom television, overhead projector, or SMART board. Some Classrooms are equipped with as many as 10 general purpose outlets, while others are equipped with as few as 8 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 provided around the perimeter of the building. The facility is not equipped with a suitable emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair condition and does not appear to meet OSDM requirements. The overall electrical system appears to meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| System Replacement: | $39.10 | sq.ft. (of entire building addition) | | Required | Required | Required | Required | Required | $1,650,215.50 | (Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced) |
| Sum: | | | $1,650,215.50 | $800,064.20 | $187,093.50 | $325,937.60 | $94,387.40 | $242,732.80 | | |




Original 1955 Electrical Switch Board



Pole Mounted Transformers

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## E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure back flow preventer in fair condition. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is copper, is original to each addition and is in fair condition. The waste piping in the overall facility is cast iron, is original to each addition, and is in fair condition. The facility is equipped with a 119 gallon gas water heater in good condition. The 1955 Original Construction contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 0 Restrooms associated with specialty Classrooms, and 2 Restrooms for staff. Boys' Large Group Restrooms contain a total of 0 ADA and 4 non-ADA floor mounted flush valve toilets, 0 ADA and 10 non-ADA floor mounted central flush urinals, as well as 0 ADA and 4 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain a total of 0 ADA and 11 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 4 non-ADA wall mounted lavatories. Staff Restrooms contain a total of 1 ADA and 1 non-ADA floor 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 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, 0 Restrooms associated with specialty Classrooms, and 3 Restrooms for staff. Staff Restrooms contain 0 ADA and 4 non-ADA floor mounted flush valve toilets, 0 ADA and 1 non-ADA wall mounted urinals, as well as 0 ADA and 2 non-ADA countertop lavatories and 1 non-ADA wall mounted lavatory. Condition of fixtures is poor. The facility is equipped with 0 ADA and 2 non-ADA drinking fountains, as well as 5 ADA and 0 non-ADA electric water coolers, in fair to poor condition. The 19 Elementary Classrooms are equipped with 0 ADA and 19 non-ADA sink mounted type drinking fountains, in 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 not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom and fixtures are in poor condition. Heath Clinic is equipped with the required Restroom and fixtures are in poor condition. Kindergarten Classrooms are not equipped with Restroom facilities. Kitchen fixtures consist of 1 single compartment sink and 1 triple compartment sink, which are in fair 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 16 toilets, 4 urinals, 16 lavatories, 19 Classroom sink mounted drinking fountains, and 3 electric water coolers. Observations revealed that the school is currently equipped with 23 toilets, 11 urinals, 14 lavatories, 19 Classroom sink mounted drinking fountains, and 5 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are inadequately provided with required service sinks or floor drain sinks, which are in 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 not 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 2 new sinks. Due to age, condition, LEED, and OFCC requirements, provide 22 new toilets, 13 new lavatories, 11 new urinals, 7 new electric water coolers and 19 new lavatory mounted type drinking fountains. Replace sanitary waste piping in the overall facility due to age. Replace backflow preventer due to age and condition. Replace sinks in Kitchen. Provide a Special Education Restroom. Provide two Kindergarten Classroom Restrooms. Replace all Custodial Closet sinks due to age and condition. Provide a Custodial Closet sink in the 1988 Addition. Provide a solids interceptor in the Art Classroom.

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Back Flow Preventer: | $6,798.92 | unit | | 1 Required | | | | | $6,798.92 | |
| Sanitary Waste Piping: | $4.75 | sq.ft. (of entire building addition) | | Required | | Required | | Required | $166,278.50 | (remove / replace) |
| Toilet: | $2,039.68 | unit | | 18 Required | | | | 4 Required | $44,872.96 | (remove / replace) See Item O |
| Urinal: | $2,039.68 | unit | | 10 Required | | | | 1 Required | $22,436.48 | (remove / replace) |
| Sink: | $3,399.46 | unit | | 2 Required | | | | | $6,798.92 | (new) |
| Sink: | $2,039.68 | unit | | 10 Required | | | | 3 Required | $26,515.84 | (remove / replace) |
| Electric water cooler: | $4,079.35 | unit | | 5 Required | | | | 2 Required | $28,555.45 | (double ADA) |
| Three Station Modular Lavatory | $5,439.14 | unit | | 1 Required | | | | | $5,439.14 | (remove / replace) |
| Floor mounted urinal removal, floor and wall patching | $5,620.07 | per urinal | | 10 Required | | | | 1 Required | $61,820.77 | |
| HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Utility Sink | $3,263.48 | unit | | 2 Required | | | | 1 Required | $9,790.44 | |
| **Other:** Classroom Sink with Bubbler | $2,800.00 | each | | 15 Required | | 4 Required | | | $53,200.00 | (remove and replace) |
| **Other:** Kindergarten Classroom Restroom | $400.00 | sq.ft. (Qty) | | 144 Required | | | | | $57,600.00 | Provide for installation of a new restroom - inclusive of walls, finishes, floor drains, fixtures, extending supply and waste lines, electrical, and fire alarms. |
| **Other:** Solids Interceptor | $2,000.00 | each | | 1 Required | | | | | $2,000.00 | (new) |
| **Other:** Special Education Restroom | $400.00 | sq.ft. (Qty) | | 80 Required | | | | | $32,000.00 | Provide for the installation of a new restroom - inclusive of walls, finishes, floor drains, fixtures, extending supply and waste lines, electrical, and fire alarms. |
| Sum: | | | $524,107.42 | $410,463.73 | $0.00 | $50,796.00 | $0.00 | $62,847.69 | | |



Typical Restroom Fixture



Typical Restroom Fixture

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## F. Windows

Description: The 1955 Original Construction and 1957 Addition is equipped with aluminum frame windows with single glazed type window system, which was installed at an unknown date over 20 years ago, and is in poor condition. The majority of the typical window opening is glass block. The window system features operable windows in most of the building or addition, and operable windows equipped with opening limiters in poor condition and insect screens in fair to poor condition. Window system seals are in poor condition, with moderate air and water infiltration being experienced. Window system hardware is in fair to poor condition. The window system features surface mounted blinds, which are in fair to poor condition. The 1966 Addition is equipped with aluminum frame windows with single glazed type window system, which was installed at an unknown date over 20 years ago, and is in poor condition. The window system features operable windows in most of the addition, and operable windows equipped with opening limiters in poor condition and insect screens in fair to poor condition. Window system seals are in poor condition, with moderate air and water infiltration being experienced. Window system hardware is in fair to poor condition. The window system features surface mounted blinds, which are in fair to poor condition. The 1979 Addition is equipped with thermally broken aluminum frame windows with double glazed insulated glazing type window system, which was installed at an unknown date over 20 years ago, and is in fair condition. The window system features operable windows throughout the addition, and operable windows are equipped with opening limiters in fair condition and insect screens in fair condition. Window system seals are in fair condition, with no air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in fair condition. The 1988 Addition is equipped with thermally broken aluminum frame windows with double glazed insulated glazing type window system, which was installed at an unknown date over 20 years ago, and is in fair condition. The window system features inoperable windows throughout the addition. 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 no blinds. This facility is not equipped with any curtain wall systems. There are glass block windows in the 1955 Original Construction and 1957 Addition, in poor condition. Wired glass was identified in this facility in exterior window, door, and sidelight or transom applications of the 1955 Original Construction. The exterior doors in the overall facility are equipped with a combination of aluminum, hollow metal, or wood frame sidelights and transoms with either tempered single pane or provided with internal wire mesh, ranging from fair to poor condition. Exterior door vision panels are tempered single pane or provided with internal wire mesh. The school does not contain skylights. The school does contain glass block type clerestories in the 1955 Original Construction and 1957 Addition, and clerestory windows are in poor condition. Interior glass in the 1955 Original Construction and 1957 Addition is glass block or wood framed single pane, and is not OSDM-compliant. Interior glass in the 1966 and 1988 Addition is single pane tempered glass in hollow metal frames, and is OSDM-compliant, in fair condition. 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 due to age and condition and to meet with Ohio School Design Manual requirements. Replace clerestory windows in the overall facility due to age and condition. Replace window transoms & sidelights at exterior doors of the overall facility due to age and condition. Replace interior glass block and other interior glazing due to age and condition. Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope.

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Insulated Glass/Panels: | $138.08 | sq.ft. (Qty) | | 3,171 Required | 964 Required | 238 Required | 172 Required | 48 Required | $634,201.44 | (includes integral blinds and removal of existing windows) |
| **Other:** Clerestory Windows | $138.08 | sq.ft. (Qty) | | 864 Required | 288 Required | | | | $159,068.16 | Replace Glass Block Clerestories |
| **Other:** Interior Glazing | $69.56 | sq.ft. (Qty) | | 121 Required | 68 Required | 110 Required | | 16 Required | $21,911.40 | Replace Interior Glazing |
| **Other:** Transoms and Sidelights | $78.19 | sq.ft. (Qty) | | 95 Required | 30 Required | 63 Required | | 14 Required | $15,794.38 | Replace sidelights and transoms at exterior doors. |
| Sum: | | | $830,975.38 | $572,997.61 | $179,951.94 | $45,440.61 | $23,749.76 | $8,835.46 | | |



Typical Exterior Window



Glass Block Clerestory

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## G. Structure: Foundation

Description: The 1955 Original Construction, 1957 and 1966 Additions are equipped with concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, and are in fair condition. There are various issues related to minor foundation cracking or spalling encountered. It is evident that foundation cracking repair has taken place at the northwest corner of the 1957 Addition. The 1979 and 1988 Additions are equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, and are in good to fair condition. There are limited areas of minor cracking in concrete masonry unit walls. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation or wall structural deterioration.

Rating: 2 Needs Repair

Recommendations: Repair areas of minor cracking in concrete or concrete masonry unit foundation walls.

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| **Other:** Repair Damaged Foundation Walls | $42.00 | sq.ft. (Qty) | | 18 Required | 20 Required | 8 Required | 12 Required | 6 Required | $2,688.00 | Repairs to minor cracking |
| Sum: | | | $2,688.00 | $756.00 | $840.00 | $336.00 | $504.00 | $252.00 | | |



Cracking Foundation Wall



Cracking/Spalling Foundation Wall

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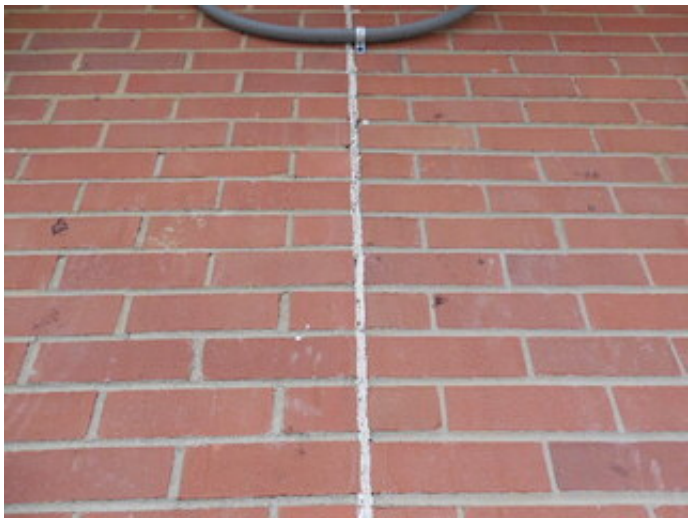
## H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system, which displayed no locations of significant deterioration, and is in fair condition. The exterior masonry appears to have appropriately spaced and inadequately caulked control joints in fair condition. Control joints are not provided at all lintels, doors and windows but are provided adequately throughout and at building corners and wall offsets. The school does not appear to have expansion joints, and none are needed, as there is no indication of exterior masonry cracking or separation. Exterior walls in the 1955 Original Construction, 1957 and 1966 Additions are inadequately insulated. Brick veneer masonry walls are not cavity walls. Exterior walls in the 1979 and 1988 Addition appear to be adequately insulated. Brick veneer masonry walls are cavity walls. Weep holes or cavity wall vents were not observed throughout the facility. Crawl space vents were observed throughout the 1955 Original Construction and 1957 Addition. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration at various locations and has locations of efflorescence and mildew/mold. Architectural exterior accent materials consist of stone at the 1955 Original Construction and 1966 Addition, which is in good to fair condition. Architectural exterior accent materials consist of limestone at the 1988 Addition, which is in fair condition. There is a section of cracked limestone masonry veneer banding at one of the entrances. Exterior building fenestration in the overall facility represents 22.38% of the exterior surfaces. Interior Corridor and demising walls are concrete masonry units, project full height from floor to bottom of deck, and are in good to fair condition. Interior masonry appears to have adequately spaced and caulked control joints in good to fair condition. There is minor cracking of interior masonry in the Gymnasium. 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 in the 1955 Original Construction, 1957 and 1966 Additions. The window sills in the 1966 Addition are an element of the aluminum window system, and are in fair condition. The window sills in the rest of the facility are stone, and are in fair condition requiring some repair or repointing. The exterior lintels are steel, and are in fair condition. A brick chimney in fair condition is located in the 1955 Original Construction. The chimney does not appear functional and could be removed above the existing roofline. Canopies over entrances are an element of the building type construction, and are in fair condition requiring preparation and painting. Exterior soffits are of painted cement board or painted metal panel type construction, and in fair condition. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, and caulking as required through the overall facility. Replace damaged or cracked masonry veneer throughout the overall facility. Recaulk existing control joints. Provide masonry infill for removal of existing HVAC unit ventilators. Demolish existing brick chimney above existing roof elevation. Repair interior masonry due to minor cracking in the Gymnasium. Repoint stone window sills through the 1955 Original Construction, 1957 and 1979 Addition. Prep and paint exposed steel lintels through the overall facility. Prep and paint exterior soffits. Exterior wall insulation deficiencies are addressed in Item J.

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Tuckpointing: | $10.20 | sq.ft. (Qty) | | 3,246 Required | 1,247 Required | 2,000 Required | 300 Required | 2,115 Required | $90,861.60 | (wall surface) |
| Exterior Masonry Cleaning: | $2.05 | sq.ft. (Qty) | | 10,818 Required | 3,781 Required | 6,666 Required | 1,491 Required | 7,048 Required | $61,098.20 | (wall surface) |
| Exterior Masonry Sealing: | $1.36 | sq.ft. (Qty) | | 10,818 Required | 3,781 Required | 6,666 Required | 1,491 Required | 7,048 Required | $40,533.44 | (wall surface) |
| Exterior Caulking: | $10.20 | ln.ft. | | 272 Required | 102 Required | 188 Required | 63 Required | 212 Required | $8,537.40 | (removing and replacing) |
| Replace Brick Veneer System: | $47.59 | sq.ft. (Qty) | | 12 Required | 8 Required | 4 Required | 4 Required | 8 Required | $1,713.24 | (total removal and replacement including pinning and shoring) |
| Unit Vent infill | $77.56 | sq.ft. (Qty) | | 56 Required | 16 Required | 16 Required | | | $6,825.28 | Per SF of infill |
| **Other:** Chimney Removal | $12.75 | sq.ft. (Qty) | | 453 Required | | | | | $5,775.75 | (wall area) |
| **Other:** Repair Interior Masonry | $47.59 | sq.ft. (Qty) | | | | | | 24 Required | $1,142.16 | Repair interior masonry due to minor cracking |
| **Other:** Repair Stone Sills | $21.25 | ln.ft. | | 51 Required | 14 Required | | 6 Required | | $1,508.75 | Minor repair of stone window sills. |
| **Other:** Scrape and Paint | $5.25 | sq.ft. (Qty) | | 406 Required | 130 Required | 52 Required | 16 Required | 19 Required | $3,270.75 | Prep and paint exposed steel lintels |
| **Other:** Scrape and Paint | $5.25 | sq.ft. (Qty) | | 1,476 Required | 504 Required | 1,981 Required | | 151 Required | $21,588.00 | Prep and paint soffits. |
| Sum: | | | $242,854.57 | $94,427.42 | $31,900.69 | $57,153.23 | $9,188.77 | $50,184.46 | | |



Typical Control Joint



Stone Window Sill

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## I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the 1955 Original Construction and 1957 Addition is a structural concrete slab on steel joist type construction, and is in good to fair condition. The floor construction of the base floor of the remainder of the facility is concrete slab on grade type construction, and is in good to fair condition. Crawl space is located under 1955 Original Construction and 1957 Addition. 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 overall facility is metal deck on steel joist type construction, and is in good to fair condition.

Rating: 1 Satisfactory

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

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Sum: | | | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | | |



Metal Deck on Steel Joist Roof



Metal Deck Roof in 1966 Corridor

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## J. General Finishes

Description: The 1955 Original Construction and 1957 Addition feature conventionally partitioned Classrooms with carpet and vinyl type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. The 1955 Original Construction and 1957 Addition have Corridors with terrazzo type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in poor condition. The 1955 Original Construction and 1957 Addition have Restrooms with terrazzo type flooring, plaster type ceilings, as well as painted block and glazed block type wall finishes, and they are in poor condition. Toilet partitions are plastic, and are in fair condition. The 1966 Addition features conventionally partitioned Classrooms with carpet and vinyl type flooring, acoustical tile type ceilings, as well as painted block, demountable, and accordion type wall finishes, and they are in fair to poor condition. The 1966 Addition has Corridors with terrazzo type flooring, acoustical tile type ceilings, as well as brick type wall finishes, and they are in fair to poor condition. The 1966 Addition has a Restroom with epoxy type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. There are no toilet partitions in the 1966 Addition. There are no Classrooms in the 1979 Addition. The 1979 Addition has Corridors with VAT and vinyl type flooring, acoustical tile type ceilings, as well as painted block and brick type wall finishes, and they are in fair to poor condition. The 1979 Addition has Restrooms with vinyl type flooring, plaster type ceilings, as well as painted block type wall finishes, and they are in fair to poor condition. Toilet partitions are plastic, and are in fair condition. There are no Classrooms in the 1988 Addition. The 1988 Addition has Corridors with VAT type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair to poor condition. The 1988 Addition has a Restroom with VCT 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 1955 Original Construction and 1957 Addition is wood type construction with plastic laminate tops, is adequately provided, and in poor condition. The typical Classroom contains 25 lineal feet of casework, and Classroom casework provided ranges from 0 to 25 feet. Classrooms are provided adequate chalkboards and tackboards which are in fair to poor condition. The Classroom storage cubbies are not provided. Classroom casework in the 1966 Addition is wood type construction with plastic laminate tops, is adequately provided, and in poor condition. The typical Classroom contains 14 lineal feet of casework, and Classroom casework provided ranges from 14 to 14 feet. Classrooms are provided adequate markerboards and tackboards which are in fair condition. The Classroom storage cubbies are not provided. There are no Classrooms in the 1979 Addition or 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 with proper ADA hardware and clearances, and in fair to poor 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 to poor condition. Gymnasium stands are not provided and are not required for Elementary Schools. Gymnasium basketball backboards are fixed and electrically operated type, and are in fair to poor 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. The Media Center, located in the Original Construction, has carpet type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. Student Dining, located in the 1966 Addition, has VCT type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. OSDM-required fixed equipment for Stage is not provided. Existing Gymnasium, Student Dining, Media Center, and Music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in various years, is in fair to poor condition. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, and insulation and installed as required by the OSDM and OBCMC. Walk-in and Reach-in cooler and freezers are located within the Kitchen spaces, and are in good to fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to age, condition, and installation of systems outlined in Items A, D, E, H, I, K, L, M, N, O, T, U, and W. Provide complete replacement of Kitchen equipment. Replace louvered interior doors. Provide for new Classroom cubbies for the Original Construction, 1957 Addition, and 1966 Addition. Provide for new Gymnasium wall padding. Provide for new basketball backboards. Provide for additional wall insulation.

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Lockers: | $4.75 | sq.ft. (of entire building addition) | | Required | Required | Required | | | $159,519.25 | (partial finish - elementary / cubbies per building area) |
| Complete Replacement of Finishes (excludes casework) (Elementary): | $26.54 | sq.ft. (of entire building addition) | | | | | Required | Required | $228,827.88 | (elementary, per building area, with removal of existing) |
| Complete Replacement of Finishes and Casework (Elementary): | $37.73 | sq.ft. (of entire building addition) | | Required | Required | Required | | | $1,267,086.59 | (elementary, per building area, with removal of existing) |
| Door, Frame, and Hardware: | $1,767.71 | each | | 6 Required | | | | | $10,606.26 | (non-ADA) |
| Basketball Backboard Replacement | $4,351.31 | each | | | | | | 2 Required | $8,702.62 | (non-electric) |
| Basketball Backboard Replacement | $8,838.60 | each | | | | | | 2 Required | $17,677.20 | (electric) |
| Additional Wall Insulation | $8.17 | sq.ft. (Qty) | | 10,818 Required | 3,781 Required | 6,666 Required | | | $173,735.05 | (includes the furring out of the existing walls, insulation and abuse resistant GWB) |
| Total Kitchen Equipment Replacement: | $258.36 | sq.ft. (Qty) | | 860 Required | | | | | $222,189.60 | (square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment) |
| Gym wall padding | $16.87 | sq.ft. (Qty) | | | | | | 510 Required | $8,603.70 | SF of item |
| Sum: | | | $2,096,948.15 | $1,190,404.68 | $234,157.57 | $408,574.50 | $64,067.56 | $199,743.84 | | |



Louvered Door to be Replaced



Basketball Backboard to be Replaced

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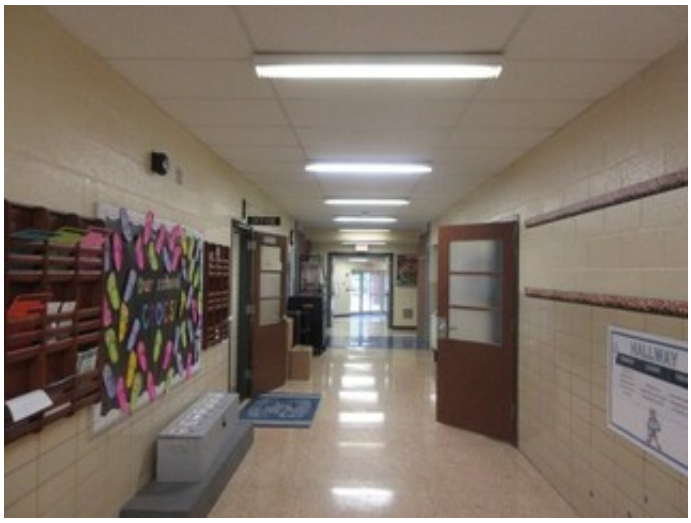
## K. Interior Lighting

Description: Daylighting strategies, complemented with photo-cell control of lighting fixtures are currently featured in the building's design. The typical Classrooms in the 1955 Original Construction are equipped with T-8 1x4 indirect suspended fluorescent fixtures with multi level switching, as well as T-8 2x4 lay-in fluorescent fixture type lighting with multi level switching. Classroom fixtures are in fair condition, providing an average illumination of 35 FC, which is less than the 40 FC recommended by the OSDM. The typical Classrooms in the 1957 Classroom Addition are equipped with T-8 1x4 indirect suspended fluorescent fixtures with multi level switching. Classroom fixtures are in fair condition, providing an average illumination of 60 FC, thus complying with the 40 FC recommended by the OSDM. The typical Classrooms in the 1966 Multipurpose & Classroom Addition are equipped T-8 2x4 lay-in fluorescent fixture type lighting with multi level switching. Classroom fixtures are in fair condition, providing an average illumination of 41 FC, thus complying with the 40 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 1x4 surface mounted fluorescent fixtures with multi level switching. Corridor fixtures are in good condition, providing an average illumination of 28 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 37 FC, thus complying with the 30 ES FC recommended by the OSDM. The Media Center is equipped with T-8 1x4 indirect suspended fluorescent fixture type lighting in good condition, providing an average illumination of 58 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 24 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 27 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 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 (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Complete Building Lighting Replacement | $8.84 | sq.ft. (of entire building addition) | | Required | Required | Required | Required | Required | $373,092.20 | Includes demo of existing fixtures |
| Sum: | | | $373,092.20 | $180,884.08 | $42,299.40 | $73,690.24 | $21,339.76 | $54,878.72 | | |



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, offices, and main Corridors. 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 is currently enclosed with fencing. Asphalt sports courts are open to adjacent parking lots, abutting residential neighborhood and nature trail. The exterior site lighting system is equipped with recessed and surface mounted HID high pressure sodium entry lights in poor to fair condition. Pedestrian walkways are illuminated with two (2) fixtures in poor to fair condition. Parking and bus pick-up / drop off areas are not illuminated by pole mounted fixtures. The exterior sight lighting provides inadequate illumination due to insufficient fixture capacity, sparse placement of fixtures, age and condition of fixtures. On-site observations during the physical assessment indicate that the overall facility is located in a wooded area within a residential neighborhood and adjacent to a nature trail which may have an affect on overall lighting levels and capacity allowed by the AHJ.

Rating: 2 Needs Repair

Recommendations: Provide partial security system upgrades, consisting of complete replacement of exterior site lighting, panic alarms, 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 (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Partial Security System Upgrade: | $1.84 | sq.ft. (of entire building addition) | | Required | Required | Required | Required | Required | $77,657.20 | (complete, area of building) |
| Exterior Site Lighting: | $1.36 | sq.ft. (of entire building addition) | | Required | Required | Required | Required | Required | $57,398.80 | (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: | | | $285,056.00 | $215,478.40 | $15,312.00 | $26,675.20 | $7,724.80 | $19,865.60 | | |



Visitor Control Devices At Main Entry



No Secure Main Entry Vestibule

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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 poor to 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 (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Emergency/Egress Lighting: | $1.36 | sq.ft. (of entire building addition) | | Required | Required | Required | Required | Required | $57,398.80 | (complete, area of building) |
| Sum: | | | $57,398.80 | $27,828.32 | $6,507.60 | $11,336.96 | $3,283.04 | $8,442.88 | | |




Exit Sign And Egress Lighting At Main Entry




Lack Of Egress Lights At Auxiliary Exits

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## N. Fire Alarm

Description: The overall facility is equipped with a Simplex 4010 series type fire alarm system installed in 1955, 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 manual pull stations, audible horns, strobe indicating devices and smoke detectors. The system is not equipped with sufficient flow switches, tamper switches, and heat sensors. The system thus will not support future fire suppression systems. The system does not have sufficient expansion capabilities, with additional zone capabilities, to support the future needs of the school. The system appears to meet current code requirements. The system is inadequately provided throughout. The system is not fully compliant with Ohio Building Code, NFPA, ADA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Fire Alarm System: | $4.08 | sq.ft. (of entire building addition) | | Required | Required | Required | Required | Required | $172,196.40 | (complete new system, including removal of existing) |
| Sum: | | | $172,196.40 | $83,484.96 | $19,522.80 | $34,010.88 | $9,849.12 | $25,328.64 | | |




Main Fire Alarm Panel




Typical Array Of Fire Alarm Devices

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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 not an accessible route connecting all or most areas of the site due to lack of sidewalk access, steps, and door hardware. The exterior entrances are not ADA accessible due to hardware. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are not equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors and 1 is provided, which is in fair condition. An additional power assist door is required at the main entrance. A ramp will also be required to allow handicap access to the main entrance. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are not 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 6 compliant ramps in good condition. Special provisions for floor level changes in this single story structure are not required. Access to the Stage is not facilitated by a chair lift or ramp, though one is needed. Interior doors are not recessed, are not provided adequate clearances, and are provided with ADA-compliant hardware. 14 ADA-compliant toilets are required, and 1 is currently provided. 14 ADA-compliant Restroom lavatories are required, and 1 is currently provided. 4 ADA-compliant urinals are required, and 0 are currently provided. 3 ADA-compliant electric water coolers are required, and 5 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 clearances and mounting heights. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, power assist door opener, 2 ramps, 13 toilets, 13 sinks, 4 urinals, toilet partitions, toilet accessories, and exterior door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Replace ADA toilet and sink in the 1966 Addition. Replace all electric water coolers in the overall facility. Replace power assist door due to condition in the 1988 Addition. Provide rework to interior door openings and corridors to accommodate ADA clearances. Provide remounting of mirrors.

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Handicapped Hardware: | $475.93 | set | | 4 Required | 2 Required | 6 Required | | 5 Required | $8,090.81 | (includes installation / hardware only) |
| Signage: | $0.27 | sq.ft. (of entire building addition) | | Required | Required | Required | Required | Required | $11,395.35 | (per building area) |
| Ramps: | $54.40 | sq.ft. (Qty) | | 48 Required | | 36 Required | | | $4,569.60 | (per ramp/interior-exterior complete) |
| Electric Water Coolers: | $2,447.61 | unit | | 3 Required | 1 Required | 1 Required | 1 Required | 1 Required | $17,133.27 | (replacement double ADA) |
| Toilet/Urinals/Sinks: | $5,167.18 | unit | | 18 Required | 5 Required | | 5 Required | 2 Required | $155,015.40 | (new ADA) |
| Toilet/Urinals/Sinks: | $2,039.68 | unit | | | | 2 Required | | | $4,079.36 | (replacement ADA) |
| Toilet Partitions: | $1,686.02 | stall | | 2 Required | 2 Required | | 2 Required | | $10,116.12 | (ADA - grab bars, accessories included) |
| ADA Assist Door & Frame: | $10,198.39 | unit | | 1 Required | | | | 1 Required | $20,396.78 | (openers, electrical, patching, etc) |
| Replace Doors: | $6,798.92 | leaf | | 17 Required | 3 Required | 4 Required | 1 Required | | $169,973.00 | (rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.) |
| Remount Restroom Mirrors to Handicapped Height: | $387.54 | per restroom | | 8 Required | 2 Required | 1 Required | 2 Required | 1 Required | $5,425.56 | |
| Provide Toilet Accessories: | $1,359.78 | per restroom | | 8 Required | 2 Required | 1 Required | 2 Required | 1 Required | $19,036.92 | |
| Sum: | | | $425,232.17 | $253,522.36 | $57,790.76 | $42,534.67 | $42,600.89 | $28,783.49 | | |



Typical Restroom Fixture



Front Entrance

Back to Assessment Summary

## P. Site Condition

Description: The 12.53 acre moderately sloped site is located in a suburban residential setting with generous tree and shrub type landscaping. Outbuildings include a modular unit, a shelter house, and a storage building. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets. A single entrance onto the site impedes proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is no area in front of the school for a bus loading and unloading zone. Buses load and unload on a street adjacent to the school, which is not separated from other vehicular traffic, and students must be walked down the street to the school by faculty. Staff and visitor parking is facilitated by multiple asphalt parking lots in poor condition, containing 45 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, swales, catch basins, and storm sewers, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair to poor condition are appropriately placed. Most concrete sidewalks are not 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 poor condition, and is not equipped with a concrete pad area for dumpsters. Due to sloping at the South end of the site and building, there are multiple sets of concrete steps, which are in fair condition, leading out of the building and to the parking lots. The concrete steps leading down from the Southwest side of the building, which are in fair condition, have metal railings, which appear to be new and are in good condition. The concrete steps, which are in poor condition, leading down from the main entrance of the building have metal railings, which are in fair to poor condition. There are concrete steps, which are in poor condition, leading out of an exit from the 1966 Addition, near the Southeast end of the building, that have metal railings, which are in poor condition. There is a set of concrete steps, which are in fair condition, leading out of the Gymnasium at the Northwest end of the building that do not have any railings. There is fencing, which is in poor condition, separating the parking lot at the North end of the building from the adjacent playground by the 1966 Addition. There is fencing separating the adjacent residential properties from the school site at the South, West, and East ends of the site. There is partial fencing separating the parking lot at the North end of the site from an adjacent nature trail. The playground equipment is primarily constructed of metal and high density plastic, and is in fair condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch surface of sufficient depth. Hard surface play areas with a basketball court, four square, and gaga ball is provided on an asphalt surface in good condition. A hard surface play area with a pickleball court and a soccer net is provided on an asphalt surface in fair condition. The site is equipped with sufficient tables and benches in good to poor condition. The athletic facilities are comprised of a baseball field to the North of the site, which is 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 replacement of asphalt parking lots due to condition. Provide for replacement of concrete sidewalk and curbs due to condition. Provide for replacement of concrete steps at the main entrance of the building and at an exit from a Corridor in the 1966 Addition. Provide for replacement of exterior stair railings at the main entrance and the exit from the Corridor in the 1966 Addition. Provide for a concrete dumpster pad. Provide for replacement of a few exterior benches in poor condition. Provide for a new bus drop off.

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| New Asphalt Paving (light duty): | $35.10 | sq. yard | | | 4,925 Required | | | | $172,867.50 | |
| Bus Drop-Off for Elementary | $149.59 | per student | | | | 400 Required | | | $59,836.00 | **(Number of students should be rounded up to the nearest 100.** 40 students per bus; 80% of elementary school students riding) |
| Concrete Curb: | $43.52 | ln.ft. | | | | | 625 Required | | $27,200.00 | (new) |
| Concrete Sidewalk: | $10.20 | sq.ft. (Qty) | | | | | 3,780 Required | | $38,556.00 | (5 inch exterior slab) |
| Exterior Hand / Guard Rails: | $58.47 | ln.ft. | | | | 60 Required | | | $3,508.20 | |
| Replace Concrete Steps: | $43.52 | sq.ft. (Qty) | | | 40 Required | | | | $1,740.80 | |
| 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 | | | | | $30,693.00 | Include this one **or** the next. (Each addition should have this item) |
| **Other:** Replacement of Exterior Tables and Benches | $500.00 | per unit | | | | 4 Required | | | $2,000.00 | Replacement of exterior benches, per unit |
| Sum: | | | $389,664.98 | $80,693.00 | $177,871.78 | $65,344.20 | $65,756.00 | $0.00 | | |



Dumpsters Without Concrete Pad



Asphalt to be Replaced

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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 (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Sum: | | | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | | |



Floor Drain In Kitchen



Floor Drain In Mechanical Room

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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 fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The overall facility, except for Storage rooms adjacent to the Mechanical room and Student Dining area, 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: 2 Needs Repair

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

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Water Quality Test | $659.07 | allowance | | Required | | | | | $659.07 | (includes 2 tests) |
| Sum: | | | $659.07 | $659.07 | $0.00 | $0.00 | $0.00 | $0.00 | | |




Existing Water Main




Water Meter

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## S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair condition. Typical exterior doors are flush and feature no vision panels, and appropriate hardware. There is a wood door in the 1955 Original Construction by the Kitchen. Entrance doors in the overall facility vary and are aluminum, wood or hollow metal type construction, installed on aluminum, wood, or hollow metal frames, and in fair to poor condition. Entrance doors feature single glazed tempered or wired 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 and condition.

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Door Leaf/Frame and Hardware: | $3,399.46 | per leaf | | 9 Required | 2 Required | 10 Required | | 9 Required | $101,983.80 | (includes removal of existing) |
| Sum: | | | $101,983.80 | $30,595.14 | $6,798.92 | $33,994.60 | $0.00 | $30,595.14 | | |



Main Entry Doors



Wood 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, Carpet mastic, and a Fire door containing hazardous materials are located in the 1955 Original Construction in poor condition. These materials were described in the report to be in non-friable condition and no damage was noted or observed. Vinyl asbestos floor tile and mastic and Carpet mastic in the 1955 Original Construction is located under new flooring. Carpet mastic containing hazardous materials is located in the 1957 Addition in poor condition. These materials were described in the report to be in non-friable condition and no damage was noted or observed. Carpet mastic in the 1957 Addition is located under new flooring. Vinyl asbestos floor tile and mastic, Carpet mastic, and a Fire door containing hazardous materials are located in the 1966 Addition in poor condition. These materials were described in the report to be in non-friable condition and no damage was noted or observed. Vinyl asbestos floor tile and mastic and Carpet mastic in the 1966 Addition is located under new flooring. Carpet mastic, and Fire doors containing hazardous materials are located in the 1979 Addition in poor condition. These materials were described in the report to be in non-friable condition and no damage was noted or observed. Carpet mastic in the 1979 Addition is located under new flooring. Vinyl asbestos floor tile and mastic and Fire doors containing hazardous materials are located in the 1988 Addition in poor condition. These materials were described in the report to be in non-friable condition and no damage was noted or observed. 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 overall facility, 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 (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| *Environmental Hazards Form* | | | | EHA Form | EHA Form | EHA Form | EHA Form | EHA Form | — | |
| Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups | $1.36 | per unit | | 5,000 Required | 0 Required | 0 Required | 0 Required | 0 Required | $6,800.00 | |
| Fire Door Removal | $135.98 | each | | 1 Required | 0 Required | 0 Required | 5 Required | 5 Required | $1,495.78 | See S |
| Resilient Flooring Removal, Including Mastic | $4.49 | sq.ft. (Qty) | | 2,080 Required | 0 Required | 6,640 Required | 0 Required | 760 Required | $42,565.20 | See J |
| Carpet Mastic Removal | $3.60 | sq.ft. (Qty) | | 7,620 Required | 3,120 Required | 0 Required | 545 Required | 0 Required | $40,626.00 | |
| Sum: | | | $91,486.98 | $43,707.18 | $11,232.00 | $29,813.60 | $2,641.90 | $4,092.30 | | |



Fire Door Containing Asbestos



Visible Area of VAT

Back to Assessment Summary

## U. Life Safety

Description: The overall facility is not equipped with a compliant automated fire suppression system except in the IT closet adjacent to the Mechanical Room and Gym Storage which 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 fair 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 not 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 with exceptions in the 1966 Addition and part of the 1955 Original Construction. Existing fire extinguishers are adequately spaced. 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 interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system. Provide recessed fire extinguisher cabinets in the 1955 Original Construction and the 1966 Addition.

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Sprinkler / Fire Suppression System: | $5.10 | sq.ft. (Qty) | | 20,462 Required | 4,785 Required | 8,336 Required | 2,414 Required | 6,208 Required | $215,245.50 | (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) |
| ADA height recessed fire extinguishers and cabinet | $1,124.01 | each | | 2 Required | | 2 Required | | | $4,496.04 | |
| **Other:** Interlock Cooking Equipment with Hood Suppression System | $2,500.00 | each | | 1 Required | | | | | $2,500.00 | (includes cost of installation of interlock for cooking equipment.) |
| Sum: | | | $354,054.72 | $240,917.40 | $24,403.50 | $44,761.62 | $12,311.40 | $31,660.80 | | |



Fire Extinguisher



Kitchen Hood

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## V. Loose Furnishings

Description: The typical Classroom furniture in the 1955 Original Construction and the 1957 Addition is of consistent design, and in generally fair condition, although a few of the Classrooms had mismatched furniture that was in poor condition. The typical Classrooms furniture in the 1955 Original Construction and the 1957 Addition consists of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, mobile carts, bookcases, and wastebaskets. The furniture and loose equipment in the 1955 Original Construction were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10, received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements. The typical Classroom furniture in the 1966 Addition is of consistent design, and in generally good condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, 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 9 due to observed conditions. There is no Classroom furniture in the 1979 Addition or the 1988 Addition.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of outdated or inadequate furnishings in the Original Construction and the 1957 Addition.

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| CEFPI Rating 7 | $4.75 | sq.ft. (of entire building addition) | | | Required | | | | $22,728.75 | |
| CEFPI Rating 6 | $6.13 | sq.ft. (of entire building addition) | | Required | | | | | $125,432.06 | |
| Sum: | | | $148,160.81 | $125,432.06 | $22,728.75 | $0.00 | $0.00 | $0.00 | | |



Furniture in the Original Construction



Furniture in the 1966 Addition

Back to Assessment Summary

## W. Technology

Description: The typical Classroom is equipped with three (3) of the required four (4) technology data ports for student use, (1) one data port for teacher use, one (1) voice port with a digitally based phone system, (1) one cable port and monitor and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with one (1) of the required four technology ports for student use to meet Ohio School Design Manual requirements. The facility is equipped with a wireless central synchronized clock system. Specialized electrical / sound system requirements of the Gymnasium, Student Dining and Music spaces are inadequately provided, and in fair condition. OSDM-compliant computer network infrastructure is provided. The facility is equipped with a paging & central sound system. The facility does contain a media distribution center, and does not provide Computer Labs for use by students. Mobile technology carts are provided for use throughout the school. The facility is adequately equipped with interactive curriculum technology, such as Smart Board / stand. Classrooms are not equipped with adequate Audio / Visual system components such as Classroom projectors, video distribution and sound, meeting current OSDM standards. Cable TV is not provided in Classrooms. Classroom phones are provided. Electrical Room and Mechanical Room phones are provided. Secure, encrypted wireless connectivity is provided throughout the overall facility. There are no elevators. Telecommunications Rooms are not provided with a minimum of 2 (two) 120-volt, 30 Amp circuits for powering rack mounted UPS Units.

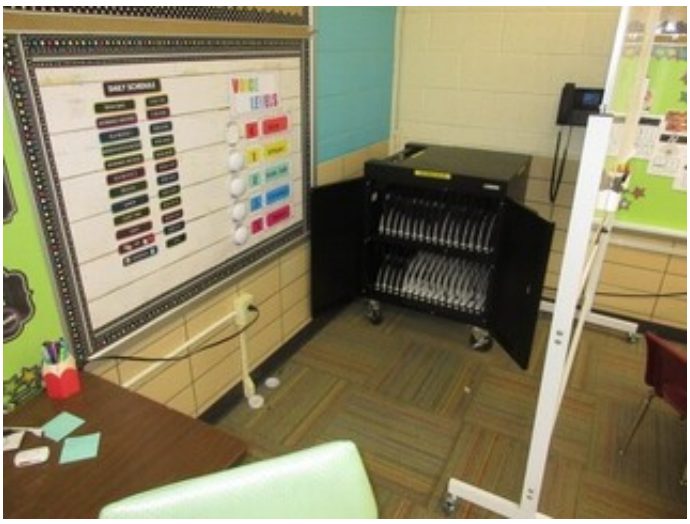
Rating: 3 Needs Replacement

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

| Item | Cost | Unit | Whole Building | Original Construction (1955) 20,462 ft² | Classroom Addition (1957) 4,785 ft² | Multipurpose & Classroom Addition (1966) 8,336 ft² | Administrative Addition (1979) 2,414 ft² | Gymnasium Addition (1988) 6,208 ft² | Sum | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| ES portion of building with total SF < 50,000 | $17.68 | sq.ft. (Qty) | | 20,469 Required | 4,777 Required | 8,289 Required | 2,463 Required | 6,387 Required | $749,366.80 | |
| Sum: | | | $749,366.80 | $361,891.92 | $84,457.36 | $146,549.52 | $43,545.84 | $112,922.16 | | |




Typical Classroom Technology



Mobile Technology Carts

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## X. Construction Contingency / Non-Construction Cost

| | | |
|---|---|---|
| **Renovation Costs (A-W)** | | $12,120,435.73 |
| 7.00% | Construction Contingency | $848,430.50 |
| **Subtotal** | | $12,968,866.23 |
| 16.29% | Non-Construction Costs | $2,112,628.31 |
| **Total Project** | | **$15,081,494.54** |

| | |
|---|---|
| Construction Contingency | $848,430.50 |
| Non-Construction Costs | $2,112,628.31 |
| **Total for X.** | **$2,961,058.81** |

| **Non-Construction Costs Breakdown** | | |
|---|---|---|
| Land Survey | 0.03% | $3,890.66 |
| Soil Borings / Phase I Envir. Report | 0.10% | $12,968.87 |
| Agency Approval Fees (Bldg. Code) | 0.25% | $32,422.17 |
| Construction Testing | 0.40% | $51,875.46 |
| Printing - Bid Documents | 0.15% | $19,453.30 |
| Advertising for Bids | 0.02% | $2,593.77 |
| Builder's Risk Insurance | 0.12% | $15,562.64 |
| Design Professional's Compensation | 7.50% | $972,664.97 |
| CM Compensation | 6.00% | $778,131.97 |
| Commissioning | 0.60% | $77,813.20 |
| Non-Construction Contingency (includes partnering and mediation services) | 1.12% | $145,251.30 |
| **Total Non-Construction Costs** | **16.29%** | **$2,112,628.31** |

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***School Facility Appraisal - Worthington City***

| | | | |
|---|---|---|---|
| **Name of Appraiser** | Julie Apt | **Date of Appraisal** | 2025-10-22 |
| **Building Name** | Colonial Hills Elementary School | | |
| **Street Address** | 5800 Greenwich | | |
| **City/Town, State, Zip Code** | Worthington, OH 43085 | | |
| **Telephone Number(s)** | (614) 450-5400 | | |
| **School District** | Worthington City | | |

**Setting:** Suburban

| | | | |
|---|---|---|---|
| Site-Acreage | 12.53 | Building Square Footage | 42,205 |
| Grades Housed | K-5 | Student Capacity | 338 |
| Number of Teaching Stations | 20 | Number of Floors | 1 |
| Student Enrollment | 335 | | |
| Dates of Construction | 1955,1957,1966,1979,1988 | | |

| | | | | |
|---|---|---|---|---|
| **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 Colonial Hills Elementary School 6999 FINAL

| **1.0 The School Site** | Points Allocated | Points |
|---|---|---|
| 1.1 **Site is large enough** to meet educational needs as defined by state and local requirements | 25 | *10* |
| *The site is 12.53 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 | *16* |
| *The School is centrally located within the School District, and is easily accessible.* | | |
| 1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards | 10 | *10* |
| *The site is adjacent to residential 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<br>MS Well equipped **athletic and intermural areas are separated** from streets and parking<br>HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking | 10 | *8* |
| *Playground areas consist of metal and high density plastic type play equipment, which is in fair condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is partially provided to separate vehicular traffic from pedestrians.* | | |
| 1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines | 5 | *4* |
| *The site is sloped and has been graded to provide flat use areas 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 | *4* |
| *Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and mostly correct slopes.* | | |
| 1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided<br>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 | *75* |

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Colonial Hills Elementary School 6999 FINAL

| **2.0 Structural and Mechanical Features** | Points Allocated | Points |
|---|---|---|
| **Structural** | | |
| 2.1 Structure meets all **barrier-free** requirements both externally and internally | 15 | *4* |
| *Entire building meets all ADA requirements except Restrooms, Stage access, signage, some exterior doors and power assist door.* | | |
| 2.2 **Roofs** appear sound, have positive drainage, and are weather tight | 15 | *4* |
| *The roofs over the entire building require replacement.* | | |
| 2.3 **Foundations** are strong and stable with no observable cracks | 10 | *7* |
| *Foundations are in fair condition with observable cracks.* | | |
| 2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration | 10 | *7* |
| *Exterior and interior walls are in fair condition, have sufficient control and expansion joints which are starting to show signs of deterioration.* | | |
| 2.5 **Entrances and exits** are located so as to permit efficient student traffic flow | 10 | *10* |
| *Exits are properly located to allow safe egress from the building.* | | |
| 2.6 **Building ''envelope''** generally provides for energy conservation (see criteria) | 10 | *6* |
| *The entire 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 and other hazardous materials.* | | |
| 2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes | 10 | *6* |
| *Most 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 | *10* |
| *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 | *10* |
| *Classrooms / Offices 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 adequately 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 | *4* |
| *Drinking fountains are adequate in number and placement, but 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 | *6* |
| *Drainage systems exhibit some signs of past leakage and repairs.* | | |
| 2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements | 10 | *7* |

*The facility is not fully sprinkled. Fire alarm systems are adequately provided with all required devices. 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 | *7* |

*The central intercommunication system provides unreliable for communication between the Administration area and all teaching / learning areas, and is outdated. Equipment such as call buttons, are in fair / poor condition.*

| | | |
|---|---|---|
| 2.18 **Exterior water supply** is sufficient and available for normal usage | 5 | *2* |

*Exterior wall hydrants are inadequately provided around the exterior of the facility.*

| | | |
|---|---|---|
| **TOTAL - 2.0 Structural and Mechanical Features** | 200 | *127* |

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Suitability Appraisal of **3.0 Plant Maintainability** for Colonial Hills Elementary School 6999 FINAL

| **3.0 Plant Maintainability** | Points Allocated | Points |
|---|---|---|
| 3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance | 15 | *8* |
| *Exterior materials and finishes for windows and walls are durable and require minimal maintenance. Exterior materials for some doors are wood and require substantial maintenance. Some roof fascia are exposed wood, and require substantial maintenance.* | | |
| 3.2 **Floor surfaces** throughout the building require minimum care | 15 | *10* |
| *Flooring throughout the facility consists of VCT, VAT, carpet, vinyl, terrazzo, sealed concrete, and epoxy, which is well maintained throughout the facility.* | | |
| 3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain | 10 | *7* |
| *Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily cleaned and resistant to stain.* | | |
| 3.4 **Built-in equipment** is designed and constructed for ease of maintenance | 10 | *4* |
| *Casework is wood type construction that is original to the building, and is in poor condition.* | | |
| 3.5 **Finishes and hardware**, with compatible keying system, are of durable quality | 10 | *8* |
| *Door hardware is consistent throughout the facility, and meets ADA requirements.* | | |
| 3.6 **Restroom fixtures** are wall mounted and of quality finish | 10 | *4* |
| *Fixtures are floor mounted and are of 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 | *8* |
| *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 provided inadequately, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.* | | |
| **TOTAL - 3.0 Plant Maintainability** | 100 | *67* |

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Suitability Appraisal of **4.0 Building Safety and Security** for Colonial Hills Elementary School 6999 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 | *3* |
| *Student loading occurs in the street, and is not separated from other vehicular traffic.* | | |
| 4.2 **Walkways**, both on and offsite, are available for safety of pedestrians | 10 | *10* |
| *Walkways are adequately provided both on and off-site for pedestrian safety.* | | |
| 4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area | 5 | *5* |
| *School signs and signals are located as required on adjacent access streets.* | | |
| 4.4 **Vehicular entrances and exits** permit safe traffic flow | 5 | *2* |
| *Buses and other vehicular traffic use 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<br>MS Location and types of **intramural equipment** are free from hazard<br>HS **Athletic field equipment** is properly located and is free from hazard | 5 | *4* |
| *Playground equipment consists of metal and high density plastic equipment in fair condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.* | | |

| **Building Safety** | Points Allocated | Points |
|---|---|---|
| 4.6 **The heating unit(s)** is located away from student occupied areas | 20 | *19* |
| *Heating systems are located on the areas that are not accessible by students.* | | |
| 4.7 Multi-story buildings have at least **two stairways** for student egress | 15 | *15* |
| *The overall facility is one story without stairways.* | | |
| 4.8 **Exterior doors** open outward and are equipped with panic hardware | 10 | *8* |
| *Exterior doors open in the direction of travel and are equipped with panic hardware.* | | |
| 4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits | 10 | *7* |
| *Emergency light fixtures and exit signs are on separate circuits and are inadequately provided.* | | |
| 4.10 **Classroom doors** are recessed and open outward | 10 | *4* |
| *Classroom doors are not recessed from the Corridor and open outward, which impede traffic flow in the Corridors.* | | |
| 4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program | 10 | *8* |
| *Security systems are adequately provided and are in fair to good 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 | *3* |
| *Glass at door transoms and sidelights is tempered or provided with wire mesh for safety.* | | |
| 4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall | 5 | *5* |

*Drinking fountains / water coolers have been recessed in the Corridor wall.*

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

*Exits are properly located to allow safe egress from the building.*

| **Emergency Safety** | Points Allocated | Points |
|---|---|---|
| 4.17 Adequate **fire safety equipment** is properly located | 15 | *13* |

*The facility is not fully sprinkled. Fire alarm devices are not 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 | *13* |

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

| | | |
|---|---|---|
| 4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided | 15 | *13* |

*The fire alarm is provided with manual and automatic actuation, and is provided with visual indicating devices in all required areas.*

| | | |
|---|---|---|
| **TOTAL - 4.0 Building Safety and Security** | 200 | *162* |

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Suitability Appraisal of **5.0 Educational Adequacy** for Colonial Hills Elementary School 6999 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 856 SF compared to 900 SF required by the OSDM.* | | |
| 5.2 **Classroom space** permits arrangements for small group activity | 15 | *10* |
| *Classrooms are mostly 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 | *6* |
| *The Gymnasium is properly isolated from the academic learning areas to reduce distractions. The Music program is located in a regular Classroom, which can be distracting.* | | |
| 5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students | 10 | *7* |
| *Classrooms are mostly large enough to allow privacy time for individual students.* | | |
| 5.5 **Storage for student materials** is adequate | 10 | *4* |
| *Storage cubbies are not provided for student storage.* | | |
| 5.6 **Storage for teacher materials** is adequate | 10 | *5* |
| *Casework is adequately provided for storage of teacher materials but is in poor condition.* | | |
| **Special Learning Space** | Points Allocated | Points |
| 5.7 **Size of special learning area(s)** meets standards | 15 | *10* |
| *The Special Education Classroom is 864 SF compared to 900 SF recommended in the OSDM.* | | |
| 5.8 **Design of specialized learning area(s)** is compatible with instructional need | 10 | *4* |
| *There are no specific support spaces such as a Resource Center or a Restroom.* | | |
| 5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space | 10 | *10* |
| *The Media Center is 1,249 SF compared to 1,005 SF recommended in the OSDM.* | | |
| 5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction | 5 | *5* |
| *The Gymnasium is 4,040 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<br>MS/HS **Science** program is provided sufficient space and equipment | 10 | *6* |
| *There are no Pre-K or Kindergarten Classrooms at this facility.* | | |
| 5.12 **Music Program** is provided adequate sound treated space | 5 | *2* |
| *Music instruction is provided in a standard Classroom without any sound treatment.* | | |
| 5.13 **Space for art** is appropriate for special instruction, supplies, and equipment | 5 | *2* |
| *The Art Room is 813 SF compared to 1,200 SF recommended in the OSDM.* | | |
| **School Facility Appraisal** | Points Allocated | Points |
| 5.14 **Space for technology education** permits use of state-of-the-art equipment | 5 | *3* |
| *The facility is not provided with Computer Labs for student use.* | | |

| | | |
|---|---|---|
| 5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms | 5 | *3* |
| *Very liminted Work rooms are provided adjacent to the Classrooms for small groups and remedial instruction.* | | |
| 5.16 **Storage for student and teacher material** is adequate | 5 | *3* |
| *Storage for teachers has been adequately provided but is in poor condition. Storage for students has not been adequately provided throughout the facility.* | | |

| **Support Space** | Points Allocated | Points |
|---|---|---|
| 5.17 **Teacher's lounge and work areas** reflect teachers as professionals | 10 | *5* |
| *The Teacher's Lounge is 376 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 | *6* |
| *The Student Dining space is 2,921 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1,043 SF compared to 1,172 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 157 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 420 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 750 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 | *128* |

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Suitability Appraisal of **6.0 Environment for Education** for Colonial Hills Elementary School 6999 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. Some exits are partially sheltered, and some are not.* | | |
| 6.5 **Building materials** provide attractive color and texture | 5 | *4* |
| *Exterior building materials consist of brick, stone, and concrete block, which does provide an attractive color and texture. Interior building materials consist of glazed block, painted block, brick, and drywall which does provide an attractive color and texture.* | | |

| **Interior Environment** | Points Allocated | Points |
|---|---|---|
| 6.6 **Color schemes, building materials, and decor** provide an impetus to learning | 20 | *14* |
| *The color palette is comprised of achromatic hues. School colors are reflected in the athletic areas. The use of repeated colors and materials gives the building some unity and a sense of cohesion.* | | |
| 6.7 **Year around comfortable temperature and humidity** are provided throughout the building | 15 | *14* |
| *The facility is air conditioned to provide year-round temperature and humidity control.* | | |
| 6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement | 15 | *8* |
| *The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.* | | |
| 6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination | 15 | *14* |
| *The lighting system provides proper intensity in all areas. Location of lighting fixtures provides even distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses.* | | |
| 6.10 **Drinking fountains and restroom facilities** are conveniently located | 15 | *15* |
| *Drinking fountains and Restroom facilities are conveniently located.* | | |
| 6.11 **Communication among students** is enhanced by commons area(s) for socialization | 10 | *10* |
| *There are areas for students to gather in the Student Dining area and Gymnasium, as well as a small gathering area at the entrance to the school.* | | |
| 6.12 **Traffic flow** is aided by appropriate foyers and corridors | 10 | *4* |
| *Classroom doorways are not recessed and impede traffic flow.* | | |
| 6.13 **Areas for students to interact** are suitable to the age group | 10 | *10* |
| *There are areas for students to gather in the Student Dining area, and Gymnasium, as well as a small gathering area at the entrance to the school.* | | |
| 6.14 **Large group areas are designed** for effective management of students | 10 | *10* |
| *The Gymnasium is adequately designed to manage large groups of students.* | | |
| 6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control | 10 | *4* |

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

| | | |
|---|---|---|
| 6.16 **Window design** contributes to a pleasant environment | 10 | *6* |

*The window are not designed well, and do not contribute to a pleasant environment.*

| | | |
|---|---|---|
| 6.17 **Furniture and equipment** provide a pleasing atmosphere | 10 | *6* |

*Classroom furniture is mostly consistent in design and in good to fair condition.*

| | | |
|---|---|---|
| **TOTAL - 6.0 Environment for Education** | 200 | *159* |

# *LEED Observation Notes*

| | |
|---|---|
| **School District:** | Worthington City |
| **County:** | Franklin |
| **School District IRN:** | 45138 |
| **Building:** | Colonial Hills Elementary School |
| **Building IRN:** | 6999 |

**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 as well as a heavily wooded nature area as a buffer between the school and residential lots. The existing facility is situated on what appears to be a hill with multiple steps leading to the main level. The site appears restrictive for horizontal expansion with some opportunity for vertical expansion.

**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. A majority of the existing building mass is low sloped or flat roofed, which is prime for solar panel arrays.

**Material & Resources**

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

(source: LEED Reference Guide, 2001:167)

The interior space of the existing facility appears to be efficiently laid out with minimal room for an upgraded interior program. Future development may vertical expansion. The sites proximity to central Ohio is a prime opportunity to locate and utilize locally sourced building materials. There is also potential for locating facilities within a LEED approved radius for construction materials.

**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. Classrooms have fenestration that allow for an outside view. The existing HVAC system, while functional, is aging and would require maintenance or replacement. An efficient HVAC system with optimal ventilation would ultimately increase IEQ and create a desirable environment for the students.

**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 optimizes its use of the site with a majority of site used as academic and active space. The facility is integrated with surrounding nature paths and nature areas creating continuity within the neighborhood and environment.

***Justification for Allocation of Points - Worthington City***

Building Name and Level: **Colonial Hills Elementary School**

**K-5**

**Building features that clearly exceed criteria:**

1. The site is integrated with surrounding nature paths and nature learning areas, connecting the school to adjoining residential neighborhoods.
2.
3.
4.
5.
6.

**Building features that are non-existent or very inadequate:**

1. The existing facility does not have a secure vestibule at the Main Entry.
2. Multiple steps lead up to main and auxiliary entrances.
3. Temporary classrooms are used in this facility.
4. Parking and vehicle circulation is constricting and does not allow for efficient school drop off and pick up
5. Exterior site lighting is inefficient due to surrounding wooded areas creating dark spots at the main entry drive to the facility.
6. Existing Mechanical Rooms appear undersized for current systems in place. Creating difficulty during maintenance.

Back to Assessment Summary

# *Environmental Hazards Assessment Cost Estimates*

| | |
|---|---|
| **Owner:** | Worthington City |
| **Facility:** | Colonial Hills Elementary School |
| **Date of Initial Assessment:** | Oct 22, 2025 |
| **Date of Assessment Update:** | Apr 13, 2026 |
| **Cost Set:** | 2025 |

| | |
|---|---|
| **District IRN:** | 45138 |
| **Building IRN:** | 6999 |
| **Firm:** | Thomas Porter Architects |

**Scope remains unchanged after cost updates.**

| Building Addition | Addition Area (sf) | Total of Environmental Hazards Assessment Cost Estimates | |
|---|---|---|---|
| | | Renovation | Demolition |
| 1955 Original Construction | 20,462 | $43,707.18 | $36,907.18 |
| 1957 Classroom Addition | 4,785 | $11,232.00 | $11,232.00 |
| 1966 Multipurpose & Classroom Addition | 8,336 | $29,813.60 | $29,813.60 |
| 1979 Administrative Addition | 2,414 | $2,641.90 | $2,641.90 |
| 1988 Gymnasium Addition | 6,208 | $4,092.30 | $4,092.30 |
| Total | 42,205 | $91,486.98 | $84,686.98 |
| Total with Regional Cost Factor (100.00%) | — | $91,486.98 | $84,686.98 |
| Regional Total with Soft Costs & Contingency | — | $113,837.52 | $105,376.26 |

***Environmental Hazards - Worthington City (45138) - Colonial Hills Elementary School (6999) - Original Construction***

| | | | |
|---|---|---|---|
| **Owner:** | Worthington City | **Bldg. IRN:** | 6999 |
| **Facility:** | Colonial Hills Elementary School | **Bldg. Addition:** | Original Construction |
| **Date On Site:** | | **Consultant Name:** | |

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

| | ACM Found | Status | Quantity | Unit Cost | Estimated Cost |
|---|---|---|---|---|---|
| 1. | Boiler/Furnace Insulation Removal | Not Present | 0 | $16.87 | $0.00 |
| 2. | Breeching Insulation Removal | Not Present | 0 | $16.87 | $0.00 |
| 3. | Tank Insulation Removal | Not Present | 0 | $13.49 | $0.00 |
| 4. | Duct Insulation Removal | Not Present | 0 | $13.49 | $0.00 |
| 5. | Pipe Insulation Removal | Not Present | 0 | $28.11 | $0.00 |
| 6. | Pipe Fitting Insulation Removal | 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 | Not Present | 0 | $10.12 | $0.00 |
| 15. | Gypsum Board Removal | Not Present | 0 | $8.17 | $0.00 |
| 16. | Acoustical Panel/Tile Ceiling Removal | Not Present | 0 | $5.63 | $0.00 |
| 17. | Laboratory Table/Counter Top Removal | Not Present | 0 | $135.98 | $0.00 |
| 18. | Cement Board Removal | Not Present | 0 | $6.80 | $0.00 |
| 19. | Electric Cord Insulation Removal | Not Present | 0 | $1.36 | $0.00 |
| 20. | Light (Reflector) Fixture Removal | Not Present | 0 | $67.99 | $0.00 |
| 21. | Sheet Flooring with Friable Backer Removal | Not Present | 0 | $5.44 | $0.00 |
| 22. | Fire Door Removal | Reported Asbestos-Containing Material | 1 | $135.98 | $135.98 |
| 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 | 2080 | $4.49 | $9,339.20 |
| 30. | Carpet Mastic Removal | Reported Asbestos-Containing Material | 7620 | $3.60 | $27,432.00 |
| 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** | | | $36,907.18 |
| 37. | (Sum of Lines 1-35) | **Total Asb. Hazard Abatement Cost for Demolition Work** | | | $36,907.18 |

**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. | 20462 | 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** | $43,707.18 |
| 2. | A37, B1, D1, and E2 | **Total Cost for Env. Hazards Work - Demolition** | $36,907.18 |

* 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.

***Environmental Hazards - Worthington City (45138) - Colonial Hills Elementary School (6999) - Classroom Addition***

| | | | |
|---|---|---|---|
| **Owner:** | Worthington City | **Bldg. IRN:** | 6999 |
| **Facility:** | Colonial Hills Elementary School | **Bldg. Addition:** | Classroom Addition |
| **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 | Not Present | 0 | $10.12 | $0.00 |
| 15. | Gypsum Board Removal | Not Present | 0 | $8.17 | $0.00 |
| 16. | Acoustical Panel/Tile Ceiling Removal | Not Present | 0 | $5.63 | $0.00 |
| 17. | Laboratory Table/Counter Top Removal | Not Present | 0 | $135.98 | $0.00 |
| 18. | Cement Board Removal | Not Present | 0 | $6.80 | $0.00 |
| 19. | Electric Cord Insulation Removal | Not Present | 0 | $1.36 | $0.00 |
| 20. | Light (Reflector) Fixture Removal | Not Present | 0 | $67.99 | $0.00 |
| 21. | Sheet Flooring with Friable Backer Removal | Not Present | 0 | $5.44 | $0.00 |
| 22. | Fire Door Removal | Not Present | 0 | $135.98 | $0.00 |
| 23. | Door and Window Panel Removal | Not Present | 0 | $135.98 | $0.00 |
| 24. | Decontamination of Crawlspace/Chase/Tunnel | Not Present | 0 | $4.08 | $0.00 |
| 25. | Soil Removal | Not Present | 0 | $203.97 | $0.00 |
| 26. | Non-ACM Ceiling/Wall Removal (for access) | Not Present | 0 | $2.72 | $0.00 |
| 27. | Window Component (Compound, Tape, or Caulk) - Reno & Demo | Not Present | 0 | $407.94 | $0.00 |
| 28. | Window Component (Compound, Tape, or Caulk) - Reno Only | Not Present | 0 | $407.94 | $0.00 |
| 29. | Resilient Flooring Removal, Including Mastic | Not Present | 0 | $4.49 | $0.00 |
| 30. | Carpet Mastic Removal | Reported Asbestos-Containing Material | 3120 | $3.60 | $11,232.00 |
| 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** | | | $11,232.00 |
| 37. | (Sum of Lines 1-35) | **Total Asb. Hazard Abatement Cost for Demolition Work** | | | $11,232.00 |

**B. Removal Of Underground Storage Tanks** ☐ None Reported

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

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

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

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

| | Area Of Building Addition | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |
|---|---|---|---|---|
| 1. | 4785 | 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** | $11,232.00 |
| 2. | A37, B1, D1, and E2 | **Total Cost for Env. Hazards Work - Demolition** | $11,232.00 |

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

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

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

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

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

***Environmental Hazards - Worthington City (45138) - Colonial Hills Elementary School (6999) - Multipurpose & Classroom Addition***

| | | | |
|---|---|---|---|
| **Owner:** | Worthington City | **Bldg. IRN:** | 6999 |
| **Facility:** | Colonial Hills Elementary School | **Bldg. Addition:** | Multipurpose & Classroom Addition |
| **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 | Not Present | 0 | $10.12 | $0.00 |
| 15. | Gypsum Board Removal | Not Present | 0 | $8.17 | $0.00 |
| 16. | Acoustical Panel/Tile Ceiling Removal | Not Present | 0 | $5.63 | $0.00 |
| 17. | Laboratory Table/Counter Top Removal | Not Present | 0 | $135.98 | $0.00 |
| 18. | Cement Board Removal | Not Present | 0 | $6.80 | $0.00 |
| 19. | Electric Cord Insulation Removal | Not Present | 0 | $1.36 | $0.00 |
| 20. | Light (Reflector) Fixture Removal | Not Present | 0 | $67.99 | $0.00 |
| 21. | Sheet Flooring with Friable Backer Removal | Not Present | 0 | $5.44 | $0.00 |
| 22. | Fire Door Removal | Not Present | 0 | $135.98 | $0.00 |
| 23. | Door and Window Panel Removal | Not Present | 0 | $135.98 | $0.00 |
| 24. | Decontamination of Crawlspace/Chase/Tunnel | Not Present | 0 | $4.08 | $0.00 |
| 25. | Soil Removal | Not Present | 0 | $203.97 | $0.00 |
| 26. | Non-ACM Ceiling/Wall Removal (for access) | Not Present | 0 | $2.72 | $0.00 |
| 27. | Window Component (Compound, Tape, or Caulk) - Reno & Demo | Not Present | 0 | $407.94 | $0.00 |
| 28. | Window Component (Compound, Tape, or Caulk) - Reno Only | Not Present | 0 | $407.94 | $0.00 |
| 29. | Resilient Flooring Removal, Including Mastic | Reported Asbestos-Containing Material | 6640 | $4.49 | $29,813.60 |
| 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** | | | $29,813.60 |
| 37. | (Sum of Lines 1-35) | **Total Asb. Hazard Abatement Cost for Demolition Work** | | | $29,813.60 |

**B. Removal Of Underground Storage Tanks** ☐ None Reported

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

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

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

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

| | Area Of Building Addition | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |
|---|---|---|---|---|
| 1. | 8336 | 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** | $29,813.60 |
| 2. | A37, B1, D1, and E2 | **Total Cost for Env. Hazards Work - Demolition** | $29,813.60 |

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

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

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

***Environmental Hazards - Worthington City (45138) - Colonial Hills Elementary School (6999) - Administrative Addition***

| | | | |
|---|---|---|---|
| **Owner:** | Worthington City | **Bldg. IRN:** | 6999 |
| **Facility:** | Colonial Hills Elementary School | **Bldg. Addition:** | Administrative Addition |
| **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 | Not Present | 0 | $10.12 | $0.00 |
| 15. | Gypsum Board Removal | Not Present | 0 | $8.17 | $0.00 |
| 16. | Acoustical Panel/Tile Ceiling Removal | Not Present | 0 | $5.63 | $0.00 |
| 17. | Laboratory Table/Counter Top Removal | Not Present | 0 | $135.98 | $0.00 |
| 18. | Cement Board Removal | Not Present | 0 | $6.80 | $0.00 |
| 19. | Electric Cord Insulation Removal | Not Present | 0 | $1.36 | $0.00 |
| 20. | Light (Reflector) Fixture Removal | Not Present | 0 | $67.99 | $0.00 |
| 21. | Sheet Flooring with Friable Backer Removal | Not Present | 0 | $5.44 | $0.00 |
| 22. | Fire Door Removal | Reported Asbestos-Containing Material | 5 | $135.98 | $679.90 |
| 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 | Not Present | 0 | $4.49 | $0.00 |
| 30. | Carpet Mastic Removal | Reported Asbestos-Containing Material | 545 | $3.60 | $1,962.00 |
| 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** | | | $2,641.90 |
| 37. | (Sum of Lines 1-35) | **Total Asb. Hazard Abatement Cost for Demolition Work** | | | $2,641.90 |

**B. Removal Of Underground Storage Tanks** — ☐ None Reported

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

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

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

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

| | Area Of Building Addition | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |
|---|---|---|---|---|
| 1. | 2414 | 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** | $2,641.90 |
| 2. | A37, B1, D1, and E2 | **Total Cost for Env. Hazards Work - Demolition** | $2,641.90 |

* 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.

***Environmental Hazards - Worthington City (45138) - Colonial Hills Elementary School (6999) - Gymnasium Addition***

| | | | |
|---|---|---|---|
| **Owner:** | Worthington City | **Bldg. IRN:** | 6999 |
| **Facility:** | Colonial Hills Elementary School | **Bldg. Addition:** | Gymnasium Addition |
| **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 | Not Present | 0 | $10.12 | $0.00 |
| 15. | Gypsum Board Removal | Not Present | 0 | $8.17 | $0.00 |
| 16. | Acoustical Panel/Tile Ceiling Removal | Not Present | 0 | $5.63 | $0.00 |
| 17. | Laboratory Table/Counter Top Removal | Not Present | 0 | $135.98 | $0.00 |
| 18. | Cement Board Removal | Not Present | 0 | $6.80 | $0.00 |
| 19. | Electric Cord Insulation Removal | Not Present | 0 | $1.36 | $0.00 |
| 20. | Light (Reflector) Fixture Removal | Not Present | 0 | $67.99 | $0.00 |
| 21. | Sheet Flooring with Friable Backer Removal | Not Present | 0 | $5.44 | $0.00 |
| 22. | Fire Door Removal | Reported Asbestos-Containing Material | 5 | $135.98 | $679.90 |
| 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 | 760 | $4.49 | $3,412.40 |
| 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** | | | $4,092.30 |
| 37. | (Sum of Lines 1-35) | **Total Asb. Hazard Abatement Cost for Demolition Work** | | | $4,092.30 |

**B. Removal Of Underground Storage Tanks** — ☐ None Reported

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

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

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

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

| | Area Of Building Addition | Square Feet w/Fluorescent Lamps & Ballasts | Unit Cost | Total Cost |
|---|---|---|---|---|
| 1. | 6208 | 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** | $4,092.30 |
| 2. | A37, B1, D1, and E2 | **Total Cost for Env. Hazards Work - Demolition** | $4,092.30 |

* 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.